

Summons to attend meeting of Full Council



Extraordinary Full Council

Date: Tuesday, 31 October 2023

Time: 6.00 pm

Venue: The Council Chamber - City Hall, College Green,
Bristol, BS1 5TR

To: All Members of Council

Issued by: Oliver Harrison, Democratic Services

City Hall, PO Box 3399, Bristol, BS1 9NE

Tel: 0117 3526162

E-mail: democratic.services@bristol.gov.uk

Date: Friday, 20 October 2023



Agenda

1. Welcome and Introductions

(Pages 4 - 6)

2. Apologies for Absence

3. Declarations of Interest

To note any declarations of interest from the Councillors. They are asked to indicate the relevant agenda item, the nature of the interest and in particular whether it is a **disclosable pecuniary interest**.

Any declarations of interest made at the meeting which is not on the register of interests should be notified to the Monitoring Officer for inclusion.

4. Minutes of the Previous Meeting

To agree the minutes of the previous meeting as a correct record.

(Pages 7 - 20)

5. Lord Mayor's Business

To note any announcements from the Lord Mayor

6. Public Petitions, Statements and Questions

Please note that for extraordinary meetings, petitions, questions and statements will be accepted **only if they relate to the business on the agenda**. i.e. the Bristol Local Plan or the Medium Term Financial Plan.

Submissions will be treated in order of receipt and as many people shall be called upon as is possible within the time allowed within the meeting (normally 30 minutes).

Further rules can be found within our Council Procedure Rules within the Constitution.

Please note that the following deadlines apply to this meeting:

a. Public petitions and statements: Petitions and written statements must be received by 12 noon on Friday 27 October 2023 at latest. One



written statement per member of the public is permitted.

b. Public questions: Written public questions must be received by 5pm on Wednesday 25 October 2023 at latest. A maximum of 2 questions per member of the public is permitted. Questions should be addressed to the Mayor or relevant Cabinet Member.

Public forum items should be e-mailed to democratic.services@bristol.gov.uk

7. Petitions Notified by Councillors

Please note: Up to 10 minutes is allowed for this item.

Petitions notified by Councillors for extraordinary meetings **must relate to business on the agenda**. The deadline for the notification of petitions to this meeting is **12 noon on Monday 30 October 2023**.

8. Bristol Local Plan

(Pages 21 - 653)

9. Comments from the Scrutiny Finance Task Group on Medium Term Financial Plan & Capital Strategy

(Pages 654 - 656)

10. Medium Term Financial Plan & Capital Strategy

(Pages 657 - 774)

Signed



Proper Officer
Friday, 20 October 2023



Public Information Sheet

Inspection of Papers - Local Government (Access to Information) Act 1985

You can find papers for all our meetings on our website at www.bristol.gov.uk.

Public meetings

Public meetings including Cabinet, Full Council, regulatory meetings (where planning and licensing decisions are made) and scrutiny will now be held at City Hall.

Members of the press and public who plan to attend City Hall are advised that you may be asked to watch the meeting on a screen in another room should the numbers attending exceed the maximum occupancy of the meeting venue.

COVID-19 Prevention Measures at City Hall (June 2022)

When attending a meeting at City Hall, the following COVID-19 prevention guidance is advised:

- promotion of good hand hygiene: washing and disinfecting hands frequently
- while face coverings are no longer mandatory, we will continue to recommend their use in venues and workplaces with limited ventilation or large groups of people.
- although legal restrictions have been removed, we should continue to be mindful of others as we navigate this next phase of the pandemic.

COVID-19 Safety Measures for Attendance at Council Meetings (June 2022)

We request that no one attends a Council Meeting if they:

- are required to self-isolate from another country
- are suffering from symptoms of COVID-19 or
- have tested positive for COVID-19

Other formats and languages and assistance for those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with induction loops to assist people with hearing impairment. If you require any assistance with this please speak to the Democratic Services Officer.



Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee Members and will be published on the Council's website before the meeting. Please send it to democratic.services@bristol.gov.uk.

The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **5pm three clear working days before the meeting**.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, it may be that only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the Committee and published within the minutes. Your statement or question will also be made available to the public via publication on the Council's website and may be provided upon request in response to Freedom of Information Act requests in the future.

We will try to remove personal and identifiable information. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement contains information that you would prefer not to be in the public domain. Other committee papers may be placed on the council's website and information within them may be searchable on the internet.

During the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.
- Under our security arrangements, please note that members of the public (and bags) may be searched. This may apply in the interests of helping to ensure a safe meeting environment for all attending.



- As part of the drive to reduce single-use plastics in council-owned buildings, please bring your own water bottle in order to fill up from the water dispenser.

For further information about procedure rules please refer to our Constitution <https://www.bristol.gov.uk/how-council-decisions-are-made/constitution>

Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items). If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.

The privacy notice for Democratic Services can be viewed at www.bristol.gov.uk/about-our-website/privacy-and-processing-notice-for-resource-services



Bristol City Council Minutes of the Full Council

12 September 2023 at 6.00 pm



Members Present:-

Councillors: Mayor Marvin Rees, Deputy Lord Mayor Councillor Paula O'Rourke, Amal Ali, Donald Alexander, Lesley Alexander, Kerry Bailes, Jenny Bartle, Nicola Beech, Marley Bennett, Fabian Breckels, Andrew Brown, Jos Clark, Sarah Classick, Asher Craig, Carla Denyer, Kye Dudd, Tony Dyer, Richard Eddy, Emma Edwards, Tessa Fitzjohn, Martin Fodor, Geoff Gollop, Zoe Goodman, John Goulandris, Katy Grant, Tom Hathway, Helen Holland, Gary Hopkins, Jonathan Hucker, Philippa Hulme, Farah Hussain, Chris Jackson, Ellie King, Tim Kent, Heather Mack, Mohamed Makawi, Brenda Massey, Henry Michallat, Patrick McAllister, Yassin Mohamud, Graham Morris, Barry Parsons, Ed Plowden, Guy Poultney, Kevin Quartley, Tom Renhard, Tim Rippington, James Scott, Sharon Scott, Steve Smith, Ani Stafford-Townsend, Lisa Stone, Christine Townsend, Andrew Varney, Mark Weston, David Wilcox, Chris Windows and Tim Wye

1 Welcome and Introductions

The Deputy Lord Mayor welcomed all attendees to the meeting and issued the safety information.

It was noted that the Lord Mayor had been unwell for the past two months but his health was now improving. Full Council expressed their best wishes to the Lord Mayor and their hope for his swift recovery.

2 Apologies for Absence

Apologies for absence were heard from the Lord Mayor and Councillors Bradshaw, Cheney, Cole, Crawford, Davies, English, Francis, Geater, Hance, Hornchen and Pearce.

3 Declarations of Interest

None received.

4 Minutes of the Previous Meeting



On the motion of the Lord Mayor, seconded by Councillor Parsons, it was

RESOLVED:

That the minutes of the meeting of the Full Council held on the 11th July 2023 be confirmed as correct record and signed by the Lord Mayor.

5 Lord Mayor's Business

There was none.

6 Public Petitions, Statements and Questions

Public Statements:

Full Council received and noted the following statements (which were referred to the Mayor for his consideration)

Ref No	Name	Title
PS01	Liv Fortune	councillor code of conduct
PS02	Suzanne Audrey	Loss of Confidence in Bristol's planning system
PS03	Michaela Andrews	Concern over the climate emergency and how food systems contribute
PS04	Colin Millard	Junction - Wells Road
PS05	David Redgewell	A4 trunk road
PS06	Doris Smith	I Do Not Support LTN Proposals
PS07	David Wherrett	Redcatch Park Tennis Courts
PS08	Megan Smith	East Bristol Liveable Neighbourhood scheme
PS09	David Rexworthy	Proposed Bus Lane on the Wells Road
PS10	Brian Rexworthy	Proposed Wells Road Changes
PS11	Claire Rexworthy	Wells Road/West Town Lane Proposals
PS12	Stephanie Richmond	East Bristol Liveable Neighbourhood
PS13	C Johnson	East Bristol Liveable Neighbourhood
PS14	Helen Hughes	East Bristol Liveable Neighbourhood

Within the time available, statements 2, 3, 6, 7, 8, 12, 13 and 14 were presented by individuals at the meeting.

Public Questions

Full Council noted that the following questions had been submitted:



Ref No	Name	Title
PQ01	Anita Pearce	Eagle House
PQ02	Margaret Rawlins	Eagle House
PQ03	Suzanne Audrey	Housing
PQ04	David Wherrett	Redcatch Park Tennis Courts
PQ05	Claire Gronow	One City Climate Strategy
PQ06	Sarah Cemlyn	Clean Air Zone
PQ07	Mark Ashdown	Planning Applications
PQ08	Michaela Andrews	Plant Based Solutions
PQ09	?	One City Climate Strategy
PQ10	Martin Rands	MetroBus Planning Conditions
PQ11	Claire Rexworthy	Wells Road
PQ12	Annette Catherine	East Bristol Liveable Neighbourhood
PQ13	Brian Rexworthy	Wells Road
PQ14	Ian Skuse	Wells Road
PQ15	Cliff Evans	Council Tax Benefits
PQ16	Laura Chapman	Broadwalk Development
PQ17	Helen Evans	Planning Decisions
PQ18	Rachael Fagan	Cultural Investment Programme
PQ19	Naomi Campbell	Cultural Funding Allocation
PQ20	Janet Adams	Arts Funding
PQ21	Helen Hughes	East Bristol Liveable Neighbourhood
PQ22	Helen Webster	Redcatch Quarter
PQ23	Peter Lidington	Wells Road
PQ24	Robin Millard	Broadwalk
PQ25	Caroline Owens	Broadwalk Development
PQ26	Stephanie Richmond	East Bristol Liveable Neighbourhood
PQ27	David Redgewell	Transport
PQ28	WITHDRAWN	
PQ29	Dan Ackroyd	Metro Underground
PQ30	Dan Ackroyd	Budget
PQ31	Ian Harris	Arts Funding
PQ32	Keep Bristol Moving	East Bristol Liveable Neighbourhood
PQ33	Meg Smith	East Bristol Liveable Neighbourhood
PQ34	Gerard Cooke	Arts Funding
PQ35	David Rexworthy	Wells Road
PQ36	Lesley Robinson	Broadwalk Development



Within the time available, the Mayor responded verbally to questions 1, 2, 4 and 6 also responding to supplementary questions.

7 Petitions Notified by Councillors

The Full Council received and noted the following petitions:

Ref No	Name	Title	Number of signatures
CP01	Cllr Zoe Goodman	Give Eagle House back to children and young people	125
CP02	Cllr Andrew Varney	Save the Brislington Greenbelt	429

8 Annual Report of Audit Committee

Full Council considered the Annual Report of Audit Committee.

Councillor Andrew Brown moved the report as Chair of the Audit Committee.

Following debate it was

RESOLVED: Full Council NOTED the Annual Report of Audit Committee.

9 HR Committee Annual Report

Full Council considered the HR Committee Annual Report.

Councillor Farrah Hussain moved the report as Vice Chair of the HR Committee.

Following debate it was

RESOLVED: Full Council NOTED the HR Committee Annual Report.

10 Extension of Chief Executive and Head of Paid Service Appointment

Full Council considered a report on the Extension of Chief Executive and Head of Paid Service Appointment.



Councillor Tony Dyer moved the report and recommendations. Councillor Richard Eddy seconded the report.

There was no debate and upon being put to the vote, the recommendations were APPROVED and it was

RESOLVED: That the appointment of Stephen Peacock as Chief Executive and Head of Paid Service is extended until 31 December 2024.

11 Motions

GOLDEN MOTION (CONSERVATIVE PARTY): COMPREHENSIVE REVIEW OF HIGHWAYS PRIORITIES & PRACTICES

Councillor Steve Smith moved the following motion:

“This Council recognises that much of the city’s vital infrastructure is crumbling and in need of substantial repair. The deteriorating and worsening condition of our highways from neglected potholes demonstrates that far more resources need to be invested in restoring, renovating, and resurfacing the road network.

Council acknowledges the positive news of additional Government funding – nearly £1m from the Pothole Action Fund – which recognises that the ‘curse of potholes’ is not only an inconvenience to road users, but also a danger to life, limb, and property. However, much more needs to be done locally if the Authority is to meet its statutory obligations. Aside from the threats posed by the poor physical state of our roads, Council is concerned over the delays in reinstating white markings to surfaces following redressing. The absence of such features can cause safety issues.

Council accepts that a more equitable funding allocation for minor traffic schemes in Area Committees is necessary to end the current system whereby some wards benefit at the expense of others within these groupings. This can be particularly unfair on those parts of the city which do not benefit from CIL funding.

Council endorses the introduction of lane rental charging of third parties which would levy a fee for each day that a road is closed for work. At present, utility companies pay a single small sum to get a Temporary Traffic Regulation Order (TTRO) which lasts for 18 months. In practice, this situation provides no incentive for them to get upgrades or repairs done quickly.

Furthermore, Council notes that the latest schematics for the upgraded A37/4018 and A4 strategic bus corridors still requires further mitigation measures if this major transport route is to deliver real improvements to the travelling public.

Accordingly, Council calls on the Mayor to undertake the following actions:-



1. Conduct an urgent review of the Highways Department's operating practices and procedures to expedite or provide more timely interventions.
2. Reconsider his Administration's current corporate priorities and the capital programme to identify where greater investment can be found for the better upkeep of carriageways across Bristol.
3. Introduce a lane rental scheme to expedite works on our roads – something which has previously been considered by Highways Officers.
4. Support the convening of a dedicated Scrutiny Inquiry Day tasked with finding realistic and workable solutions to these challenges.
5. Consider implementing any or all recommendations which arise out of such deliberations."

The motion was seconded by Councillor Graham Morris.

Councillor Fabian Breckels then moved the following amendment:

That the motion be amended to read as follows:

"This Council recognises that much of the city's vital infrastructure is crumbling and in need of substantial repair. the deteriorating and worsening condition of our highways demonstrates that far more resources need to be invested in our city, including restoring, renovating, and resurfacing the road network.

Council acknowledges the positive news of additional Government funding – nearly £1m from the Pothole Action Fund – which recognises that the 'curse of potholes' is not only an inconvenience to road users, but also a danger to life, limb, and property.

However, Council notes that funding to remediate potholes is provided primarily by the Government and that the current budget provided is only around a tenth of what is required to fix every pothole in Bristol. Nationally, it has been estimated in excess of £14 billion is needed to address the road repairs backlog across the country, which would take 11 years without further support.

Council notes that the number of potholes in Bristol is down by 60% when compared to 2016. However, much more needs to be done locally and much more funding needs to be provided nationally if the Authority is to meet its statutory obligations. Aside from the threats posed by the poor physical state of our roads, Council is concerned over the delays in reinstating white markings, double yellow lines and painted bike lanes to surfaces following redressing. The absence of such features can cause safety issues.

Council accepts that a more equitable funding allocation for minor traffic schemes in Area Committees is necessary to end the current system whereby some wards benefit at the expense of others within these groupings. This can be particularly unfair on those parts of the city which do not benefit from CIL funding and even areas with more development can usually not afford to fund minor traffic schemes. However,



Council also notes that due to chronic underfunding over many years, the ability of the transport team to deliver these schemes has been severely compromised.

Council notes that at present, utility companies pay a single small sum to get a Temporary Traffic Regulation Order (TTRO), which lasts for 18 months. In practice, this situation provides no incentive for them to get upgrades of repairs done quickly.

Council notes initial Lane Rental investigations were commissioned by the Labour Administration in late August. Lane Rental can only apply to 5% of the City's highway network, meaning any revenue generated is unlikely to be significant. Lane Rental would also apply to the Highways Authority, so under such scheme, the council would need to pay to rent its own road space.

Council notes that revenue generated from a Lane Rental scheme cannot be directly reinvested into highways. Any spending of the revenue would need to be considered by a Lane Rental Board, which includes stakeholders such as utilities companies. Lane Rental monies are usually used for innovation rather than routine maintenance.

Council notes when works are complete, both the road and pavement should be left improved – there should not be missing paving slabs or gullies in the road.

Council notes that the latest schematics for the upgraded A37/4018 and A4 strategic bus corridors still requires further mitigation measures if this major transport route is to deliver real improvements to the travelling public.

Accordingly, Council calls on the Mayor to undertake the following actions:-

1. Call on Party Group Leaders to lobby the Government for more funding to maintain Bristol's carriageways.
2. Conduct an urgent review of the Highways Department's operating practices and procedures including FixMyStreet to expedite or provide more timely interventions.
3. Reaffirm his Administration's current corporate priorities and look at the capital and maintenance programme to identify where greater investment can be found for the better upkeep of carriageways, pavements and cycle lanes across Bristol.
4. Look again at Introducing a lane rental scheme to expedite works on our roads – something which has previously been considered by Highways Officers – noting that there are many drawbacks with a scheme and that it is not a 'silver bullet'
5. Support the convening of a dedicated Scrutiny Inquiry Day tasked with finding realistic and workable solutions to these challenges.



6. Consider implementing any or all recommendations which arise out of such deliberations.”

The amendment was seconded by Councillor Lisa Stone.

Following debate, upon being put to the vote, the amendment was CARRIED (42 For, 13 Against, 1 abstention).

The Lord Mayor then invited Councillor Smith, as mover of the original motion to speak.

Following final remarks, upon being put to the vote, the amended motion was CARRIED (56 For, 0 against, 0 abstentions) and it was

RESOLVED:

“This Council recognises that much of the city’s vital infrastructure is crumbling and in need of substantial repair. the deteriorating and worsening condition of our highways demonstrates that far more resources need to be invested in our city, including restoring, renovating, and resurfacing the road network.

Council acknowledges the positive news of additional Government funding – nearly £1m from the Pothole Action Fund – which recognises that the ‘curse of potholes’ is not only an inconvenience to road users, but also a danger to life, limb, and property.

However, Council notes that funding to remediate potholes is provided primarily by the Government and that the current budget provided is only around a tenth of what is required to fix every pothole in Bristol. Nationally, it has been estimated in excess of £14 billion is needed to address the road repairs backlog across the country, which would take 11 years without further support.

Council notes that the number of potholes in Bristol is down by 60% when compared to 2016. However, much more needs to be done locally and much more funding needs to be provided nationally if the Authority is to meet its statutory obligations. Aside from the threats posed by the poor physical state of our roads, Council is concerned over the delays in reinstating white markings, double yellow lines and painted bike lanes to surfaces following redressing. The absence of such features can cause safety issues.

Council accepts that a more equitable funding allocation for minor traffic schemes in Area Committees is necessary to end the current system whereby some wards benefit at the expense of others within these groupings. This can be particularly unfair on those parts of the city which do not benefit from CIL funding and even areas with more development can usually not afford to fund minor traffic schemes. However, Council also notes that due to chronic underfunding over many years, the ability of the transport team to deliver these schemes has been severely compromised.



Council notes that at present, utility companies pay a single small sum to get a Temporary Traffic Regulation Order (TTRO), which lasts for 18 months. In practice, this situation provides no incentive for them to get upgrades of repairs done quickly.

Council notes initial Lane Rental investigations were commissioned by the Labour Administration in late August. Lane Rental can only apply to 5% of the City's highway network, meaning any revenue generated is unlikely to be significant. Lane Rental would also apply to the Highways Authority, so under such scheme, the council would need to pay to rent its own road space.

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Council notes when works are complete, both the road and pavement should be left improved – there should not be missing paving slabs or gullies in the road.

Council notes that the latest schematics for the upgraded A37/4018 and A4 strategic bus corridors still requires further mitigation measures if this major transport route is to deliver real improvements to the travelling public.

Accordingly, Council calls on the Mayor to undertake the following actions:-

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4. Look again at Introducing a lane rental scheme to expedite works on our roads – something which has previously been considered by Highways Officers – noting that there are many drawbacks with a scheme and that it is not a 'silver bullet'
5. Support the convening of a dedicated Scrutiny Inquiry Day tasked with finding realistic and workable solutions to these challenges.
6. Consider implementing any or all recommendations which arise out of such deliberations."

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(ALTERED) SILVER MOTION (LABOUR PARTY): SAVE OUR TICKET OFFICES

Councillor Tim Rippington moved the following altered motion:

Save Our Ticket Offices

This council notes:

- The proposals from the Department for Transport and the Rail Delivery Group to close almost all railway ticket offices nationwide, including all ticket offices in the South West region.
- There are many stations in the South West which do not have ticket machines.
- The proposed closures have caused particular concern across all political parties, amongst unions, disabled-led campaign groups and metro-mayors, including West of England Combined Authority Mayor Dan Norris.
- Years of work from local campaigning and community groups, together with this Labour-led council and WECA's work to improve rail travel in Bristol, has finally born fruit and seen the Portway Park and Ride, the first new station in Bristol for 96 years, open to the public. Ashley Down station is under construction and Henbury station has had planning documents submitted. In the wider region, Filton North station has had planning permission approved; Pill and Portishead stations are set to open in 2025.
- The Temple Quarter regeneration project – which is set to double Temple Meads' capacity – and its ongoing work with the Temple Quarter Accessibility Advisory Group, to ensure this landmark station is as accessible as possible.
- Lawrence Hill and Parson Street stations both have stepped access to each platform.

This Council believes:

- The closure of ticket offices will disproportionately affect older people, disabled people and people who do not have regular access to the internet.
- The council and its partners have a duty to ensure that our railway stations are accessible for all.
- The lack of staff in the station will likely lead to more antisocial behaviour, making stations feel more unsafe, leading people to use alternate forms of travel.
- The proposed closure of ticket offices should be condemned.

This Council resolves to:



- Publicly oppose the proposal to close ticket offices and make further representations to both the Department for Transport and the Rail Delivery Group.
- If the Government is intent on moving ahead with these plans, call on the Mayor to instruct officers to work with partners to ensure every station in the South West has ticket machines installed.
- Refer this issue to Growth and Regeneration Scrutiny Committee with the recommendation that representatives from Great Western Railways and all relevant unions, including RMT and ASLEF. are invited to attend a Scrutiny Meeting at the earliest possible point to discuss future plans for ticket offices and staffing.
- Call on Party Group Leaders to ask the West of England Combined Authority to bring forward plans to improve accessibility at Lawrence Hill and Parson Street stations as a priority and look to improve accessibility at Bedminster and Stapleton Road.

Councillor Phillipa Hulme seconded the motion.

Following debate, upon being put to the vote, the altered motion was CARRIED (55 For, 0 Against, 0 Abstentions) it was

RESOLVED:

Save Our Ticket Offices

This council notes:

- **The proposals from the Department for Transport and the Rail Delivery Group to close almost all railway ticket offices nationwide, including all ticket offices in the South West region.**
- **There are many stations in the South West which do not have ticket machines.**
- **The proposed closures have caused particular concern across all political parties, amongst unions, disabled-led campaign groups and metro-mayors, including West of England Combined Authority Mayor Dan Norris.**
- **Years of work from local campaigning and community groups, together with this Labour-led council and WECA's work to improve rail travel in Bristol, has finally born fruit and seen the Portway Park and Ride, the first new station in Bristol for 96 years, open to the public. Ashley Down station is under construction and Henbury station has had planning documents submitted. In the wider region, Filton North station has had planning permission approved; Pill and Portishead stations are set to open in 2025.**



- The Temple Quarter regeneration project – which is set to double Temple Meads’ capacity – and its ongoing work with the Temple Quarter Accessibility Advisory Group, to ensure this landmark station is as accessible as possible.

- Lawrence Hill and Parson Street stations both have stepped access to each platform.

This Council believes:

- The closure of ticket offices will disproportionately affect older people, disabled people and people who do not have regular access to the internet.

- The council and its partners have a duty to ensure that our railway stations are accessible for all.

- The lack of staff in the station will likely lead to more antisocial behaviour, making stations feel more unsafe, leading people to use alternate forms of travel.

- The proposed closure of ticket offices should be condemned.

This Council resolves to:

- Publicly oppose the proposal to close ticket offices and make further representations to both the Department for Transport and the Rail Delivery Group.

- If the Government is intent on moving ahead with these plans, call on the Mayor to instruct officers to work with partners to ensure every station in the South West has ticket machines installed.

- Refer this issue to Growth and Regeneration Scrutiny Committee with the recommendation that representatives from Great Western Railways and all relevant unions, including RMT and ASLEF, are invited to attend a Scrutiny Meeting at the earliest possible point to discuss future plans for ticket offices and staffing.

- Call on Party Group Leaders to ask the West of England Combined Authority to bring forward plans to improve accessibility at Lawrence Hill and Parson Street stations as a priority and look to improve accessibility at Bedminster and Stapleton Road.

Meeting ended at 8.45 pm

CHAIR _____





Bristol City Council Minutes of the Full Council

10 October 2023 at 5.00 pm



1 Welcome and Introductions

The Deputy Lord Mayor welcomed all attendees to the meeting and issued the safety information.

2 Appointment of Acting Lord Mayor

Councillor Tim Rippington moved that Councillor Steve Pearce be appointed as Acting Lord Mayor.

Councillor Tony Dyer seconded the motion.

Upon being put to the vote, it was

RESOLVED:

That Councillor Steve Pearce be appointed as Acting Lord Mayor of the City and County of Bristol.

Councillor Pearce then signed the declaration of acceptance of office.

The Acting Lord Mayor then made a speech to Full Council.

Meeting ended at 5.10 pm

CHAIR _____



Full Council

31st October 2023



Report of: Mayor of Bristol

Title: Bristol Local Plan

Ward: Citywide

Member Presenting Report: Councillor Nicola Beech – Cabinet Member for Strategic Planning, Resilience and Floods

Recommendation

That the Full Council considers the new Bristol Local Plan (Appendix A) and agrees that it should be:

- i). Formally published in order for representations to be made; and
- ii). Submitted to the Secretary of State for examination.

Summary

The new Bristol Local Plan will become part of the statutory development plan for the city. It will be used to guide decisions on planning applications in the city to promote and ensure sustainable and inclusive development. This report proposes that the new Bristol Local Plan is formally published so that representations can be made and that it is then submitted for examination by a planning inspector.

The significant issues in the report are:

The significant issues in the report are set out in the 'Context' section below (from paragraph 5)



Policy

1. The new local plan is intended to replace the Council’s existing local plan for Bristol which currently comprises:
 - Bristol Core Strategy 2011;
 - Site Allocations and Development Management Policies Local Plan 2014; and
 - Bristol Central Area Plan 2015.

Upon adoption the new local plan will replace these documents. It will become part of the statutory development plan for Bristol and it will be used in making decisions on planning applications as set out in the Planning and Compulsory Purchase Act 2004. Section 38 of that act requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

2. The new local plan includes references to its relationship with the One City Plan and the Council’s Corporate Strategy.

Consultation

3. Internal

The local plan has been in preparation since 2018 and has been prepared in collaboration with relevant council services.

A cross party group of eleven elected members has been consulted throughout plan preparation since 2018. The Local Plan Working Group has considered, discussed and advised on draft documents of the local plan review. The meetings of the group were informal and not held in public in accordance with its terms of reference.

4. External

The preparation of the local plan has been subject to extensive public engagement and consultation in accordance with legislation and the Council’s adopted Statement of Community Involvement. A statement of consultation will form one of the documents submitted for examination. The statement provides information on who was consulted. It also shows how the issues raised during consultation have been addressed in the local plan. It is available on the council’s website at www.bristol.gov.uk/localplanreview

Context

5. The new Bristol Local Plan will become part of the statutory development plan for the city. It will be used to guide decisions on planning applications in the city to promote and ensure sustainable and inclusive development. This report proposes that the new Bristol Local Plan is formally published so that representations can be made and that it is then submitted to the Secretary of State for examination by a planning inspector.
6. The new local plan has passed through various stages of preparation and community involvement: an initial call for sites; a consultation on issues with stakeholders (February 2018);

consultation on draft policies and proposals (March 2019) and then further consultation on additional matters (November 2022). Stakeholder comments have helped shaped the plan throughout its preparation.

Strategic planning

7. When the review of the local plan commenced it was in the context of an intended strategic level plan with which the local plan would have been in ‘general conformity’. The West of England Joint Spatial Plan was withdrawn in April 2020. The strategic planning framework was then to have been provided by the West of England Combined Authority Spatial Development Strategy with which the local plan would have been in general conformity. Work on the Spatial Development Strategy was halted in May 2022.
8. In the absence of a strategic level plan, preparation of the local plan has reverted to the ‘duty to cooperate’ to address cross boundary strategic matters. The duty requires that local authorities and others cooperate on strategic matters in the preparation of local plans. As a continuation of processes for the Joint Spatial Plan and the Spatial Development Strategy, Bristol City Council has liaised with the surrounding authorities to consider and address cross boundary matters. The assessed housing need for the city are not able to be met in full and so neighbouring authorities are being asked if they would be in position to accommodate any of the local housing needs which would otherwise go unmet. The councils will continue to actively consider this request. One or more statements of common ground will be published setting out how the duty to cooperate has been addressed.

Content of the new local plan

9. The new local plan provides a positive vision for the future of the city. It contains strategic policies to address the council’s priorities for the development and use of land in the city. It sets out an overall strategy for the pattern, scale and design quality of places, and makes provision for housing (including affordable housing), employment, retail, leisure and other commercial development; infrastructure for transport, telecommunications, flood risk; community facilities; and conservation and enhancement of the natural, built and historic environment, including green infrastructure, and planning measures to address climate change mitigation and adaptation.

Sustainable development

10. The plan has been prepared in the context of the United Nations 17 Global Goals for Sustainable Development. These address social progress, economic well-being and environmental protection and are referred to in the National Planning Policy Framework. The local plan has been prepared to secure sustainable development in a manner consistent with the Framework and the Goals.
11. The new local plan has a particular focus on:
 - delivering new homes through regeneration of previously developed land;
 - addressing the climate emergency through measures to secure net zero; and
 - approaches to tackle the ecological emergency.

Housing

12. The local plan proposes that 1,925 new homes should be delivered on average each year from 2023 to 2040 (34,650 homes) including the delivery of at least 12,000 new affordable homes. It includes a policy framework to ensure that this is delivered and proposes specific development

locations and sites where this will be achieved. Whilst the focus is on brownfield development and efficient use of urban land, some areas of the existing Green Belt at Brislington, Bishopsworth and Ashton Vale ('Longmoor Village') are proposed to be released to enable new homes to be delivered to meet the needs of the city.

Climate

13. The plan as a whole proposes a development pattern which makes the best use of urban land, reduces the need to travel and locates new development where it can be served by infrastructure and facilities. There are policies to ensure new development is net zero and which give positive encouragement to the use of renewables and the development of the heat network.

Biodiversity and green infrastructure

14. The new local plan sets out how the city's important green spaces will be protected by designation as Local Green Space or Reserved Open Green Space. The majority of the Green Belt at the edge of the city would be unchanged apart from the limited releases to address housing need. Policies address how green infrastructure should be incorporated into development and retained, and how biodiversity gain will be enabled.

Other policies

15. The local plan also sets out the planning approach to the economy; the city's centres and its evening economy; community facilities; infrastructure and social value; development and transport; health and well-being; the design of development and conservation of heritage; and the approach to telecommunications and utilities.

Policies Map

16. The policies in the new local plan are expressed geographically, where relevant, on the proposed submission Policies Map which is based on an Ordnance Survey map. Appendix A3.

Sustainability Appraisal

17. A sustainability appraisal process has been undertaken throughout the preparation of the new local plan. A sustainability appraisal report, including a non-technical summary, will accompany the published plan. The sustainability appraisal report is available on the council's web site at [Local plan review \(bristol.gov.uk\)](http://bristol.gov.uk).

Habitats Regulations Assessment

18. An assessment under the relevant regulations will accompany the publication version of the local plan. This addresses significant effects arising from the proposals in the local plan and how any effects on relevant habitats can be mitigated.

Health impacts

19. A health impact assessment is not required by legislation but implications for health have been systematically considered in discussion with the council's public health service. This consideration has helped shape the content of the plan and ensure health matters relevant to land use planning are addressed. Health related objectives also form part of the sustainability appraisal process referred to above.

Next stages of plan preparation

20. Subject to the approval of Full Council, it is proposed that the new local plan is published for representations in November. There will be a period for representations which will last for a minimum of six weeks. It is proposed that the local plan is then formally submitted for examination in Spring 2024.
21. The examination process for local plans commences at submission. The Planning Inspectorate advises that examinations generally take at least one year to complete. On that basis the inspector's report could be received from Spring 2025 onwards and, if the plan is found to be sound, the Full Council would be recommended to adopt the new local plan shortly afterwards.

Proposal

22. As set out in the recommendation and paragraph 5 above. The recommendation requests that Full Council agrees that the new Bristol Local Plan should be published for representations in accordance with regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and that upon receipt of representations that it is submitted for examination in accordance with regulation 22 of those regulations.

Other Options Considered

23. The National Planning Policy Framework states that the planning system should be genuinely plan led and the Government expects local planning authorities to prepare local plans. In 2022 the Council published a revised 'local development scheme' which described the local plan to be prepared and set out a timetable for preparation.
24. The process of preparation of the local plan considers options for the policies and proposals it contains, based on published evidence. Reasonable options are specifically considered as part of the sustainability appraisal which accompanies the new plan. The consultation stages of the plan preparation have also enabled stakeholders to respond to proposals and to suggest alternative approaches. As the plan has emerged through its consultation stages it has evolved in response to the feedback received from consultees.

Risk Assessment

25. There are no direct risks associated with publication and submission of the new local plan. Should the publication of the plan either not proceed or be delayed, there would be risks associated with not having up to date development plan policies in place.
26. There is a risk that elements of the plan submitted to the Secretary of State may be considered unsound by the inspector or that there have been failures of legal compliance. These are risks common to all development plan documents and have been mitigated by attention to the processes of plan preparation, by ensuring the document is consistent with the National Planning Policy Framework and that the processes are in accordance with legislation. Should any aspects be considered unsound, there are mechanisms in the examination process to make modifications to resolve matters.

Summary of Equalities Impact of the Proposed Decision

Before making a decision, section 149 Equality Act 2010 requires that each decision-maker considers the need to promote equality for persons with the following “protected characteristics”: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The Act requires public bodies to have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act; advance equality of opportunity between people who share a protected characteristic and people who do not share it; and foster good relations between people who share a protected characteristic and people who do not share it.

An equality impact assessment of the new plan has been prepared – Appendix B. The equality assessment impact finds that the policies and proposals of the local plan are positive or neutral in their impacts.

Legal and Resource Implications

Legal

The Local Plan process is governed by the Town and County Planning (Local Planning) (England) Regulations 2012. The draft local plan has now progressed to regulation 19 stage for the publication of the report for representations. The representation period must remain open for a minimum period of six weeks, and following completion of the representation process the documents required by the regulations can then be submitted to the Secretary of State for examination to determine if the plan is sound and otherwise meets all the requirements outlined in the regulations and national planning guidance.

As part of the process under s33A of the Planning and Compulsory Purchase Act 2004 local planning authorities are under a duty to cooperate with each other on strategic matters that cross administrative boundaries. To demonstrate effective and on-going joint working strategic policy making authorities should prepare and maintain one or more statements of common ground documenting the cross-boundary matters being addressed and progress in cooperating to address these.

(Legal advice provided by: Joanne Mansfield Team Manager)

Financial

(a) Revenue

The Planning and Compulsory Purchase Act 2004 requires local authorities to prepare development plan documents for the use and development of land in their areas. The preparation of the Local Plan has been from agreed budgets.

(b) Capital

No capital implications arising from this report.

(Financial advice provided by: George Grant Principal Accountant)

Land

The new local plan has implications for the use of the council’s land as it will become a statutory planning document. It will allocate and designate specific sites and areas of land for

development or protection. Many of the site allocations and parts of areas of regeneration are on council owned land.

Personnel

Not applicable.

Appendices:

- A. Proposed Bristol Local Plan comprising: 1. Bristol Local Plan Publication Version November 2023; 2. Annex – Development Allocations; and 3. Policies Map.**
- B. Equality impact assessment.**

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Background Papers:

None

Bristol Local Plan

Publication Version

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1. A new local plan for Bristol

What is the local plan?

1.1 The Bristol Local Plan explores how Bristol will develop and is the framework for deciding planning applications in the city.

1.2 The current Bristol Local Plan is a set of three documents covering the period until 2026. The Bristol Local Plan and Neighbourhood Development Plans together form the statutory development plan, which is used, alongside the National Planning Policy Framework, to help direct decisions on planning applications in Bristol.

Why has the local plan been reviewed?

1.3 An updated planning policy framework is needed to guide development over the plan period up to 2040.

1.4 When the consultation started in 2018, Bristol City Council, South Gloucestershire Council, Bath & North East Somerset Council and North Somerset Council had been working together to prepare the West of England Joint Spatial Plan. That plan was withdrawn and the strategic planning context for the Bristol Local Plan was due to be set out in the West of England Combined Authority Spatial Development Strategy. The Spatial Development Strategy is not now being progressed and so the strategic planning context for Bristol's local plan will be established through each council's own local plan, informed by a process of co-operation.

Is the whole local plan changing?

1.5 The new Bristol Local Plan will comprise a single document with an annex about development allocations, supported by a Policies Map. When the review started it was expected that many existing policies ('retained policies') would be carried forward from the current local plan where they remained up to date and relevant. With the passage of time and changing strategic context it became necessary to rewrite the whole of the local plan. Some of the policies in this version of the local plan are very similar to those in the existing local plan where they continue to be consistent with national planning policy and support the local plan's overall aims and objectives.

1.6 The wider development plan for Bristol includes the Joint Waste Core Strategy March 2011. That document covers the West of England area including Bristol and remains in force here.

The new Bristol Local Plan will be supported by a number of other documents and strategies, such as design guides/codes, supplementary planning documents, spatial frameworks and conservation area appraisals which provide additional guidance on how planning decisions should be made.

The new local plan – publication version

1.7 This document is the pre submission publication version of the new Bristol Local Plan [Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 19]. It is the version that the council proposes to submit to the Secretary of State for examination under the terms of the Planning and Compulsory Purchase Act 2004.

1.8 The role of this 'publication version' document is to provide the opportunity for comments, which are known as 'representations', to be made before it is submitted to the Secretary of State. This stage of the local plan sets out the new policies and proposals that the council has agreed and wishes to submit for examination.

1.9 The topics covered are:

- **Vision: building a better Bristol**
- **Development strategy**
- **Infrastructure and social value**
- **Urban living: making effective use of the city's land**
- **Housing**
- **Economy and inclusive growth**
- **Centres, shopping, and the evening economy**
- **Biodiversity and green infrastructure**
- **Transport**
- **Community facilities**
- **Net zero and climate**
- **Design and conservation**
- **Health, wellbeing and food sustainability**
- **Utilities and minerals**
- **Development allocations**

Assessments and evidence

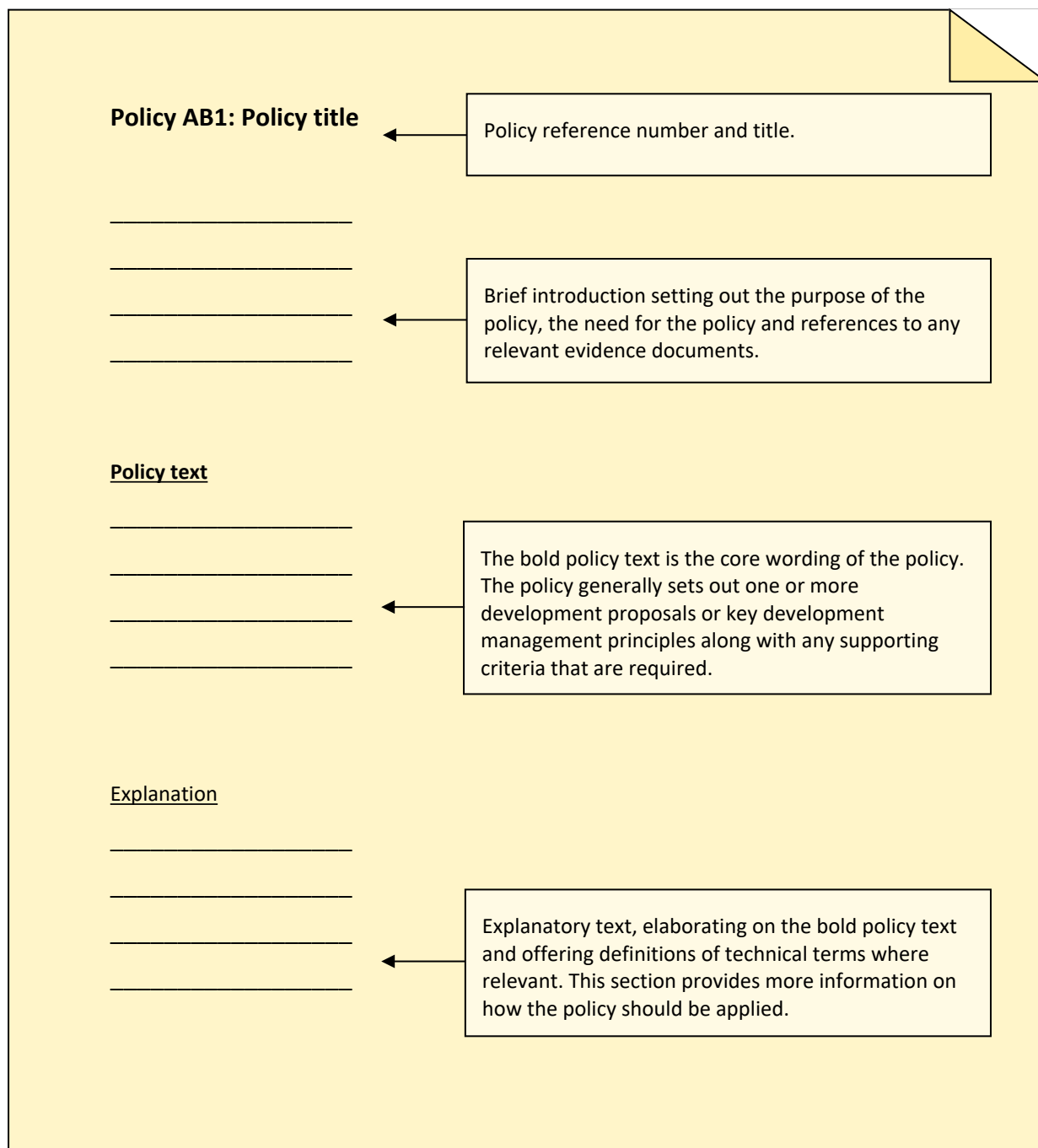
1.10 The local plan is supported by assessments which assist in ensuring the policies have taken into account social, economic and environmental issues, addressed the objectives of a fair and inclusive city and considered the impacts on health:

- Sustainability appraisal;
- Habitat regulations assessment; and
- Equality impact assessment – a systematic approach to consider the implications for all members of the community.

1.11 The local plan is also supported by an extensive published evidence base which has informed its preparation.

How the policies are structured

The policies in the local plan publication version are set out as follows:



Strategic policies

1.12 Appendix A lists the strategic policies in the local plan.

How can I make representations?

[ALLOW A FULL PAGE FOR THIS SECTION]

For further details of the consultation please visit:

<http://www.bristol.gov.uk/localplanreview>

If you wish to make representations on any of the policies and proposals set out in this version of the local plan:

Submit your representation to Bristol City Council by:

[TO BE ADDED]

If you prefer to send your representation by post, our address is:

[TO BE ADDED]

Representations on the publication version should relate to the tests of soundness for local plans¹, i.e. whether the local plan is positively prepared, justified, effective and consistent with national policy.

If you would like to be added to our Bristol Local Plan contact list, please let us know, providing relevant contact details including an e-mail address.

¹ Para. 35, [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/672222/national-planning-policy-framework-guidance.pdf)

What will happen to my representations?

1.13 Your representations will be considered by the inspector who carries out the examination of the local plan. The representations and a summary of the issues that they raise will be published on the council’s website.

What has happened to my earlier comments?

1.14 The comments on the 2019 and 2022 consultations have been summarised and can be seen on the [LINK TO BE ADDED]. The comments have helped the drafting of this publication version of the local plan. A statement which explains how the comments have been taken into account has been published [LINK TO BE ADDED].

Next stages

1.15 The council has agreed this publication version which has been made available for formal representations. After the period for representations is over the plan will be submitted for examination by a planning inspector who will report on whether the document meets with legal requirements and is sound in planning terms. Modifications may be made to the plan at that stage. The council will then formally adopt the plan which becomes part of the statutory development plan.

2. Vision: Building a better Bristol

2.1 Bristol City Council is committed to building a better Bristol – a city of hope and aspiration where everyone shares in its success. Working with our partners through the One City Plan, we aim to include everyone as we continue to build the economic, social and environmental wellbeing of the city.

2.2 The new local plan is about setting a direction which helps deliver our development needs today and shapes the city to meet the needs of the future. Along with our transport plans which will set out how the city’s transport system will be improved, the new Bristol Local Plan guides future development – it is one of the tools for delivering our vision for the future. The new local plan will help deliver the new homes and workspace we need and safeguard the environmental assets we value.

2.3 In our consultations we set out a draft vision for the city. Based on the comments we received, the vision has been updated.

Vision

2.4 The vision for Bristol is of a diverse and inclusive city where inequality and deprivation have been substantially narrowed. The delivery of new and affordable homes through urban living will enable housing needs to be addressed and help to secure the development of rapid transit systems which deliver sustainable, connected communities. A city with a high quality, healthy environment, with attractive open spaces, clean air, vibrant and inclusive sports and cultural facilities, cherished heritage and communities engaged in the development of their city.

By 2025 the new local plan will be in place ... 2,000 homes a year will be being built across the city. There is a focus on affordable homes – that means council housing, housing association homes and other forms of tenure which put homes in reach of people who can’t access market housing. Regeneration and development will be happening across the city with regeneration plans extending to more areas and sites.

By 2030 ... a further 15,000+ new and affordable homes will have been built since 2022 and the city will be reaching a population of 500,000 people within a growing region. Bristol will have met its zero carbon reduction targets.

By 2040 ... at least 34,650 new homes, served by new transport services, will have been completed across the city since the plan period began. New communities and neighbourhoods will have been created across the city. Urban living approaches will have seen areas sustainably grow with new homes, workspace and mixed uses. Bristol will be a resilient city able to respond to the challenges looking ahead to the middle of the 21st century.

Looking ahead to 2050 ... a city of 550,000+ people in inclusive communities, served by a rapid transit network which connects neighbourhoods in Bristol and the wider region. The city will have world class digital connectivity and will be taking the lead in the technological innovations of that time.

Aims and Objectives

2.5 The local plan sets out the approach to the development of the city over the plan period and lays the groundwork for future decades.

2.6 The new local plan has the objective of taking the city's development forward by:

- Setting out an approach to inclusive and sustainable growth and development, addressing the needs of everyone in all parts of the city;
- Enabling of delivery of at least 1,925 new homes a year in Bristol up to 2040 including affordable housing and homes to meet a range of needs;
- Aiming to exceed our housing target where new infrastructure can unlock additional potential; and
- Tackling the climate and ecological emergencies as we meet our needs for sustainable development.

2.7 As it updates the statutory development plan for the city, the new local plan aims to:

- Establish a planning approach which sees development of new and affordable homes as a core objective in development decisions, significantly increasing the number of new and affordable homes;
- Actively respond to the climate and ecological emergencies whilst securing sustainable development;
- Enable the sustainable growth of our economy for everyone, with modern workplaces and digital infrastructure fit for the future;
- Promote urban living across the city with a focus on brownfield land – encouraging developments of homes with urban character, form and design in well-designed, connected, healthy and accessible neighbourhoods which achieve a liveable environment;
- Secure diverse and vibrant centres across the city which help to deliver the goal of a *15-minute city*;
- Take a plan-led approach to promoting areas with the potential to increase densities and make efficient use of under-used land; this includes transforming some areas of the city to create communities with new homes, workplaces and public open spaces;
- Allocate new sites for housing and mixed-use development and highlight sites with potential for housing development and ensure that the best use is made of existing development allocations;
- Encourage innovation in the design, construction, and location of diverse housing solutions; diversify the housing offer, promoting new building types and tenures such as build for rent, housing for older people and self-build and community-led housing;

- Manage the development of student housing to safeguard existing communities whilst supporting thriving universities by meeting student accommodation needs;
- Protect our valued open spaces, promote food growing and increase the tree canopy to support a liveable, healthy city;
- Cherish the city’s historic environment and harness the benefits of heritage sensitive regeneration;
- Make sure new buildings protect the environment, achieving carbon net zero development at the earliest opportunity and adapting to the likely impact of climate change; and
- Tackle the challenges of air quality, health inequality and safeguarding environmental quality.

2.8 The aims and objectives are cross-cutting but the table below shows the parts of the local plan which have a particular focus on responding to them.

2.9 The role of the planning system is to be able to accomplish and achieve sustainable development at all levels, as set out in the NPPF. This involves meeting the needs that are currently out there, but it also entails achieving this without removing opportunities for future generations. As the UK is part of the United Nations it has agreed to pursue 17 **Global Goals for Sustainable Development** until 2030. As such the publication version of the local plan include aims related to these goals and their intended objectives. These are shown in the table below.

2.10 The aims and resulting policy in the local plan will support the achievement of the Sustainable Development Goals. Bristol will play a key role in unlocking a sustainable, green and prosperous future. The UN goals are focused on seeing opportunities for economic growth and development being realised but within the context of sustainable development, emphasising the role of resource maximisation, protecting and enhancing the environment and ensuring that growth and opportunities are shared in an equitable manner.

Aim/objective	Local Plan chapter/policy Sustainable Development Goals
Setting out an approach to inclusive and sustainable growth and development, addressing the needs of everyone in all parts of the city.	The plan as a whole UN SDG10 Reduced Inequalities UN SDG11 Sustainable Cities and Communities
Enabling of delivery of at least 1,925 new homes a year in Bristol up to 2040 including affordable housing and homes to meet a range of needs.	Housing UN SDG11 Sustainable Cities and Communities UN SDG8 Decent work and economic growth

Aim/objective	Local Plan chapter/policy Sustainable Development Goals
<p>Aiming to exceed our housing target where new infrastructure can unlock additional potential. This can see the creation of well paid jobs within the city and see an ever improving infrastructure capable of supporting a growing population.</p>	<p>Housing UN SDG8 Decent work and economic growth UN SDG11 Sustainable Cities and Communities</p>
<p>Tackling the climate and ecological emergencies as we meet our needs for sustainable development.</p>	<p>Development strategy Net zero and climate Green infrastructure and biodiversity UN SDG 13 Climate Change UN SDG14 Life Below Water UN SDG15 Life on Land</p>
<p>Establish a planning approach which sees development of new and affordable homes as a core objective in development decisions, significantly increasing the number of new and affordable homes.</p>	<p>Development strategy Housing UN SDG8 Decent work and economic growth UN SDG11 Sustainable Cities and Communities</p>
<p>Actively respond to the climate and ecological emergencies whilst securing sustainable development.</p>	<p>Net zero and climate Green infrastructure and biodiversity UN SDG8 Decent work and economic growth UN SDG11 Sustainable Cities and Communities UN SDG 13 Climate Change UN SDG14 Life Below Water UN SDG15 Life on Land</p>
<p>Enable the sustainable growth of our economy for everyone, with modern workplaces and digital infrastructure fit for the future.</p>	<p>Development strategy Infrastructure and social value Economy and inclusive growth UN SDG8 Decent work and economic growth UN SDG9 Industry, Innovation and infrastructure.</p>

Aim/objective	Local Plan chapter/policy Sustainable Development Goals
<p>Promote urban living across the city with a focus on brownfield land – encouraging developments of homes with urban character, form and design in well-designed, connected, healthy and accessible neighbourhoods which achieve a liveable environment.</p>	<p>Development strategy Urban living: making the best use of the city’s land Centres, shopping and the evening economy UN SDG8 Decent work and economic growth UN SDG9 Industry, Innovation and infrastructure UN SDG11 Sustainable Cities and Communities</p>
<p>Secure diverse and vibrant centres across the city which help to deliver the goal of a ‘15-minute city’.</p>	<p>Centres, shopping and the evening economy UN SDG8 Decent work and economic growth UN SDG9 Industry, Innovation and infrastructure UN SDG11 Sustainable Cities and Communities</p>
<p>Take a plan-led approach to promoting areas with the potential to increase densities and make efficient use of under-used land; this includes transforming some areas of the city to create communities with new homes, workplaces and public open spaces.</p>	<p>Development strategy Urban living: making the best use of the city’s land UN SDG8 Decent work and economic growth UN SDG9 Industry, Innovation and infrastructure UN SDG11 Sustainable Cities and Communities</p>
<p>Allocate new sites for housing and mixed-use development and highlight sites with potential for housing development and ensure that the best use is made of existing development allocations.</p>	<p>Development strategy Development allocations UN SDG8 Decent work and economic growth UN SDG9 Industry, Innovation and infrastructure UN SDG11 Sustainable Cities and Communities UN SDG12 Responsible Consumption and Production</p>
<p>Encourage innovation in the design, construction, and location of diverse housing solutions; diversify the housing offer, promoting new building types and tenures such as build for rent, housing for older people and self-build and community-led housing.</p>	<p>Housing Urban living: making the best use of the city’s land Design and conservation UN SDG8 Decent work and economic growth UN SDG9 Industry, Innovation and infrastructure UN SDG11 Sustainable Cities and Communities UN SDG12 Responsible Consumption and Production</p>

Aim/objective	Local Plan chapter/policy Sustainable Development Goals
Manage the development of student housing to safeguard existing communities whilst supporting thriving universities by meeting student accommodation needs.	Development strategy Housing UN SDG8 Decent work and economic growth UN SDG9 Industry, Innovation and infrastructure UN SDG11 Sustainable Cities and Communities
Protect our valued open spaces, promote food growing and increase the tree canopy to support a liveable, healthy city.	Green infrastructure and biodiversity Health, wellbeing and food sustainability UN SDG 2 Zero Hunger UN SDG 3 Good Health and Well-Being UN SDG11 Sustainable Cities and Communities UN SDG 12 Responsible Consumption and Production UN SDG 15 Life on Land
Cherish the city’s historic environment and harness the benefits of heritage sensitive regeneration.	Development strategy Design and conservation UN SDG9 Industry, Innovation and infrastructure UN SDG11 Sustainable Cities and Communities
Make sure new buildings protect the environment, achieving carbon net zero development at the earliest opportunity and adapting to the likely impact of climate change.	Net zero and climate Green infrastructure and biodiversity UN SDG11 Sustainable Cities and Communities UN SDG12 Responsible Consumption and Production UN SDG13 Climate Change UN SDG15 Life on Land
Tackle the challenges of air quality, health inequality and safeguarding environmental quality.	Health, wellbeing and food sustainability UN SDG11 Sustainable Cities and Communities UN SDG13 Climate Change UN SDG15 Life on Land

3. Development Strategy

3.1 The local plan sets out the approach to the development of the city over the plan period and lays the groundwork for future decades. The development strategy aims to meet the needs of our growing population through securing new and affordable homes within Bristol. By doing this we can help to promote investment in infrastructure, stimulate business activity which comes from a growing population and support the continued viability and growth of local services and facilities.

3.2 As set out in the vision chapter, the delivery of new and affordable homes is a core objective for this local plan. It aims to make sure that 1,925 new homes a year are built in Bristol on average each year until 2040. The plan also supports delivering more than this target where growth can be supported by infrastructure and services. In this way this plan sets the tone for continued delivery up to 2050.

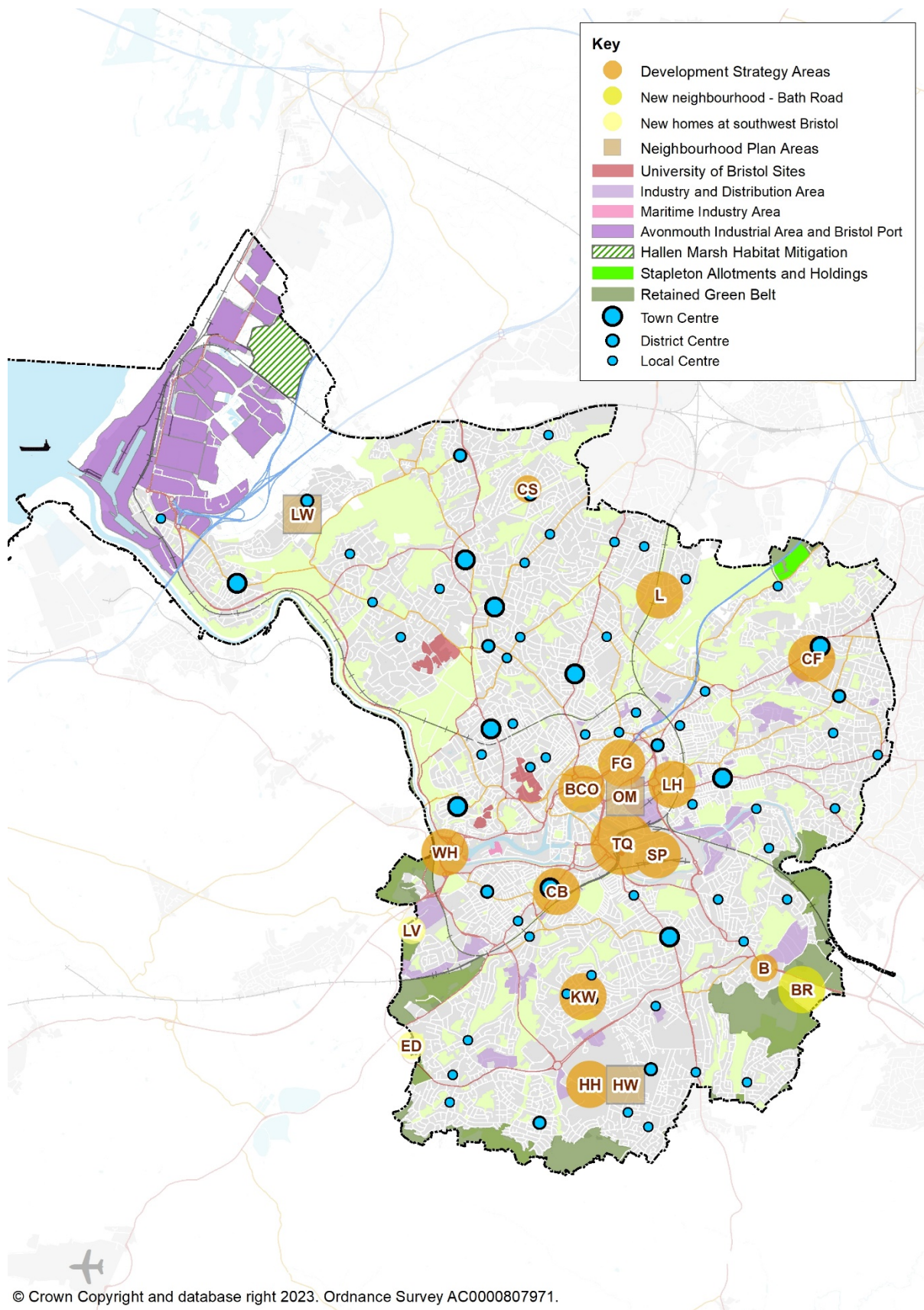
3.3 To boost housing supply the plan has a special focus on urban living – the creation of characterful urban areas where people can live, work and socialise, relying on sustainable transport.

3.4 The development strategy sets out a direction for each part of the city and identifies specific locations for change and development. It sets out areas of growth and regeneration and locations for new neighbourhoods. The approach is set out below by looking at four broad areas of the city:

- Central Bristol;
- East Bristol;
- South Bristol; and
- North Bristol.

3.5 The Development Strategy is illustrated on the Key Diagram on the next page.

Key Diagram

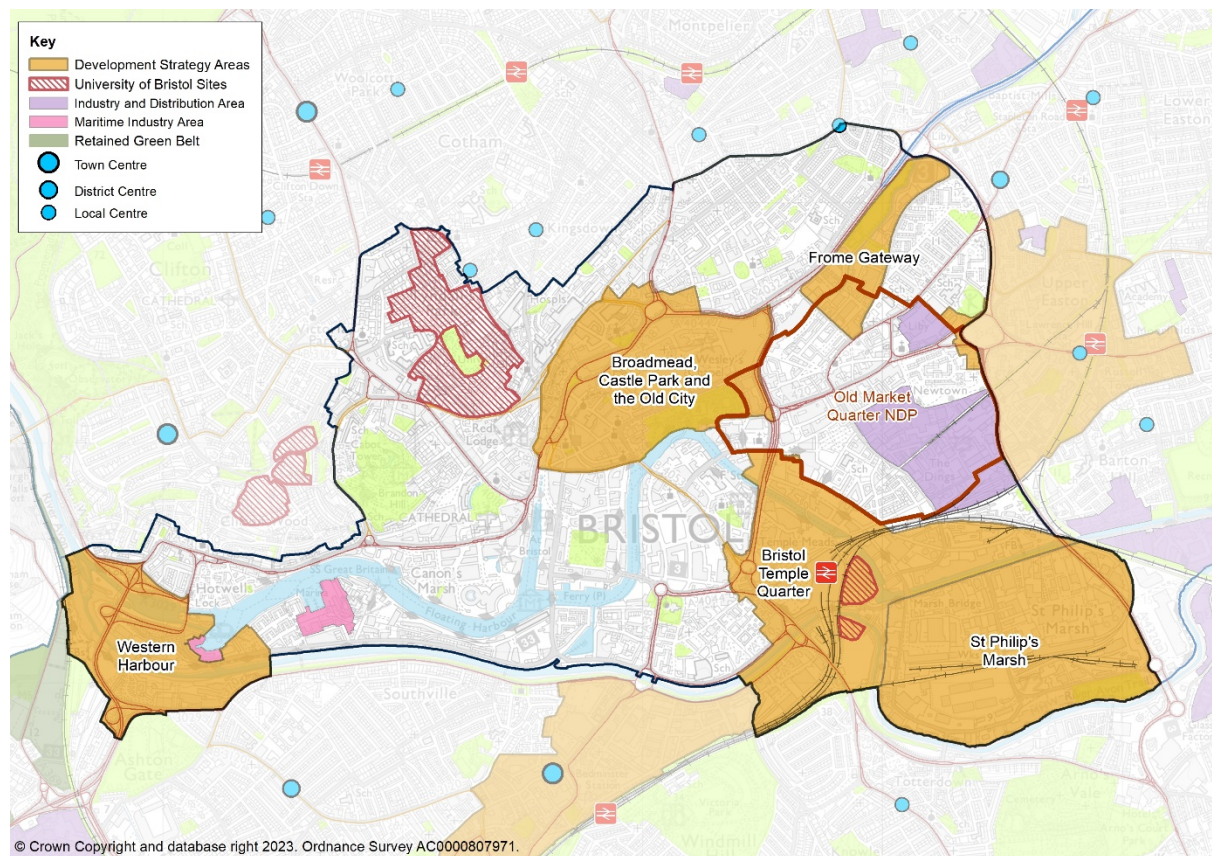


Central Bristol

3.1.1 Bristol City Centre’s role as a regional focus at the centre of a global city will be promoted and strengthened. More efficient use of land and a greater mix of uses will be encouraged throughout the area, creating a diverse, vibrant place to live, work, shop and visit that is welcoming to all. The new strategy brings forward new proposals for the Western Harbour, Bristol Temple Quarter, St Philip’s Marsh and Frome Gateway as well as a focus on the Broadmead area.

3.1.2 The approach to flood risk in parts of central Bristol is being comprehensively considered to ensure existing development is safeguarded and to ensure mixed-use regeneration across central Bristol takes account of those risks and is safe for the future.

Thousands of new homes will be delivered in Central Bristol within the plan period, with scope for increased growth where further interventions and delivery of infrastructure can unlock more potential. The provision of new homes will be balanced with the wider role of the city centre as a vibrant mixed-use area and the city’s historic heart.



Policy DS1: Bristol City Centre

3.1.3 The city centre symbolises Bristol and is at the heart of its role as a global city. It provides a sustainable location for future growth, situated at the centre of travel networks, including Temple Meads railway station, the main bus station at Marlborough Street and other key hubs for existing and proposed public transport services including MetroBus and future mass transit systems.

3.1.4 The city centre is an important location for urban living. From 2006 to 2021 over 9,000 new homes were completed in the city centre and it has the potential for the development of thousands more, supported by new homes in adjacent areas.

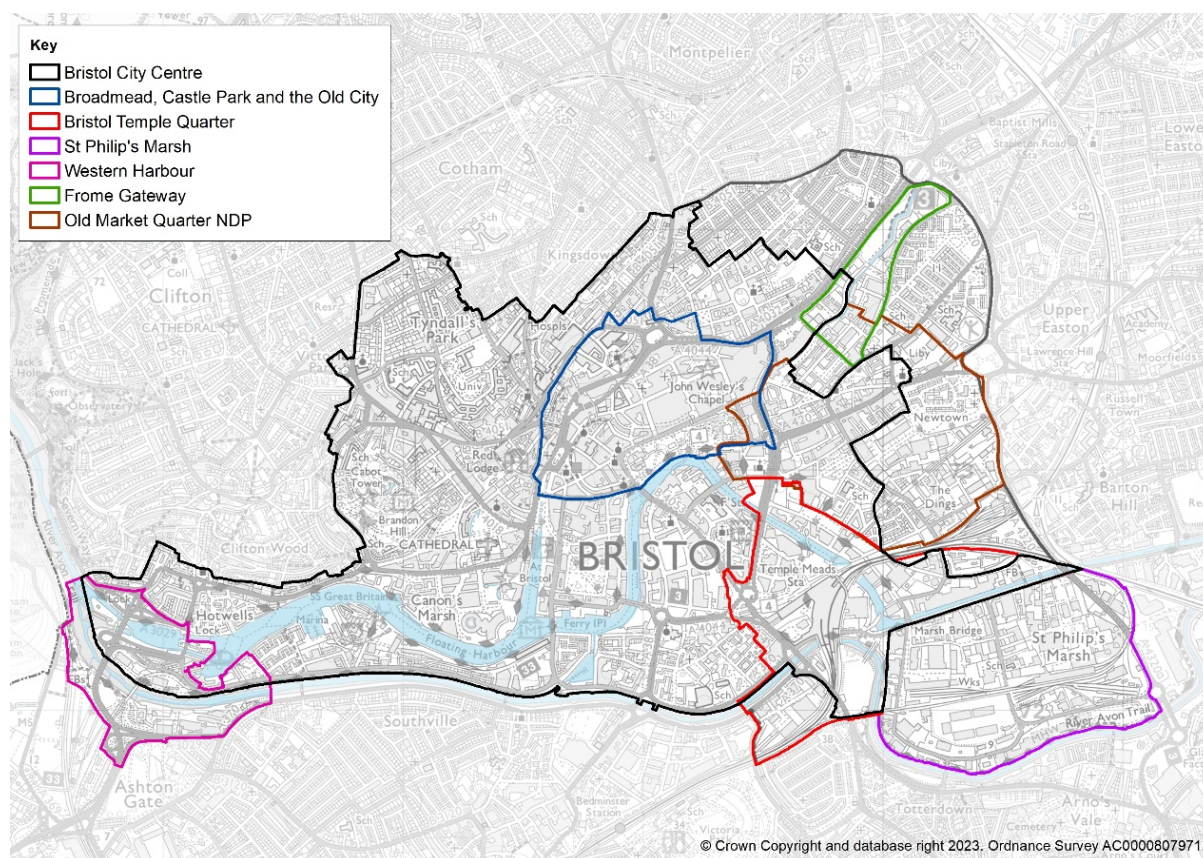
3.1.5 The centre of Bristol is of particular importance to the city's economy with over 100,000 people employed in a diverse range of occupations. The Temple Quarter area adjacent to Temple Meads train station is a particularly successful and growing office location. The creative and media industries sector are an important feature of the city centre which is a key location for their growth and development. Public institutions make a strong economic contribution with significant research and development and public administration associated with the University of Bristol, government agencies and the hospitals.

3.1.6 Since its completion in 2008 Cabot Circus has strongly reinforced the role of the city centre as the principal destination for shopping and leisure in the city and in the South West region. Alongside its shopping, employment and tourism uses the city centre has a diverse and thriving evening economy and nightlife.

3.1.7 Bristol's Floating Harbour is one of the city's greatest assets, enjoyed by thousands of people every year. The regeneration of derelict and unused wharves and waterfront sites over the past 50 years has breathed new economic, cultural and social life into the harbour area. Its thriving leisure waterway and cultural offer, has made this a multi-destination visitor attraction of international renown.

3.1.8 The city centre forms Bristol's historic core. Its character and setting is enhanced by a distinctive topography and by extensive waterfront areas. The city centre contains many built and natural environmental assets. These include key heritage assets: thirteen conservation areas, archaeological remains and numerous listed buildings. Alongside its changing skyline and contemporary development, the city centre's unique townscape and topography contributes to its distinctiveness as a place to live, work, study and enjoy leisure time.

3.1.9 Parts of the city centre are at risk of flooding, a risk which is likely to increase as a result of climate change. This risk will be managed to ensure that the city centre can continue to flourish and grow.



Policy text

Bristol City Centre's role as a regional focus at the centre of a global 24-hour city will be promoted and strengthened. Development will include mixed uses for offices, residential, retail, leisure, tourism, entertainment and arts and cultural facilities.

Development up to 2040 will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';**
- **High quality offices and flexible workspace;**
- **Infrastructure, services and community facilities required to support the new development;**
- **Improved transport systems and connectivity, including new and improved public transport, walking and cycling routes;**
- **Continuing consolidation and expansion on the University of Bristol and Bristol Royal Infirmary sites, at which the development of new facilities or the redevelopment and renewal of existing facilities will be encouraged. The development of university or hospital facilities elsewhere within the city centre will also be encouraged where they would accord with other relevant local plan policies;**
- **Purpose-built student accommodation will be carefully managed and directed towards identified areas both in the city centre and elsewhere (Policy H7 'Managing the development of purpose-built student accommodation');**

- Regeneration across the city centre with a focus on areas of growth and regeneration – Broadmead, Western Harbour, Temple Quarter and Frome Gateway;
- New open space, which should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development;
- New and enhanced public realm and green infrastructure.

Culture and diversity of uses

Facilities and services, including those of a small scale, which contribute to the diversity and vitality of the city centre which will be encouraged and retained. Cultural provision will be expected to be diverse and to reflect the wider city and region as well as the local communities within and around the area.

Existing cultural and community facilities will be expected to be retained in accordance with the relevant policies in the plan.

Bristol Temple Quarter

A sustainable and flourishing new urban quarter will be developed at Bristol Temple Quarter, centred on an improved 21st century transport hub at Temple Meads (Policy DS2 ‘Bristol Temple Quarter’).

St Philip’s Marsh

Growth and regeneration for mixed uses including workspace and provision of new homes in a regenerated city quarter which complements the adjacent Bristol Temple Quarter (Policy DS3 ‘St. Philip’s Marsh’).

Floating Harbour

The Floating Harbour will be maintained as a location for maritime industries and water related recreation activities alongside its role as a visitor destination and heritage asset (consistent with the vision set out in the Harbour Place Shaping Strategy).

Waterfront areas adjacent to the Floating Harbour, Feeder Canal and River Avon will continue to be revitalised, delivering a high quality, publicly accessible quayside and water space that can support Bristol's growing population, comfortably accommodate an increasing number of visitors and better support nature recovery.

Western Harbour

A new city quarter will be developed at Western Harbour (Policy DS4 ‘Western Harbour’).

Broadmead

Through regeneration the Broadmead area will become an inclusive, sustainable and re-connected city centre neighbourhood. Development will include new homes, diverse retail provision, workspace, cultural facilities and evening economy uses (Policy DS1A ‘Bristol City Centre - Broadmead, Castle Park and the Old City’).

Frome Gateway

A new mixed use neighbourhood will be developed (Policy DS5 ‘Frome Gateway’).

Place principles

Throughout the city centre higher density, mixed use development will be encouraged.

Major developments should demonstrate measures to create a city centre that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of existing communities close to the city centre. Opportunities will be taken to reduce the severance of parts of the city centre from neighbouring communities caused by major roads and other physical barriers.

The design of development will be expected to demonstrate high quality place making in terms of appearance, function, conservation of heritage assets, sustainability and maintaining and enhancing green infrastructure:

- **Proposals will have regard to the area’s important heritage assets and respond appropriately to key views and landmarks set out in the relevant Conservation Area Character Appraisals and other supporting policy and guidance.**
- **Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development, in accordance with Policy DC2 ‘Tall buildings’.**
- **Street design will give priority to pedestrian access, cycling and public transport.**
- **Active and inclusive ground floor uses.**
- **New development should include measures to secure public access and routes for walking, cycling and public transport, including access to waterfront areas consistent with policy BG5 ‘Biodiversity and access to Bristol’s waterways’.**

The design of development will be expected to accord with local design guides and codes and any design guidance within other relevant city centre frameworks and strategies.

Explanation

3.1.10 Residential development will continue to be an important feature of the city centre, helping to bring vitality to the area and support its diversity. The new housing development referred to in this policy would be primarily for apartments and town houses with densities appropriate to a city centre location (Policies UL2 ‘Residential densities’ and DC1 ‘Liveability in residential development including space standards’). This will include an estimated 2,500 homes within the City Centre Development and Delivery Plan area.

3.1.11 The city centre has a substantial pipeline stock of potential office development. It is proposed that in the plan period further floorspace is provided through development, redevelopment and refurbishment throughout the city centre and with a particular focus on Bristol Temple Quarter and other core office locations at Redcliffe and Harbourside.

3.1.12 The city centre is a location for large-scale facilities of citywide and regional importance. However, its character, vitality and diversity also owe a great deal to the range and diversity of uses, including those of a small scale. Such uses include small shops, workspaces, pubs, cultural and community facilities.

3.1.13 Additional policy detail regarding university and hospital development may be added as supporting planning guidance in the future in the form of masterplans or other agreed documents.

3.1.14 The historic Floating Harbour is important as a location for some maritime industries and water related recreational activities. This policy therefore proposes that these will continue to be a feature of that part of the city centre.

3.1.15 Continued growth and development in the city centre benefits the city and the region as a whole. However, it may be difficult for members of more deprived communities, especially those close to the city centre, to benefit directly from change. This policy therefore expects that major developments will have regard to social inclusion, for example by providing for skills and training and by ensuring that services and jobs are accessible to those whose transport choices are limited.

Old Market Quarter Neighbourhood Development Plan

3.1.16 A neighbourhood development plan has been completed for Old Market Quarter reflecting community aspirations for that area. Developments within the boundary of the Old Market Quarter Neighbourhood Development Plan will be consistent with its policies.

Agent of change – safeguarding our music and cultural venues

Providing new homes, particularly in the city centre, must not put at risk the survival of uses such as music venues, clubs and existing industries which are vital to the city’s cultural diversity, the night-time economy and its economic success.

That’s why the local plan places the responsibility for addressing the impact of noise firmly on the new development – this is known as the ‘agent of change’ principle. This means that where new developments are proposed close to existing noise-generating uses, such as music venues, developments will be designed in a way which protects the new occupiers from noise impacts so that the existing use is not threatened.

Policy HW1 ‘Pollution control and water quality’ and Policy HW1A ‘Noise’ will be used to safeguard the on-going viability of music venues, clubs and industries which may be vulnerable to noise sensitive developments.

Policy DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City

3.1.17 The area of Bristol City Centre around Broadmead and Castle Park is currently subject to a detailed regeneration focus through the City Centre Development and Delivery Plan, which looks holistically at a number of development opportunities and potential public realm projects across the area.



Policy text

In accordance with Policy DS1 'Bristol City Centre', development of this area will be expected to accord with the City Centre Development and Delivery Plan, which will coordinate the approach to development across the area and the relationship with surrounding locations.

As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the Development and Delivery Plan.

More efficient use of land and a greater mix of uses will be encouraged within Broadmead.

The Broadmead and Cabot Circus area will remain the city's principal shopping location including redeveloped sites and a diversified offer which generates activity by day and in the evening (Policy SSE1 'Supporting Bristol's Centres - network and hierarchy'). This role will be supported by the development of new homes and workspace to create a mixed-use city centre neighbourhood.

Development will include infrastructure, services and community facilities required to support the new development.

Major development will be expected to contribute to inclusive uses and activities by providing a minimum of 10% of ground floor space suitably fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.

Place principles for Broadmead, Castle Park and Old City

In addition to the place principles set out in Policy DS1, the design of development will be expected to:

- Create liveable residential environments by being designed in accordance with the relevant policies in the plan and with any local design guidance or codes;
- Ensure that the public realm is enhanced to be welcoming, animated, of a human scale and provides pedestrian priority;
- Create new routes through urban blocks and to restore the historic street patterns;
- Deliver better connections between Broadmead, Castle Park and the surrounding communities; and
- Incorporate and enhance the area's built and cultural heritage.

Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development, in accordance with Policy DC2 'Tall buildings'.

Castle Park

Castle Park is designated as a Local Green Space (Policy GI1 'Local Green Space').

The historic park will be rejuvenated as a safer, more accessible, inclusive space for all. It will have improved connections with the city and with the Floating Harbour, and will be enhanced to be more welcoming for wildlife and biodiversity. Developments in and adjacent to the area will be expected to facilitate and contribute to those enhancements.

Any development adjacent to the park will be expected to ensure that its open space role is not harmfully affected by overshadowing, wind deflection or other harmful micro-climate impacts. Development should also ensure important views into and out of the park are enhanced and not adversely affected in a way which could be detrimental to its role.

Old City

Development in the Old City will be expected to preserve, enhance and, where appropriate, reinstate the area's historic character, particularly in its scale and massing, grain and the choice of materials used, and should contribute where appropriate to the reinstatement of historic routes through the area. Development will be expected to reduce the impact of traffic on the area, contribute to public realm improvements and support the growth of independent retail at St. Nicholas' Market and St. Mary-le-Port.

This approach will continue to allow a wide variety of uses to develop in the area, while retaining a requirement for development to respond to the historic context, including reinstating the historic grain of the area where it has been eroded.

Explanation

3.1.18 The estimated capacity for new homes in the City Centre Development and Delivery Plan area is around 2,500.

3.1.19 The detailed approach to space for community and cultural uses is set out in the City Centre Development and Delivery Plan.

3.1.20 Land to the west of Castle Street / Queen Street was allocated as a key site in the Bristol Central Area Plan (March 2015). This is now identified as a potential development site in the City Centre Development and Delivery Plan for new homes, which would co-locate with the energy centre that has already been completed on the site.

Policy DS2: Bristol Temple Quarter

3.1.21 Bristol Temple Quarter will continue to be comprehensively developed as a new mixed-use quarter. Innovative development offering new forms of workspace and collaborative opportunities will help to grow Bristol as a more productive, fair and equitable city, offering benefits for all communities.

3.1.22 The aim is to create a sustainable and flourishing new urban quarter for Bristol: a place that is welcoming to all – a place to live, work, learn, enjoy leisure time and build on Bristol’s strengths as a global city. Thousands of new homes will be developed as part of this mixed used quarter and the adjacent St. Philip’s Marsh area.

3.1.23 Station regeneration plans will see the Grade I listed Temple Meads station become a modern integrated regional transport hub. This will include enhancing the connectivity of Bristol Temple Quarter. This improved connectivity means a new approach to development and renewal beyond the station area into a better connected St. Philip’s Marsh can be brought forward.

3.1.24 The University of Bristol is developing a new campus adjacent to the station offering a new world class learning and development facility and building on Bristol’s reputation as a leading digital city.



Policy text

Bristol Temple Quarter is being developed for a wide range of uses in a new city quarter.

Development up to 2040 will include:

- **The provision of additional high quality office and flexible workspace;**
- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Temple Meads Station transformed and fully connected through heritage-sensitive regeneration;**
- **Education facilities including a new campus for University of Bristol and associated student accommodation (Policy H7 ‘Managing the development of purpose-built student accommodation’);**
- **Hotel and conference/convention facilities;**
- **Complementary retail and leisure uses, particularly within and adjacent to Bristol Temple Meads station;**
- **New walking and cycle routes to connect the developments to the rest of the city centre and surrounding neighbourhoods;**
- **Infrastructure, services and community facilities required to support the new development;**
- **New and enhanced public realm and green infrastructure including a continuous and accessible quayside walkway and the improvement of open space to serve the new developments.**

Temple Meads area

The Grade I listed Bristol Temple Meads Station will be transformed into a modern transport interchange and welcoming arrival point to the city through imaginative enhancement of the heritage asset. There will be enhanced connections through the site and to all surrounding locations.

The development of sites adjoining the station to the north will be expected to accommodate this interchange function including an enhanced northern entrance. A new entrance to the east will also be created to facilitate access as part of the development of a new University of Bristol Enterprise Campus.

Silverthorne Island

The emphasis for the Silverthorne Lane area will be on the creation of a mixed used area incorporating workspace; homes; student accommodation; leisure including evening economy uses; and education facilities. Enhanced connections to surrounding areas will be established.

Temple Island

Temple Island will be developed for a mix of uses including new workspace, conference/hotel facilities, new homes and student accommodation associated with the proposed Temple Quarter Enterprise Campus.

York Road/Mead Street area

The focus for the regeneration of this area will be on the development of new workspaces, new homes and supporting infrastructure.

Place principles

Development of Bristol Temple Quarter will be expected to accord with any approved development framework, masterplan and infrastructure delivery plan for the area. Development will be expected to take a comprehensive or coordinated approach consistent with delivering high quality place-making and creating a coherent and balanced new city quarter. As part of securing comprehensive change in the regeneration area, development will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the development framework or masterplan. Individual development proposals should not prejudice the comprehensive regeneration of the area.

Development will have a form, scale and density consistent with a city centre location. Tall buildings of an appropriate design and setting may be appropriate as part of the development mix in accordance with Policy DC2 'Tall Buildings'.

Residential developments in the area should contribute towards an appropriate mix of housing types.

Development will preserve and enhance the Silverthorne Lane conservation area, adjoining conservation areas and other heritage assets, incorporating them imaginatively into new development to deliver a strong sense of place.

Development of sites bordering the Totterdown Basin area will be expected to complement its enhancement as a fully accessible natural green space with a wildlife function, including provision of pedestrian and cycle links through the area.

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements, provision to support freight consolidation and local highway improvements.

Parking provision for new development will reflect the area's central location at the city's principal public transport node consistent with Policy T1 'Development and transport principles'.

Flood risk

Development will be in accordance with Policy FR2 'Bristol Avon Flood Strategy'.

Development of sites within Bristol Temple Quarter that are at risk of flooding should be supported by a flood risk sequential test undertaken within the policy area, taking account of all reasonably available sites in the area. The development of sites that are at risk of flooding or are larger than one hectare in size should be supported by a Flood Risk Assessment.

Explanation

3.1.25 The Temple Quarter Development Framework sets out the overall vision for Temple Quarter and is shaping the approach to development in the area in a cohesive and coherent manner.

3.1.26 The estimated capacity for new homes in this regeneration area is around 2,500, in addition to the proposed purpose-built student accommodation.

Policy DS3: St Philip’s Marsh

3.1.27 This large area (69 hectares) in the heart of the city currently contains a mix of industrial and distribution uses and also contains electricity supply and railway infrastructure. The area supports numerous businesses and it is estimated that the area currently supports more than 4,000 jobs.

3.1.28 The area adjoins Bristol Temple Quarter (Policy DS2) and includes waterfront locations along the Feeder Canal and River Avon. Its location means that it is well placed to complement the development of Bristol Temple Quarter and to accommodate more intensive forms of development and a mix of uses as part of a process of coordinated and comprehensive regeneration.

3.1.29 Much of area is subject to risk from tidal flooding and regeneration of the area will require a comprehensive approach to mitigation to ensure that the risk of flooding is appropriately addressed, taking account of the effects of climate change. Responses to flood risk are being addressed on a strategic basis (Policy FR2 ‘Bristol Avon Flood Strategy’).



Policy text

St. Philip’s Marsh will include mixed uses including the provision of new homes in a regenerated city quarter which is delivered comprehensively and complements the adjacent Bristol Temple Quarter. The scale of opportunity for St. Philip’s Marsh, the need for strategic flood mitigation and the creation of cohesive new communities through placemaking, will require a coordinated and integrated approach to delivering new development.

Development will ensure the retention, refurbishment, intensification and/or redevelopment and innovative reincorporation of workspace to ensure that the number of jobs supported by the area is increased and that the diversity of business and economic development is maintained and enhanced.

Development up to 2040 will include:

- **High quality offices;**
- **Industry and distribution premises including provision for research and development and flexible workspace;**
- **Thousands of new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Student accommodation in accordance with Policy H7 ‘Managing the development of purpose-built student accommodation’;**
- **Infrastructure, services and community facilities required to support the new development;**
- **Maintained and safeguarded transport and utility infrastructure where required;**
- **New and enhanced walking and cycle routes to connect the developments to the city centre and surrounding neighbourhoods;**
- **New and enhanced public realm and green infrastructure, including improvements to the setting of the River Avon and Feeder Canal; and**
- **The retention, enhancement and creation of open space to serve the new developments. New and enhanced open space should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development.**

North west St. Philip’s Marsh

This location close to Bristol Temple Quarter will be developed as a knowledge based, employment led innovation area. It is suitable for higher intensity workspace/offices/ research and other more intensive forms of use appropriate to a location adjacent to the city centre.

Development will include and facilitate enhanced connections to Bristol Temple Quarter and the city centre as a whole.

Redevelopment and regeneration along the River Avon frontage will be expected to contribute towards the creation of an enhanced multi-purpose greenway and

accommodate any flood protection infrastructure required as part of the development of the area.

Development along Feeder Road will address and enhance its canal-side environment.

South St. Philip's Marsh

This location will be developed as a sustainable, residential led mixed-use neighbourhood focused along a new riverside linear park. Development may also include leisure or sport uses.

The redevelopment of this location will address and enhance its river front setting.

Redevelopment and regeneration along the River Avon frontage will facilitate the creation of an enhanced multi-purpose greenway and accommodate any flood protection infrastructure required as part of the development of the area.

North east St. Philip's Marsh

This location will be developed for mixed residential and workspace uses, including small-scale manufacturing and maker-spaces.

Place principles

Development of St. Philip's Marsh will be expected to accord with any approved masterplan and infrastructure delivery plan for the area.

As part of securing comprehensive change in the regeneration area and cohesive placemaking, development will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the masterplan. Individual development proposals should not prejudice the comprehensive regeneration of the area.

The following place principles will also apply:

- Development will have a form, scale and density consistent with its central urban location;
- Development in the area should demonstrate measures to create a neighbourhood that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of those communities in adjoining areas. Development of new workspace and other commercial development will be expected to assist in enabling access to employment for local residents, facilitating skills development and supporting employment initiatives (Policy E1 'Inclusive economic development');
- Residential developments in the area should contribute towards an appropriate mix of housing types including affordable homes and build to rent;
- Opportunities will be taken to improve the connectivity of the area to neighbouring communities;
- New development should facilitate and contribute towards the delivery of eastern access to Temple Meads Station;

- **Development will ensure the provision of appropriate green infrastructure and open space. Sparke Evans Park will be enhanced to serve the wider area and provide space for recreation;**
- **Proposals will retain and enhance pedestrian/cycle links to areas south of River Avon.**

Transport

Development will be supported by transport improvements which will include public transport enhancements, improved station access, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements in accordance with the approved Infrastructure Delivery Plan.

The approach to parking provision will reflect the area’s central location and connectivity.

Flood risk

Development will be in accordance with Policy FR2 ‘Bristol Avon Flood Strategy’.

Development will require a comprehensive approach to mitigation to ensure that the risk of flooding is appropriately addressed and does not add to flood risk elsewhere.

Sites that are at risk of flooding should be supported by a flood risk sequential test undertaken within the policy area, taking account of all reasonably available sites in the area. The development of sites that are at risk of flooding or are larger than one hectare in size should be supported by a Flood Risk Assessment.

Explanation

3.1.30 The Temple Quarter Development Framework 2023, which also includes St. Philip’s Marsh, sets out the overall vision for Temple Quarter. An approved masterplan will coordinate the approach to regeneration in St Philip’s Marsh. The scale of the policy area, the need for strategic flood mitigation and the creation of cohesive new communities through placemaking, will require a comprehensive approach to delivering new development.

3.1.31 Comprehensive change is expected to enhance development values across the area. The policy therefore requires development sites to contribute to the delivery of all aspects of regeneration including ensuring the appropriate mix of uses is achieved and that the required services are provided. This may include the retention or reprovision of existing uses in some locations and the provision of new public realm. Developers and landowners will therefore need to coordinate with each other to ensure the benefits and obligations arising from comprehensive change are equitably shared.

3.1.32 The policy provides for the retention, refurbishment, intensification and/or redevelopment and innovative reincorporation of workspace which should be in accordance with the masterplan for the area and informed by the overall provision for workspace in Policy E2 ‘Economic development land strategy’.

3.1.33 For the approach to Bristol Temple Quarter see Policy DS2 ‘Bristol Temple Quarter’.

Policy DS4: Western Harbour

3.1.34 Within the plan period, ambitious proposed improvements to the Cumberland Basin will be produced for extending the western parts of the floating harbour and the wider area as a residential area and bringing more affordable housing. The reconfiguration of the present network of aging and outdated roads and bridges to create a simpler system will unlock additional development potential.

3.1.35 Western Harbour is a prominent location with open spaces and significant heritage assets and has a key role in enabling important views to and from the Avon Gorge and Clifton Suspension Bridge. Development in the area will take account of these important characteristics. The adjoining maritime industry area at the historic Underfall Yard will continue to be retained, restored and enhanced for those uses in accordance with other policies in this plan.

3.1.36 The potential for new development in the Western Harbour area also extends across the River Avon New Cut, which could enable enhanced pedestrian and cycle access to the south.



Policy text

Western Harbour will be developed as a new city quarter. Development will create a mixed and inclusive community with a diversity of land uses providing opportunities for new homes, workspace, leisure and services.

Development will include:

- **A reconfigured road system, replacing the present network of roads and bridges with a simplified system;**
- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **A mix of workspace;**
- **Retail and leisure development consistent, as required, with Policy SSE4 ‘Town centre first approach to development’;**
- **Infrastructure, services and community facilities required to support the new development;**
- **The retention and provision of high quality public open spaces incorporating green infrastructure and public realm enhancements. New open and enhanced space should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development;**
- **New walking and cycling routes to connect to the development to the city centre, surrounding neighbourhoods, public transport facilities and the wider cycle network.**

Place principles

Development of Western Harbour will be expected to accord with a masterplan which will coordinate the approach to development across the area and the relationship with surrounding locations.

As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the masterplan.

Proposals will have regard to the area’s important heritage assets and respond appropriately to key views and landmarks set out in set out in the relevant Conservation Area Character Appraisals and other supporting policy and guidance.

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Development will be expected to provide appropriately for the following:

- **The provision of flood defences and flood mitigation measures in accordance with the Bristol Avon Flood Strategy. Any defences should be appropriately incorporated into the development and provide for enhanced public realm, green infrastructure provision and enhancements to the historic environment;**
- **A network of accessible pedestrian walkways along the Cumberland Basin, Floating Harbour and River Avon New Cut, including new and improved/restored crossing points, consistent with Policy BG5 ‘Biodiversity and access to Bristol’s waterways’;**
- **Strengthened pedestrian and cycle links, including wayfinding, between Hotwells, Spike Island, Southville, Ashton Gate and the strategic cycle network.**

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

The approach to parking provision will reflect the area’s central location and connectivity.

Flood Risk

Development will be in accordance with Policy FR2 ‘Bristol Avon Flood Strategy’.

In addition to the requirements set out above, development will require appropriate mitigation to ensure that the risk of flooding is appropriately addressed and does not add to flood risk elsewhere.

Sites that are at risk of flooding should be supported by a flood risk sequential test undertaken within the policy area, taking account of all reasonably available sites in the area. The development of sites that are at risk of flooding or are larger than one hectare in size should be supported by a Flood Risk Assessment.

Explanation

3.1.37 A master planning process for Western Harbour will address the development of the area and consider the approaches to the provision of supporting infrastructure including how new development will contribute towards delivery. A vision for Western Harbour was approved in July 2022 following public consultation.

3.1.38 This policy provides for the appropriate mixed-use conversion of the bonded warehouses within Western Harbour subject to the relevant planning policies for design and conservation. The Western Harbour area also includes development and regeneration sites beyond the area of the masterplan, such as Baltic Wharf and Payne’s Shipyard, which can also be developed in accordance with this policy.

Policy DS5: Frome Gateway

3.1.39 The Frome Gateway area is the first point of arrival for many visitors to Bristol City Centre. Land in this area is generally underused for a central city location, comprising predominantly industrial and service buildings including vacant sites.

3.1.40 The mixed-use redevelopment of this area could provide a considerable additional supply of new homes with new forms of workspace while enhancing the accessibility, nature conservation value and recreational potential of Riverside Park and the wider River Frome corridor.



Policy text

Frome Gateway will be developed as a new mixed use neighbourhood. Development will create a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services.

Development will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Provision of workspace, including affordable workspace for a range of employment uses as part of mixed-use development. This would include logistics provision adjacent to M32 Junction 3;**
- **Up to 500 student bedspaces in addition to the new homes in accordance with Policy H7 ‘Managing the development of purpose-built student accommodation’;**
- **Retail and leisure development to meet local needs;**
- **Infrastructure, services and community facilities required to support the new development;**
- **New and improved walking and cycling routes, including new road and river crossings, to reduce severance and connect the development to the city centre, surrounding neighbourhoods and the wider cycle network;**
- **Green infrastructure and public realm enhancements; and**

- **New open space to be provided in accordance with local plan policy GI A ‘Open space for recreation’ and secured from new development.**

Place-making principles

Development of Frome Gateway will be expected to accord with a regeneration framework which will coordinate the approach to development across the area and the relationship with surrounding locations.

As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the regeneration framework.

Development in Frome Gateway will be expected to make efficient use of land and will be of a scale and design appropriate to Frome Gateway’s city centre location.

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Development will be expected to provide appropriately for the following:

- **Strengthened pedestrian and cycle links between St. Paul’s, St. Jude’s, Easton and the city centre;**
- **Mixed uses;**
- **Newfoundland Way enhanced as a mixed-use city street with a strong built form and active building frontages, providing an improved approach to Bristol City Centre for all road users, including the provision of footways and tree planting;**
- **New crossings over Newfoundland Way and the River Frome consistent with Policy BG7 ‘The St. Paul’s Green Link’;**
- **An enhanced bridge crossing over Newfoundland Way, together with improvements in the east-west walking route through Riverside Park and Peel Street Green Space, natural surveillance being provided through frontage development wherever possible;**
- **Enhanced connections between the underpass at Junction 3 and the Frome Gateway area;**
- **Enhancement of the River Frome as a townscape feature, pedestrian route and green infrastructure corridor providing benefits for wildlife and sustainable drainage, including a network of accessible pedestrian walkways along the River Frome consistent with Policy BG5 ‘Biodiversity and access to Bristol’s waterways’.**

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

The approach to parking provision will reflect the area’s central location and connectivity.

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Flood risk

Development of sites within Frome Gateway that are at risk of flooding now or with climate change should be supported by a flood risk sequential test undertaken within the policy area, taking account of all reasonably available sites in the area. The development of sites that are at risk of flooding or are larger than one hectare in size should be supported by a Flood Risk Assessment.

Explanation

3.1.41 The Frome Gateway Spatial Regeneration Framework will shape development in the area. The framework is accompanied by a Health Impact Assessment which should also be taken into account.

3.1.42 The estimated capacity for new homes in this regeneration area is around 1,000, in addition to the proposed purpose-built student accommodation.

3.1.43 To assist in meeting the local need for larger family homes, the appropriate mix of homes will include:

- For new affordable homes, 30% 3-bedroom homes and 10% 4-bedroom homes;
- For all other new homes, 25% homes with 3 or more bedrooms.

3.1.44 Accessible and adaptable homes are also of particular need in the area and so therefore these should be provided in line with policy H9 'Accessible homes'.

3.1.45 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with the development framework for the area and informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.

Old Market Quarter Neighbourhood Development Plan

3.1.46 A neighbourhood development plan has been completed for Old Market Quarter reflecting community aspirations for that area. Developments within the boundary of the Old Market Quarter Neighbourhood Development Plan will be consistent with its policies.

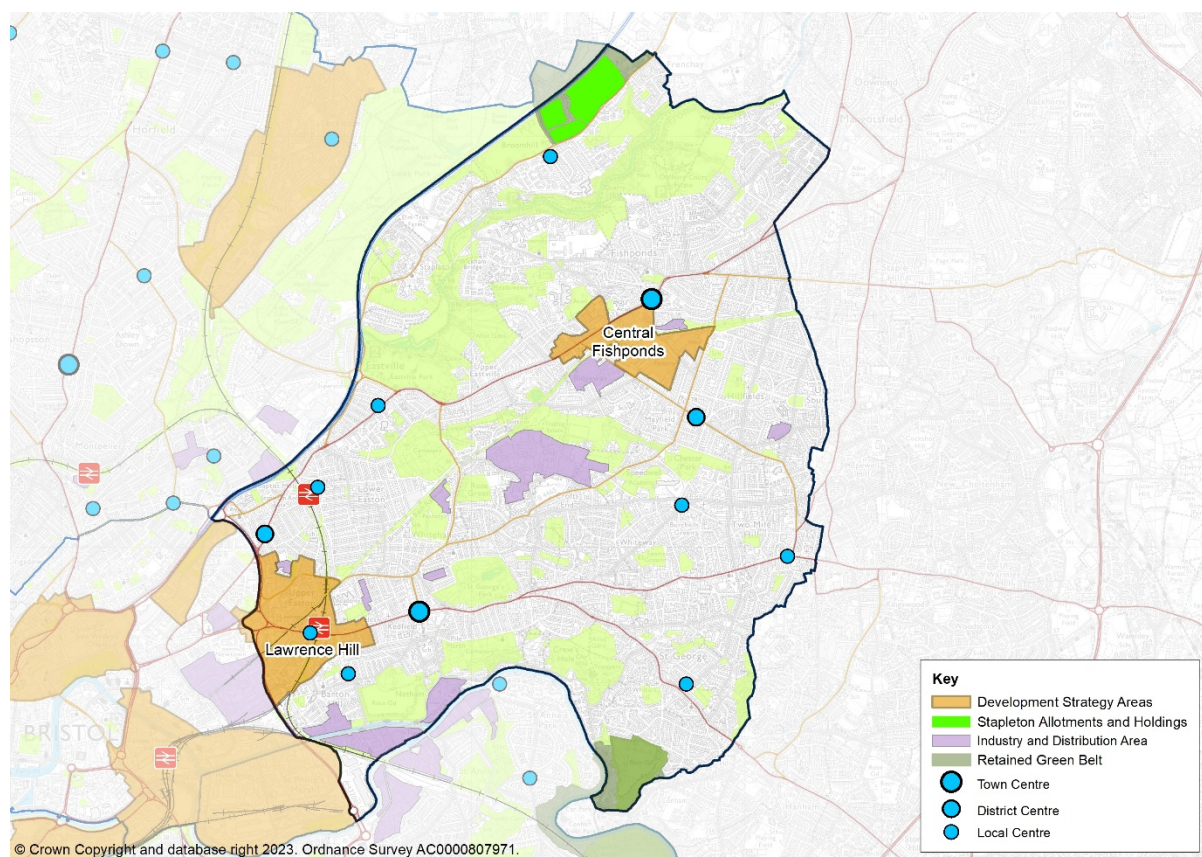
East Bristol

3.2.1 East Bristol will continue to be a location for urban living. New homes will be provided through sensitive infill, conversion of buildings and the redevelopment of underused sites throughout the area.

3.2.2 A key characteristic of East Bristol is strong arterial routes such as such as Stapleton Road, Church Road and Two Mile Hill Road that extend from central Bristol towards Kingswood. These arterial routes and their related centres present particular opportunities for urban living.

3.2.3 The approach to development complements the strategy for the adjacent Central Bristol.

Thousands of new homes will be delivered in East Bristol within the plan period, with scope for increased growth where further interventions and delivery of infrastructure can unlock more potential.



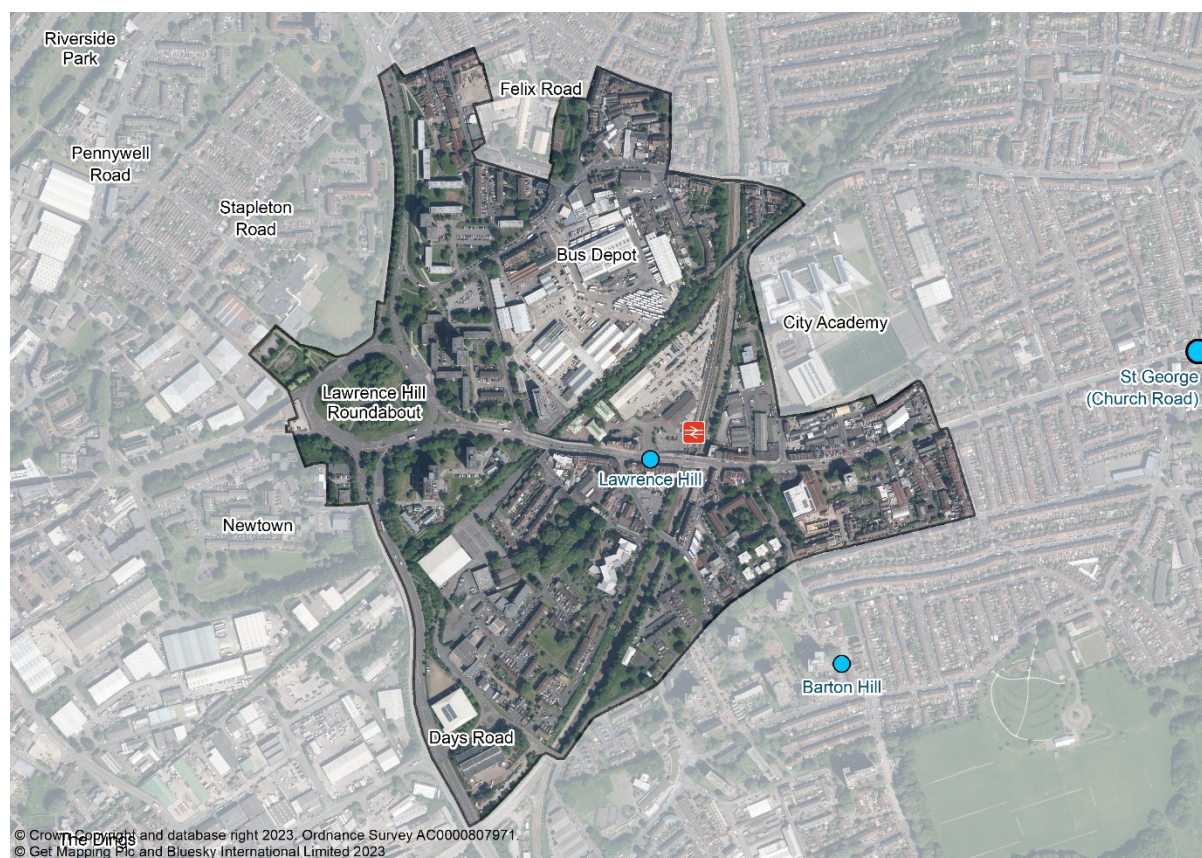
Policy DS6: Lawrence Hill

3.2.4 Lawrence Hill is an existing community in a location served by strategic cycling and public transport routes including a railway station. The community also benefits from a local centre with some shopping and service provision. Larger centres nearby, including Redfield (Church Road) and Stapleton Road, provide an additional range of shops and local facilities serving the Lawrence Hill area. Lawrence Hill is also well-placed for employment opportunities in Bristol City Centre and Bristol Temple Quarter.

3.2.5 The major infrastructure and large industrial and warehousing sites in the area constrain connectivity across the area. Regeneration in Lawrence Hill has the potential to better connect Lawrence Hill's centres and facilities to the benefit of both existing and future residents.

3.2.6 There are a number of sites in Lawrence Hill that are underused or where industrial and warehousing uses no longer predominate. The redevelopment of these sites for a wider range of potential uses as they become available, combined with careful infill development around the area's existing housing estates, could present significant opportunities for new and affordable homes. The possibility of reconfiguring the large roundabout to enhance these connections and release additional development land may be explored in the future.

3.2.7 Development of an urban scale and form, reflecting Lawrence Hill’s location and character, would help to support local shops and public transport services and reduce the need to travel for people working in nearby Bristol City Centre and Bristol Temple Quarter.



Policy text

Sites within the Lawrence Hill area of growth and regeneration will be developed for a mix of residential, workspace and community uses. Development will reinforce the Lawrence Hill area as a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, and access services.

Development will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Provision of high quality workspace, providing for a range of business uses, as part of mixed-use development;**
- **Retail and leisure development consistent with Policy SSE4 ‘Town centre first approach to development’;**
- **Infrastructure, services and community facilities required to support the new development;**
- **New walking and cycling routes to connect the development to surrounding neighbourhoods and the wider cycle network;**
- **Public transport improvements, including to Lawrence Hill and Stapleton Road and improved facilities at Lawrence Hill Railway Station;**

- **Green infrastructure and public realm enhancements; and**
- **New and enhanced open space should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development.**

The bus depot at Easton Road should be retained unless no longer required in this location.

Place principles

Development of Lawrence Hill will be expected to accord with a regeneration framework which will coordinate the approach to development across the area and the relationship with surrounding locations.

As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the regeneration framework.

Development in the Lawrence Hill area will be expected to make efficient use of land. Development will be of a city centre density. Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development (Policy DC2 ‘Tall buildings’).

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Development will be expected to provide appropriately for the following:

- **Development between Croydon Street and Lawrence Hill Station should create a connected and well-designed community, incorporating new pedestrian and cycle links between Lawrence Hill, the Bristol & Bath Railway Path and Easton Road;**
- **Other new and/or improved pedestrian and cycle links:**
 - **Across the A4320, particularly at Lawrence Hill and Easton Road;**
 - **To and from the Bristol and Bath Railway Path, including links to the Dings Cycle Path;**
- **Active ground floor uses focused on Lawrence Hill and Church Road.**

Should the opportunity arise to reconfigure Lawrence Hill Roundabout within the plan period then new development will be sought to a layout and mix of uses that strongly reconnects the communities of Easton, Lawrence Hill, Newtown and Old Market and provides onward links to Bristol City Centre.

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

The approach to parking provision will reflect the area’s central location and connectivity.

Workspace

Where sites currently or recently used for business purposes are proposed to be redeveloped for other uses, development will be expected to provide for an appropriate form and amount of new workspace as part of mixed-use development.

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Explanation

3.2.8 The estimated capacity for new homes in this regeneration area is around 1,500 with the potential for additional dwellings in the event of any re-configuration of the roundabout.

3.2.9 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with any development framework for the area and informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.

3.2.10 The bus depot located in this area is not currently expected to come forward for redevelopment within the plan period. If no longer required for its present use then mixed-use development would be appropriate consistent with the aims of this policy.

3.2.11 The city's ambulance station is situated in Croydon Street and is expected to continue to operate from this location.

3.2.12 The area of growth and regeneration also includes Lawrence Hill Local Centre. Development within the local centre will be consistent with local plan policies for centres, shopping and the evening economy.

Policy DS7: Central Fishponds

3.2.13 A vibrant town centre about 3 miles from Bristol City Centre, central Fishponds is connected to surrounding areas by strategic public transport and cycling routes. The wider area has seen significant residential development in recent years including the conversion of the Beacon Tower to new homes and the redevelopment of the former St. Matthias' College.

3.2.14 A decline in the need for some local industrial and warehousing land has presented a significant opportunity for the development of new homes in and around the town centre. Underused sites around Fishponds Road at the western end of the town centre present further opportunities.

3.2.15 The scale of development opportunities still available in the area present the potential to consider higher density forms of development that would help to support continued investment in the town centre and local public transport services. Through redevelopment there is also potential to better connect Fishponds town centre to the surrounding area.



Policy text

Sites within Central Fishponds will be developed for a mix of residential, workspace and community uses. Development will reinforce the Fishponds area as a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services.

Development will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Provision of high quality workspace, providing for a range of business uses, as part of mixed-use development;**
- **Retail and leisure development consistent with Policy SSE4 ‘Town centre first approach to development’;**
- **Infrastructure, services and community facilities required to support the new development;**
- **New walking and cycling routes to connect to the development to surrounding neighbourhoods and the wider cycle network;**
- **Green infrastructure and public realm enhancements; and**
- **New and enhanced open space should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development.**

Place principles

Development of Central Fishponds will be expected to accord with a regeneration framework which will coordinate the approach to development across the area and the relationship with surrounding locations.

As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the regeneration framework.

Development in Central Fishponds will be expected to make efficient use of land. Development will be of a scale and design appropriate to Central Fishponds' town centre location, taking account of the Stapleton and Frome Valley conservation area. Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development (Policy DC2 'Tall buildings').

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Development will be expected to provide appropriately for the following:

- Development in the Goodneston Road area should create a connected and well-designed community, incorporating new pedestrian and cycle links between Fishponds Road, the Bristol and Bath Railway Path and the Lodge Causeway area to the south;
- Active ground floor uses focused on Fishponds Town Centre and its principal approaches.

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

Workspace

Where sites currently or recently used for business purposes are proposed to be redeveloped for other uses, development will be expected to provide for an appropriate form and amount of new workspace as part of mixed-use development.

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Explanation

3.2.16 The estimated capacity for new homes in this regeneration area is around 1,500.

3.2.17 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with any development framework for the area and informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.

3.2.18 Comprehensive forms of development will enable the area’s full potential to be realised through higher density forms of development. Where sites are developed, an inner urban style density of 100dph will be sought as a minimum, but higher levels of density may be appropriate subject to a co-ordinated approach to development which delivers quality urban design.

3.2.19 The area of growth and regeneration includes Fishponds Town Centre. Development within the town centre will be consistent with local plan policies for centres, shopping and the evening economy.

South Bristol

3.3.1 The present local plan strategy identifies South Bristol as a priority focus for development and comprehensive regeneration, including new homes, workspace and supporting infrastructure, with major regeneration particularly focused on the area at Knowle West and at Hengrove Park, Hartcliffe Campus and Whitchurch Park.

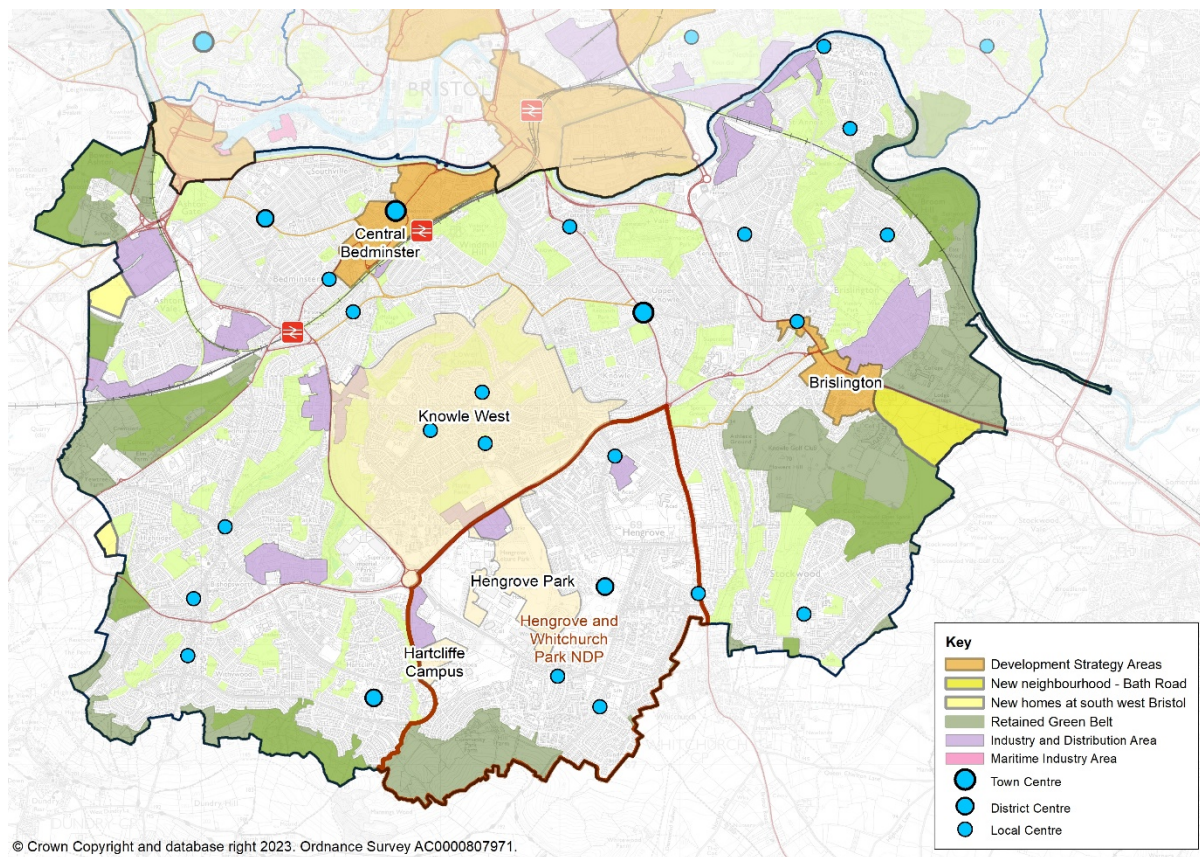
3.3.2 South Bristol has seen significant investment in infrastructure including:

- The South Bristol Community Hospital, Leisure Centre and South Bristol Skills Academy at Hengrove Park;
- Completion of the Filwood Green Business Park, providing new workspace for south Bristol;
- Opening of the South Bristol link road, connecting Hengrove Way with the A38 and A370 at southwest Bristol; and
- Development of the MetroBus route between the north fringe and Hengrove.

3.3.3 South Bristol will remain a priority focus for development and regeneration under the new spatial strategy, including new areas of growth and regeneration at Bedminster and Brislington. Around 150 hectares of land will continue to be reserved for industry across eighteen industry and distribution areas. New land is proposed for industry and warehousing at Vale Lane, while new workspace will also be created in the areas of growth and regeneration and as part of mixed-use development on development allocations. Existing infrastructure priorities that remained programmed will carry forward into the revised local plan.

3.3.4 Development in the existing urban area will be complemented by a new strategic development location at Bath Road, Brislington and new development on the edge of the urban area at south west Bristol.

Thousands of new homes will be delivered in South Bristol within the plan period, with scope for increased growth where further interventions and delivery of infrastructure can unlock more potential.



Policy DS8: Central Bedminster

3.3.5 Central Bedminster is proposed as an area of growth and regeneration due to the area’s location close to Bristol City Centre and Bristol Temple Quarter and the presence of underused land which could support significant new development. The area is served by strategic public transport routes, including MetroBus services and Bedminster railway station. The area is also served by Windmill Hill City Farm, which offers opportunities and services to the local community and wider area.

3.3.6 There are a number of sites that are vacant or underused where it may be beneficial for a wider range of uses, including new homes, to be considered. The close proximity of many of these sites to one another suggests a potential focus for development of a more urban scale and form, guided by design criteria set out in the council’s supplementary planning document on Urban Living.

3.3.7 Development in the Bedminster Green area of Central Bedminster is already well advanced, while a regeneration framework has been prepared for the area around Whitehouse Street.



Policy text

Sites within Central Bedminster will be developed for a mix of residential, workspace and community uses. Development will reinforce the Bedminster area as a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services.

Development will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Provision of high quality workspace, providing for a range of business uses, as part of mixed-use development;**
- **Provision and retention of cultural and evening economy uses;**
- **Up to 1,600 student bedspaces in addition to the new homes (Policy H7 ‘Managing the development of purpose-built student accommodation’);**
- **Retail and leisure development consistent with Policy SSE4 ‘Town centre first approach to development’;**
- **Infrastructure, services and community facilities required to support the new development;**
- **Public transport improvements, including to Malago Road and improved facilities at Bedminster Railway Station;**

- **New walking and cycling routes to connect to the development to the city centre, Bedminster Town Centre, surrounding neighbourhoods and the wider cycle network;**
- **Green infrastructure and public realm enhancements; and**
- **New and enhanced open space should be provided in accordance with local plan policy (Policy GI A ‘Open space for recreation’) and will be secured from new development.**

Place principles

Development of Central Bedminster will be expected to accord with regeneration frameworks which will coordinate the approach to development across the area and the relationship with surrounding locations.

As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the regeneration framework.

Development in Central Bedminster will be expected to make efficient use of land. Development will be of a scale and design appropriate to Central Bedminster’s town centre location, taking account of the Bedminster conservation area. Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development (Policy DC2 ‘Tall buildings’).

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Development will be expected to provide appropriately for the following:

- **Strengthened pedestrian and cycle links between Bedminster Town Centre and the surrounding area, particularly between Windmill Hill, East Street and St. Catherine’s Place and from Spring Street to St. Luke’s Road;**

Enhancement of the River Malago as a townscape feature, pedestrian route and green infrastructure corridor providing benefits for wildlife and sustainable drainage, including de-culverting at Whitehouse Lane where feasible.

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

Workspace

Where sites currently or recently used for business purposes are proposed to be redeveloped for other uses, development will be expected to provide for an appropriate form and amount of new workspace as part of mixed-use development.

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Flood risk

Development of sites within Central Bedminster that are at risk of flooding now or with climate change should be supported by a flood risk sequential test undertaken within the policy area, taking account of all reasonably available sites in the area. The development of sites that are at risk of flooding or are larger than one hectare in size should be supported by a Flood Risk Assessment.

Explanation

3.3.8 Development frameworks have been published for the Bedminster Green and Whitehouse Street sectors of central Bedminster which shape development in the area.

3.3.9 The estimated capacity for new homes in this regeneration area is around 3,500, in addition to the proposed purpose-built student accommodation.

3.3.10 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with the development frameworks for the area and informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.

3.3.11 Comprehensive forms of development will enable the area's full potential to be realised through higher density forms of development. Where sites are developed, an inner urban density of 120dph will be sought as a minimum, but city centre style densities of 200dph or more may be appropriate subject to a co-ordinated approach to development which delivers quality urban design.

3.3.12 The area of growth and regeneration includes Bedminster Town Centre. Development within the town centre will be consistent with local plan policies for centres, shopping and the evening economy.

Policy DS9: Brislington

3.3.13 There are opportunities for urban living along parts of the Bath Road corridor where existing development allocations are located alongside areas of under used land with potential for development of new homes and workspace and an improved urban form.



Policy text

Sites within the Brislington area of growth and regeneration will be developed for a mix of residential, workspace and community uses.

Development will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Provision of high quality workspace, providing for a range of business uses, as part of mixed-use development;**
- **Retail and leisure development consistent with Policy SSE4 ‘Town centre first approach to development’;**
- **New walking and cycling routes to connect to the development to the surrounding neighbourhoods and the wider cycle network;**
- **Green infrastructure and public realm enhancements; and**
- **New and enhanced open space should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development.**

Place principles

Development of Brislington will be expected to accord with a regeneration framework which will coordinate the approach to development across the area and the relationship with surrounding locations.

As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and the regeneration framework.

Development in Brislington will be expected to make efficient use of land.

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Development will be expected to provide appropriately for the following:

- **Strengthened pedestrian and cycle links to the surrounding area, particularly to Brislington Local Centre, local schools and the proposed new community at Bath Road (Policy DS12 ‘New neighbourhood – Bath Road, Brislington’);**
- **Stronger and more coherent built frontages to Bath Road, with associated improvements to the public realm.**

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

Workspace

Where sites currently or recently used for business purposes are proposed to be redeveloped for other uses, development will be expected to provide for an appropriate form and amount of new workspace as part of mixed-use development.

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Explanation

3.3.14 The estimated capacity for new homes in this regeneration area is around 500, with the potential for around 450 additional dwellings subject to site availability and more comprehensive approaches of development.

3.3.15 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with the development framework for the area and informed by the overall provision for workspace in Policy E2 ‘Economic development land strategy’.

3.3.16 Comprehensive forms of development will enable the area’s full potential to be realised through higher density forms of development. Where sites are developed, a density of 60dph will be sought as a minimum, but inner urban style densities of 100dph or more may be appropriate given the location on a principal transport corridor with potential for future investment.

3.3.17 The area of growth and regeneration also includes Brislington Local Centre. Development within the local centre will be consistent with local plan policies for centres, shopping and the evening economy.

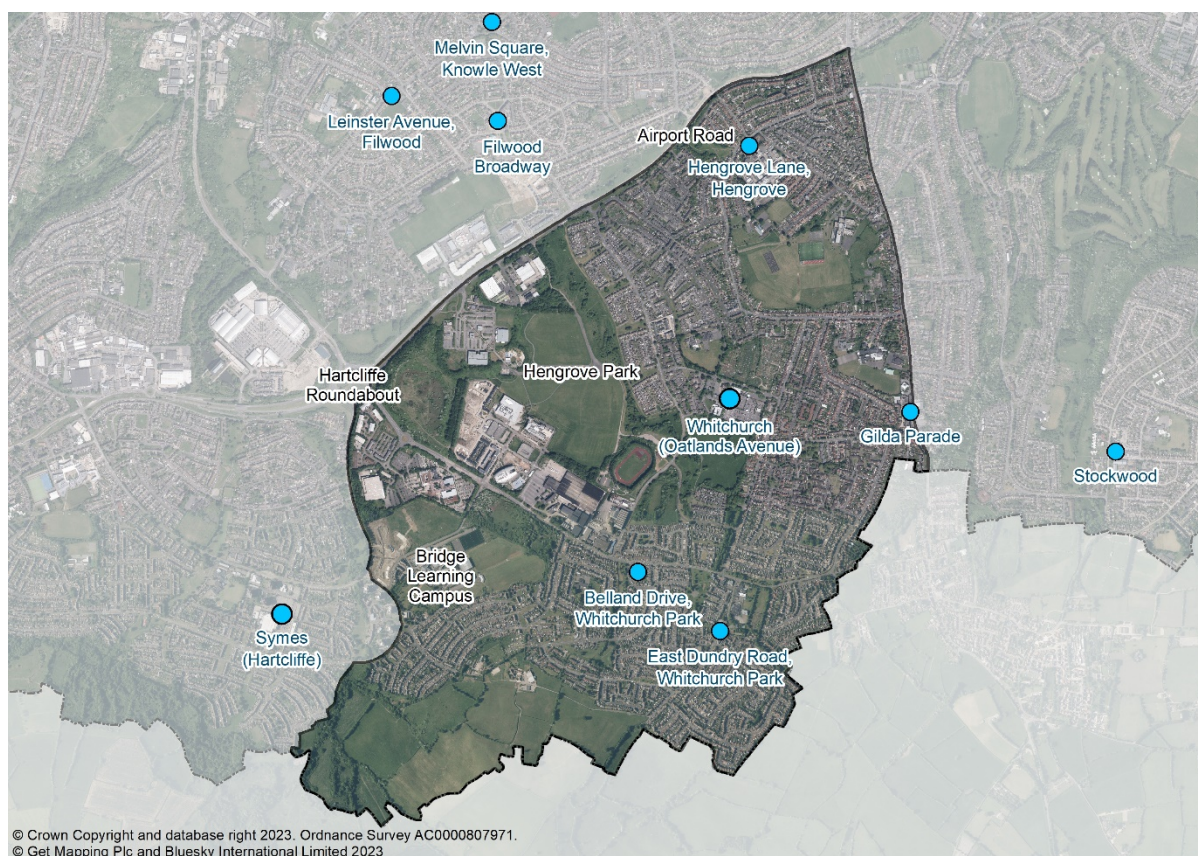
Hengrove and Knowle West

3.3.18 The present local plan strategy identifies a focus for major regeneration at Knowle West and at Hengrove Park. Major infrastructure that has been delivered in the area under the present strategy includes the South Bristol Link road, South Bristol Community Hospital, South Bristol Skills Academy, Hengrove Park Leisure Centre and Filwood Green Business Park.

Hengrove and Whitchurch Park Neighbourhood Plan

3.3.19 A neighbourhood development plan has been completed by the Hengrove and Whitchurch Park Neighbourhood Planning Group reflecting community aspirations. It was agreed at a local referendum on 14th February 2019.

3.3.20 As part of the development plan the Neighbourhood Plan will steer the approach to development in Hengrove and Whitchurch Park.



For details of the Hengrove and Whitchurch Park Neighbourhood Development Plan please visit <https://www.bristol.gov.uk/planning-and-building-regulations/neighbourhood-planning-hengrove-and-whitchurch-park>

Hengrove Park and Hartcliffe campus

3.3.21 Planning permissions have been granted for the major residential-led redevelopment of Hengrove Park and Hartcliffe Campus.



Knowle West

3.3.22 The Knowle West Regeneration Framework comprises a series of proposed improvements to the area. The overall aims of these proposals are to provide better employment and housing opportunities for local residents, greatly improve the facilities available to the community and improve access to and from Knowle West and the rest of the city.



Policy DS10: The Green Belt

3.3.23 This policy retains the Green Belt areas within Bristol with boundaries revised to reflect exceptional circumstances.

3.3.24 A key characteristic of the Green Belt is its openness and all remaining areas contribute to meeting the purposes of designation. In several locations, including Ashton Court, the slopes at Dundry, Stockwood and the Avon Valley, Green Belt land also forms very prominent elements of the city's landscape setting, extending into the Green Belt areas of neighbouring authorities. In Stapleton part of the Green Belt extends along the M32 Motorway. This is part of larger wedge of Green Belt stretching out into South Gloucestershire.

3.3.25 The Green Belt, subject to its proposed boundary revisions, continues to play a strategic role in containing the outward expansion of Bristol, providing a green setting for the city and focusing attention upon the regeneration of previously developed land in the urban area.

Policy text

Land within the Green Belt as shown on the Policies Map will be protected from inappropriate development as set out in national planning policy.

Previously developed land in the Green Belt

The redevelopment of previously developed sites in the Green Belt will be encouraged where such development would contribute to delivery of affordable homes and provided that the proposals would not substantially harm the openness of the Green Belt.

Boundary of the Green Belt

The boundary of the Green Belt in Bristol will remain unchanged with the exception of land which will be removed from the Green Belt as shown in Policies DS11 ‘Development allocations – south west Bristol’ and DS12 ‘New neighbourhood – Bath Road, Brislington’.

Explanation

3.3.26 Some areas of the retained Green Belt have also been proposed as Local Green Space (see Policy GI1 ‘Local Green Space’).

3.3.27 It is proposed that some of the areas removed from the Green Belt in Bristol will be allocated for development.

Policy DS11: Development allocations – south west Bristol

3.3.28 Development allocations are proposed for new homes in southwest Bristol on land which is proposed to be removed from the Green Belt at Elsbert Drive, Bishopsworth and ‘Longmoor Village’, Ashton Vale.





Policy text

The following sites as shown on the Policies Map are proposed to be removed from the Green Belt and allocated as growth areas for new homes:

- **Land at Ashton Vale ('Longmoor Village');**
- **Land adjacent to Elsbert Drive, Bishopsworth.**

Development at Elsbert Drive should be in accordance with a detailed cross-boundary development framework or master plan prepared in consultation with the local community which addresses the layout and form of development, access and the relationship with surrounding areas. The development should be designed to address the residential amenity of existing homes on Elsbert Drive and accord with all the other relevant policies in this plan.

Explanation

3.3.29 Land at Ashton Vale has planning permission (ref. 21/03166/P) for around 500 homes ('Longmoor Village').

3.3.30 The estimate capacity for land adjacent to Elsbert Drive is 150 homes. However, the emerging North Somerset local plan proposes to take a similar approach to Green Belt land inside Colliters Way. Bristol City Council will engage with North Somerset to ensure a comprehensive approach to development.

Policy DS12: New neighbourhood – Bath Road, Brislington

3.3.31 The new local plan sets out the proposed number of new homes intended to be developed in Bristol each year to meet the needs of the city. The majority of residential development will be on previously developed site including sites allocated for development retained from the existing local plan, proposed site allocations and development within the city's regeneration areas. However, in order to ensure a sufficient number and range of development sites become available to meet the need for new homes it is considered necessary to allow for a limited release of land from the existing Green Belt.



Policy text

This area will be developed as a new neighbourhood of residential led mixed-use development.

Development should be in accordance with a detailed development framework or master plan prepared in consultation with the local community which addresses the mix of uses, form of development and relationship with surrounding uses.

Development would be expected to be in accordance with all other relevant policies in his plan and address the following key development principles:

- **Ensure that the development is supported by appropriate local and strategic transport infrastructure to address the impact of the development including appropriate provision for active modes of travel and access to public transport;**
- **Provision of land along the A4 frontage to allow for a mass transit/walking and cycling corridor;**

- **High levels of permeability through the site for walking and cycling, and improved links to the local cycling network (Linkage to surrounding cycle network, including along the A4, Durley Hill and the Avon Cycleway (along the A4174));**
- **Retention of (and incorporation of new) important trees, hedgerows and other green infrastructure including the creation of a linear park at Scotland Bottom;**
- **Biodiversity gain in accordance with other policies and any legal requirements;**
- **Contribution to essential infrastructure including appropriate provision for education facilities;**
- **Retention of the existing allotments. Any development will ensure that there are no adverse impacts on allotment use.**

Development would also be expected for provide an appropriate level of affordable housing (35% of the new homes) and 5% of new homes should be in the form of community-led/self-building housing. Any affordable housing and community-led/self-build housing provided should be provided in accordance with the relevant policies in this plan (Policies AH1 ‘Affordable housing provision’ and H5 ‘Self-build and community-led housing’).

Explanation

3.3.32 The new local plan will amend the Green Belt boundary to facilitate this development allocation. Policy DS10 ‘The Green Belt’ establishes the revised boundary and extent of the Green Belt.

3.3.33 Development of this area, including if linked with land in Bath and North East Somerset (which could potentially be considered in the local plan for that area), will result in the reduction of the existing Green Belt. However, a substantial extent of openness between Bristol and Keynsham would remain and the integrity of the Bristol Bath Green Belt as a whole will be retained.

3.3.34 Policy DS12 establishes the principle of the allocation of the land for development purposes and sets out the core principles of development. The estimated housing capacity is 500 to 750 homes. There is the potential for the Brislington Park & Ride to be relocated to land near Hicks Gate Roundabout within Bath and North East Somerset to support improved transport facilities. This would facilitate development adjoining Bristol and could allow for the higher end of the estimated housing capacity range.

3.3.35 Development is subject to the preparation of a detailed development framework or master plan which will be prepared in consultation with the local community and stakeholders.

3.3.36 The allotments on Bath Road are an important local facility providing opportunities for food growing. The allotments will be retained.

Proposals adjacent to Bristol

In order to meet the need for development across the wider region it is possible that proposals for urban extensions in the Green Belt beyond Bristol City Council's boundary may emerge through the local plans of neighbouring authorities.

If appropriate proposals come forward on land adjacent to the proposed location at Bath Road, Brislington or at other locations adjoining the city, the council will work with neighbouring councils to consider the impacts and opportunities, to assess infrastructure requirements and to ensure integrated and well-planned communities are created to the benefit of existing and future residents.

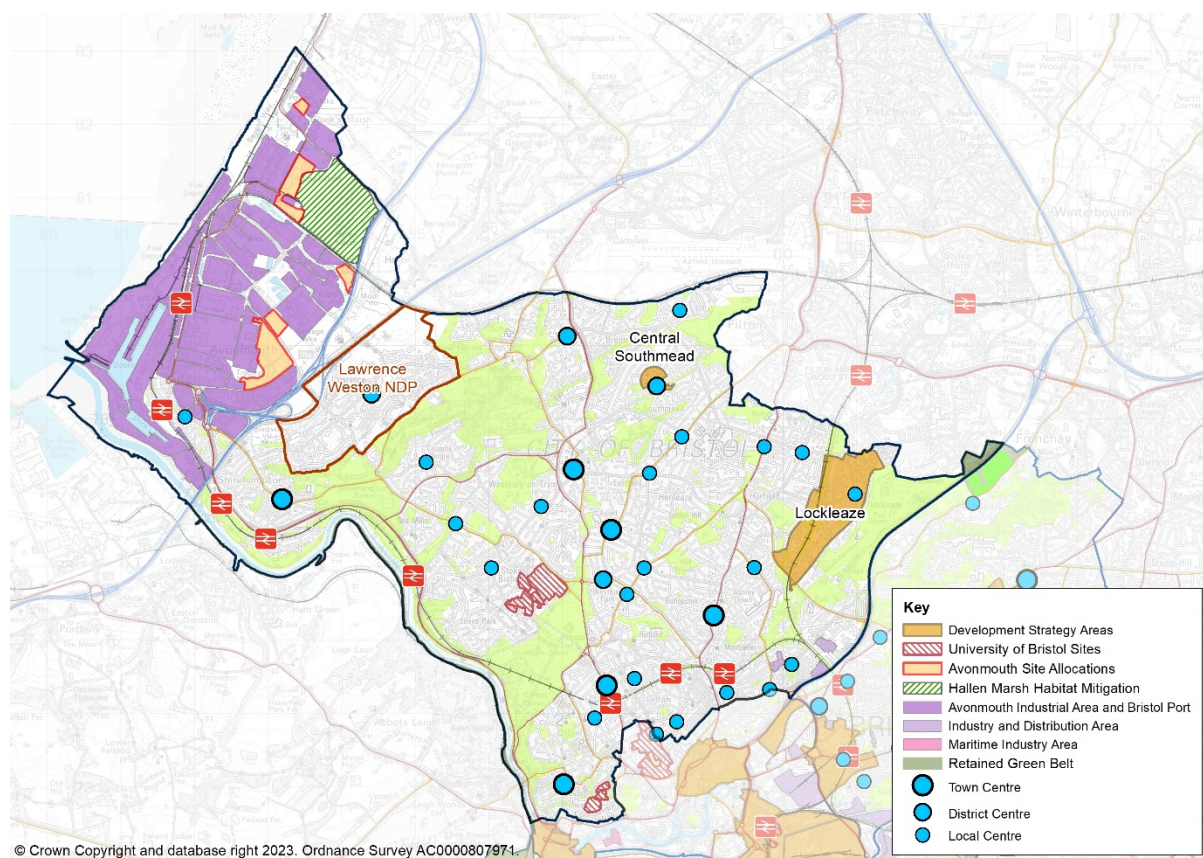
North Bristol

3.4.1 Much of North Bristol is residential in character, served by a number of town, district and local centres. The largest concentrations of employment in the area are focused at Bristol Port and Avonmouth industrial areas and at Southmead Hospital, and within the industrial areas adjacent to the city at Filton.

3.4.2 North Bristol will remain a location for urban living under the new development strategy, including new areas of growth and regeneration at Lockleaze and Central Southmead. New homes will be provided through sensitive infill, conversion of buildings and the redevelopment of underused sites throughout the wider North Bristol area.

3.4.3 Around 640 hectares of land will continue to be reserved for industry, warehousing, energy and port development in Avonmouth and Bristol Port, which is an area of local and national importance for business. Additional sites are allocated for industry and warehousing development in this area (Policy E4 'Avonmouth industrial area and Bristol Port').

Thousands of new homes will be delivered in North Bristol within the plan period, with scope for increased growth where further interventions and delivery of infrastructure can unlock more potential.



Policy DS13: Lockleaze

3.4.4 Lockleaze has seen considerable regeneration in recent years including redevelopment and significant public realm improvements in Gainsborough Square and infill development on a number of small sites owned by Bristol City Council.

3.4.5 The area's accessibility by public transport and cycling routes is improving and future investment is proposed. Work by the local community has identified a number of development opportunities alongside those already allocated in the local plan. There are further opportunities for change in the Muller Road area.

3.4.6 The redevelopment of these sites for new homes offers great potential to improve the urban environment in the Lockleaze area and better connect the area to existing communities to the south and west.

3.4.7 The existing dwelling density of Lockleaze is low, resulting in a limited population to support the existing centre at Gainsborough Square and public transport services to the rest of Bristol and the north fringe. Well-designed infill development at higher densities would help to support and encourage investment in these existing facilities.



Policy text

Sites within Lockleaze will be developed for a mix of new homes. Development will reinforce the Lockleaze area as a mixed and inclusive community with access to a range of local services.

Development will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Provision of high quality workspace, providing for a range of business uses, as part of the development mix in the area;**
- **New and improved walking and cycling routes to connect to the development to the surrounding neighbourhoods, public transport facilities and the wider cycle network, including improved accessibility over the railway and upgrades to existing public rights of way; and**
- **Green infrastructure and public realm enhancements.**

Place principles

Development in Lockleaze will be expected to make efficient use of land.

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

Workspace

Where sites currently or recently used for business purposes are proposed to be redeveloped for other uses, development will be expected to provide for an appropriate form and amount of new workspace as part of the mix of uses in the area.

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Explanation

3.4.8 The estimated capacity for new homes in this regeneration area is around 1,200.

3.4.9 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with the development strategy for the area and informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.

3.4.10 Development of a range of sites, making efficient use of land, will enable the area's full potential to be realised and help to support local services. Where sites are developed, a density of 50-60dph will be sought as a minimum, but higher densities of 100dph or more may be appropriate.

3.4.11 The area of growth and regeneration also includes Lockleaze Local Centre. Development within the local centre will be consistent with local plan policies for centres, shopping and the evening economy.

Policy DS14: Central Southmead

3.4.12 The Southmead Development Trust has developed the Southmead Community Plan. The plan identifies housing mix as an issue, noting that there is a shortage of smaller homes in the area for those looking to downsize. The plan aspires for new development to be high quality, safe, healthy and sustainable with a mix of affordable homes (social housing, shared ownership) and private housing. The plan explores potential improvements that could be made to the area through the review of existing community facilities, potentially including the development of a new community building on Greystoke Avenue. Improvements to local parks and open spaces are identified as a priority. Since the publication of the plan, the Southmead Development Trust has also developed a proposal for development at Glencoyne Square.



Policy text

Sites within Central Southmead will be developed for a mix of affordable homes, private housing and community uses. Development will reinforce the Southmead area as a mixed and inclusive community, focused on Arside Road district centre, with access to a range of local services.

Development will include:

- **New homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;**
- **Redevelopment of Glencoyne Square for new homes with open space;**
- **Provision of community facilities to replace and enhance existing provision, potentially including a new community building on Greystoke Avenue;**
- **Improved pedestrian and cycle routes through Glencoyne Square and Arside Road.**

Place principles

Development in Central Southmead will be expected to make efficient use of land and contribute appropriately to the delivery of the new homes sought by this policy through more urban forms of development of a scale and design appropriate to Central Southmead’s district centre location.

Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality.

Transport

Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements.

Housing mix

Developments in the area should contribute towards an appropriate mix of housing types.

Explanation

3.4.13 The estimated capacity for new homes in this regeneration area is around 300. Planning permission was granted for a mixed-use development at Glencoyne Square in 2021.

3.4.14 Development of the sites put forward by the community, making efficient use of land, will enable the area's full potential to be realised through higher density forms of development. Where sites are developed, a density of 60dph will be sought as a minimum, but higher densities of 100dph or more may be appropriate subject to a co-ordinated approach to development which delivers quality urban design.

3.4.15 The area of growth and regeneration also includes Arnside Road (Southmead) District Centre. Development within the district centre will be consistent with local plan policies for centres, shopping and the evening economy.

Lawrence Weston

3.4.16 A neighbourhood development plan has been completed by the Lawrence Weston Neighbourhood Planning Group reflecting community aspirations. The plan aims to deliver over 300 new homes including affordable housing and opportunities for self-build. Housing development is supported on a number of sites owned by Bristol City Council. This includes the development at Henacre and development at the former City of Bristol College site.



3.4.17 The plan aims to support and extend the existing retail offer in Lawrence Weston. Improvements to community facilities are also identified with land safeguarded for a new community facility at the former City of Bristol College site. The plan also identifies areas of important open space and local green space for protection.

3.4.18 As part of the development plan the Neighbourhood Plan will continue to steer the approach the development in Lawrence Weston.

For details of the Lawrence Weston Neighbourhood Development Plan please visit <https://www.bristol.gov.uk/planning-and-building-regulations/neighbourhood-planning-lawrence-weston>

4. Infrastructure, Developer Contributions and Social Value

4.1 Growth and development means that infrastructure and services require investment over the plan period. This chapter sets out the policies which address support for infrastructure and the social value which is generated by new development.

Policy IDC1: Development contributions and CIL

4.2 Future development in Bristol will be supported by new and improved infrastructure such as schools, parks, transport facilities and health facilities. New development will be expected to contribute to these requirements generally through Community Infrastructure Levy or via planning obligations in cases where site specific infrastructure requirements arise.

Policy text

Development and infrastructure provision will be coordinated to ensure that growth in the city is supported by the provision of infrastructure, services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy.

Development will provide, or contribute towards the provision of:

- **Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations;**
- **Infrastructure, facilities and services required to support growth, which will be secured through a Community Infrastructure Levy (CIL) for Bristol.**

Planning obligations may be sought from any development, irrespective of size, that has an impact requiring mitigation. Contributions through CIL will be required in accordance with the appropriate regulations.

Explanation

4.3 The proposed level of development will be supported by the necessary enhancements to infrastructure. New development will therefore provide or contribute towards the provision of the necessary infrastructure, to enable it to be provided in a timely manner and to support the growth of the city.

4.4 Development may contribute to a range of services, facilities and infrastructure. The council requires a community infrastructure levy from specified developments. Other contributions may be sought depending upon the individual characteristics of a development proposal. The approach to other contributions is set out in its planning obligations supplementary planning document.

Policy SV1: Social value and inclusion

4.5 The concept of Social Value advocates seeking ‘value for money’ in its widest sense by considering potential social benefits (involving people, culture and interactions), economic benefits (such as money flow and financial resources) and environmental benefits (involving the place in which people live, the planet and use of resources).

4.6 For this policy social value encompasses the range of potential social, economic and environmental benefits arising from new developments as they relate to communities in Bristol, including existing residents, businesses and other stakeholders in the local area.

Policy text

All major developments proposals will be expected to be accompanied by a social value strategy.

The social value strategy should identify how the development will support social inclusion and deliver social value throughout its lifecycle. This will include demonstrating how the development will maximise its positive contribution, as relevant, to:

- **Reducing inequalities in Bristol and their adverse impacts on residents;**
- **The ability of all residents and vulnerable groups to fully participate in society;**
- **Inclusive places and spaces;**
- **Economic inclusion (Policy E1 ‘Inclusive Economic Development’);**
- **Health and wellbeing; and**
- **Resilience.**

A condition will be included on all relevant planning permissions to ensure the implementation of any agreed social value strategy, including requiring confirmation of the relevant parts of the strategy to be prior to the commencement and the occupation of the development.

Explanation

4.7 Major developments are defined as residential developments of 10 dwellings or more or commercial and other development of 1000m² or more.

4.8 Measures included in a social value strategy may include ensuring that access arrangements cater for all needs (including maximising opportunities for walking and cycling); employment and skills plans; utilisation of local supply chains; and participation in relevant city council initiatives. The council will publish advice on the content of social value strategies which is based on its Social Value policy.

5. Urban Living: Making the best use of the city's land

5.1 The local plan has a focus on ensuring the delivery of new homes. Key to this will be the efficient use of land by all land uses.

5.2 Urban living optimises densities, balancing the efficient and effective use of land with aspirations for making quality places to live, successful placemaking, and a positive response to context.

5.3 The council has prepared a supplementary planning document on urban living that provides further guidance on making successful places at higher densities.

Policy UL1: Effective and efficient use of land

5.4 The use of previously developed land and other ways of making efficient use of land will continue to meet the majority of housing and other development requirements across the city.

5.5 Land continues to be used efficiently within the city, with the average site density of residential completions since 2006 being around 100 dwellings per hectare. Most recent development in Bristol has been on previously developed land. Residential completions on previously developed land have exceeded 90% over the last 10 years.

5.6 This policy sets out how land will continue to be used efficiently in the city.

Policy text

Making efficient use of land

New development will be expected to reflect Bristol's urban character by maximising opportunities to re-use previously developed land and delivering high-quality well-designed environments at higher densities.

Development proposals should develop land to its optimum density. This may include introducing new types of design, scale and form into its location and the development of mixed uses within buildings as well as development sites.

Development will be encouraged to make efficient use of land by, where appropriate, developing under-used land and buildings and/or extending buildings upwards using the airspace above them.

Developments which fail to make efficient use of land will not be permitted.

Locations for more intensive forms of development

More intensive forms of development will be expected on suitable sites:

- **Within Bristol City Centre, Bristol Temple Quarter and St. Philip's Marsh;**
- **Within or close to the city's town and district centres; and**
- **Close to major public transport routes and corridors.**

This includes the areas of growth and regeneration set out in the Development Strategy (Policies DS1-DS14).

Explanation

5.7 The optimum density for new development is the density which balances the efficient use of land with liveability considerations, responding positively to context and making successful places. Policy DC1 ‘Liveability in residential development including space standards, aspect and private outdoor space’ sets out liveability considerations in relation to residential development. Similar considerations will apply to optimising the density of other land uses.

5.8 The council’s supplementary planning document ‘Urban Living: Making Successful Places at Higher Densities’ set out the factors that influence the optimum density for a development site.

5.9 In identifying more intensive locations, ‘close to’ means within 5 minutes’ walk (approx. 400m). Major public transport routes and corridors include railway stations, rapid transit stops (including MetroBus) and major bus routes that are operating now or are expected to become active in a reasonable period of time.

5.10 Based on their accessibility to public transport and a range of local services, Diagram 5.1 below indicatively shows locations at which more intensive forms of development will be expected on suitable sites. Over time these locations may evolve through the provision of further public transport routes and infrastructure.

5.11 For residential development Policy UL2 ‘Residential densities’ sets out minimum densities that will be sought in different locations across the city.

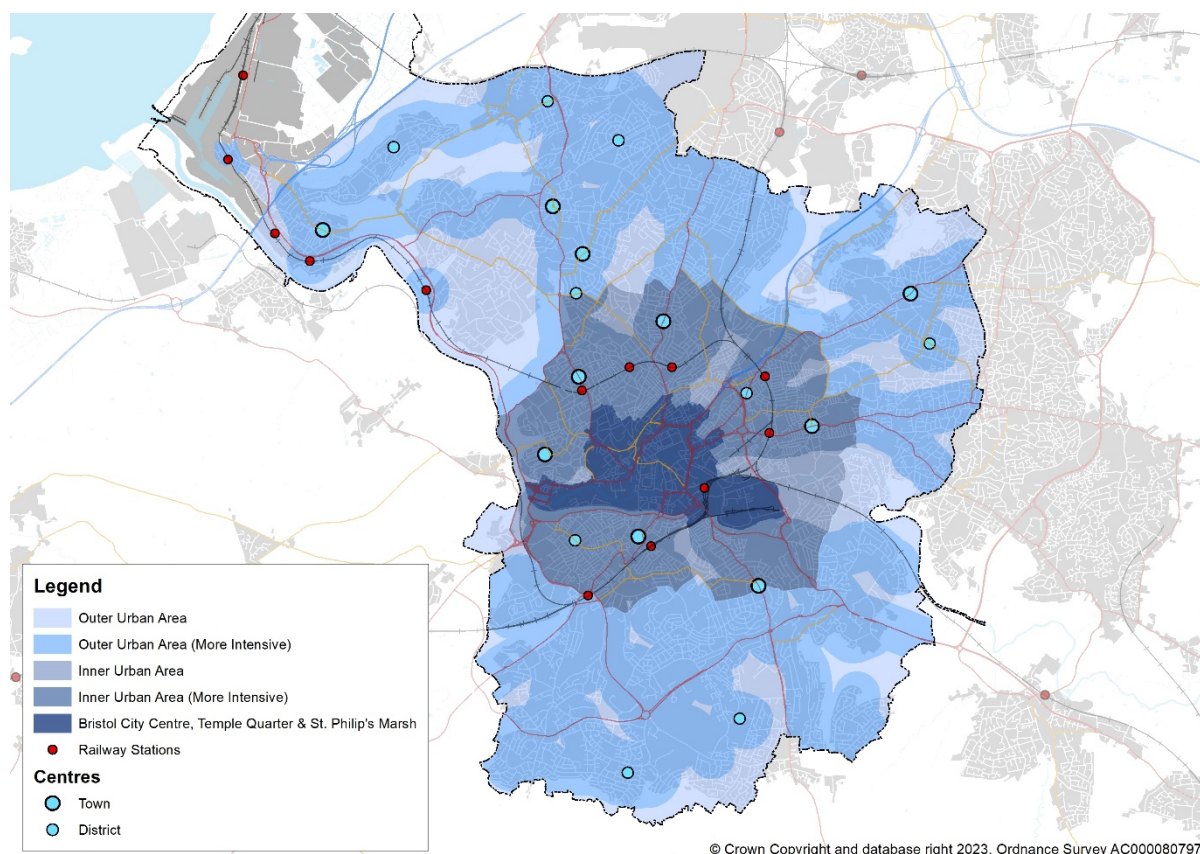


Diagram 5.1: Indicative areas for the density of new development

Policy UL2: Residential densities

5.12 This policy, supported by Policy DC1 ‘Liveability in residential development including space standards, aspect and private outdoor space’, the suite of design policies and additional guidance and codes seeks to ensure that where residential development takes place it does so to the optimum density.

Policy text

For residential development in Bristol, a minimum net density of 50 dwellings per hectare will be expected.

Densities below the minimum should only occur where it is necessary to safeguard the special interest and character of the area.

In many cases, including at locations for more intensive forms of development set out in Policy UL1 ‘Effective and efficient use of land’, higher density forms of development will be expected on suitable sites.

For major development (including at least 10 dwellings), where specified in the table below, a higher minimum net density will be sought on suitable sites in each area.

In assessing the suitability of sites for these higher densities, consideration will be given to the characteristics of the site and its context. Densities below the suggested minimum may be acceptable where:

- It is essential to respect the character of the locality or protect the character and setting of heritage assets;
- Where a proposal includes house types which result in densities below the minimum but would otherwise make a significant contribution to the creation of mixed and balanced communities; or
- Where market signals, local housing market trends and local housing needs demonstrate that higher density forms of development are not viable.

Where the proposed density falls below those specified in the table below, the applicant will be expected to provide supporting information explaining the density proposed.

In the areas of growth and regeneration set out in the Development Strategy the density sought will reflect the amount of development proposed by those policies and any specific policy approaches in those areas.

Area	Suggested minimum density	
	General	More intensive
Bristol City Centre	-	200
Inner urban area	100	120
Outer urban area	50	60

Explanation

5.13 To ensure the efficient use of land, higher density forms of development will be sought on suitable sites in a range of different locations across the city taking account of their relative level of accessibility to employment opportunities, services and other facilities. Although most areas of the city have good accessibility to these uses by public transport, walking and cycling, levels of accessibility are greater closer to the city centre. Three broad areas have been identified:

- Bristol City Centre, which offers the greatest range of facilities, uses and sustainable transport routes;
- An inner urban area, which is within approximately 20 minutes' walk of Bristol City Centre and also includes a number of town, district and local centres; and
- An outer urban area, comprising the rest of the city, which is also served by a number of town, district and local centres and a range of sustainable transport routes.

5.14 Within these broad areas are a number of locations suitable for more intensive forms of development as defined by Policy UL1 'Effective and efficient use of land', at which it is appropriate to seek higher residential densities.

5.15 Not all sites will be suitable for higher density forms of development. Densities above the 50dph minimum will be sought where this would be consistent with the site considerations set out above and other policies of the local plan.

5.16 For the purposes of this policy, residential density is generally measured to the site boundary. Density is net, i.e. adjusted appropriately for undeveloped parts of the site (including areas required for access and circulation) and the proportion of other uses in the case of mixed-use development.

6. Housing

6.1 Contributing to the delivery of new and affordable homes is a core objective for the local plan as we seek to meet the needs of a growing population whilst tackling climate change and supporting biodiversity.

6.2 This part of the plan considers the need for new homes and sets out the policy for how many new homes should be provided in Bristol.

The need for new homes

6.3 There is a clear need for new homes in Bristol: the population is rising; house prices are high; and waiting lists for affordable housing are growing. To plan for the future of the city it is necessary first to confirm, as accurately as possible, how many new homes are needed using appropriate evidence.

6.4 The starting point to determine need is currently the government's 'standard method'. This is a national approach which uses a standard formula based on 2014-based household projections, an affordability adjustment, a capping mechanism and then a 35% uplift directed to 20 identified urban authorities of which Bristol is one. The figure derived from this method can change on an annual basis but currently indicates a housing need of 3,380 per year.

6.5 This rate of housing development over-estimates the true need for homes in Bristol up to 2040. National planning policy makes clear that local plans should aim to meet 'objectively assessed needs'. Work has been undertaken using a method which is better able to objectively assess housing needs in Bristol than the formulaic standard method. This has been used alongside the standard method to better understand the housing need for Bristol in the coming years.

Bristol's capacity to deliver homes

6.6 The council considers that the best place to meet the housing needs of Bristol is within the city; and that as much of the housing need as possible should be met within our local authority boundary. The local plan sets out a strategy for urban living, making efficient use of land and bringing forward the regeneration of centrally located areas with the capacity to deliver thousands of new homes.

6.7 Despite this ambitious focus on delivering homes, it is not possible to deliver the entirety of assessed need inside Bristol's boundaries. Making the best use of brownfield land does not mean that all such land is available for housing development. Land is also required to maintain and grow the city's workspace – offices, industry and warehouses - and other land uses. Greenfield sites are rare in Bristol, and most are required to be retained as Green Belt land, for recreation and to sustain and enhance biodiversity and food growing. Taking into account the land that can come forward for housing development and the places which are reserved for other necessary land uses, the level of housing development which can be accommodated in Bristol is assessed to be 1,925 homes per year on average up to 2040.

Addressing remaining needs

6.8 Although part of the assessed need for new homes can be met within Bristol, the evidence indicates additional homes will need to be delivered elsewhere to ensure that the city's need for new homes does not go unmet. Bristol City Council has worked with the neighbouring councils of North Somerset, South Gloucestershire and Bath & North East Somerset to consider whether and to what extent those needs could be met in those areas. The local plans for those areas will address the approach to any unmet needs which they are able to accommodate.

Plan period and review

6.9 The plan as a whole looks forward to 2040. It will be reviewed after five years with a particular focus on housing needs and delivery. For the purpose of the housing requirement in Policy H1, the precise plan period spans from 1st April 2022 to 31st March 2040.

Policy H1: Delivery of new homes – Bristol's housing requirement

6.10 The development strategy has a focus on ensuring the delivery of new homes. This policy sets out a minimum target for delivery and a clear aspiration to exceed that amount where this can be achieved. It sets the tone for the local plan which aims to significantly boost housing supply by:

- Establishing a planning approach which sees development of new and affordable homes as a leading objective in development decisions;
- Promoting urban living across the city, with a focus on regenerating previously developed land;
- Taking a plan-led approach to promoting areas with the potential to increase densities;
- Allocating new sites for housing and mixed-use development;
- Managing the development of student housing to safeguard existing communities and support delivery of new homes whilst supporting thriving universities.

By offering a large range of potential development sites, areas of growth and regeneration and a variety of policy interventions the local plan can help to increase the likelihood of our housing delivery targets being delivered and exceeded.

6.11 This policy sets out the housing requirement for Bristol and the aspiration that it will be exceeded.

Policy text

An annual average minimum of 1,925 new homes will be delivered over the plan period to 2040. The aspiration is that this figure will be exceeded where this can be supported by service and infrastructure capacity.

Explanation

6.12 Although this policy sets out a minimum target figure, the housing delivery emphasis of this strategy means that the aspiration is that this figure will be exceeded, provided that the potential capacity that exists in the city can be unlocked through the delivery of supporting infrastructure.

6.13 Reference to years in the policy refers to the year ending 1st April i.e. 2040 means the year from 1st April 2039 to 31st March 2040. Starting period for this policy is the year ending 31 March 2023.

Policy AH1: Affordable housing provision

6.14 Bristol City Council is committed to building a better Bristol where all citizens are able to access a safe, permanent and genuinely affordable place to live. Achieving this outcome will raise overall living standards in the city, improve the physical and mental well-being of our citizens and improve the educational attainment and life opportunities of our young people.

6.15 The need for affordable housing in Bristol is very high. Providing thousands of high quality, sustainably designed affordable homes to meet Bristol's needs is therefore critical to the long-term social, economic and environmental health of the city.

6.16 Affordable housing means homes to rent or buy that are put in reach of people not able to access market housing. The greatest need in Bristol is for social rented affordable homes. Affordable home ownership also plays a role in meeting the city's housing need. This includes shared ownership homes provided on a part sale part rent basis and First Homes, the Government's preferred discounted market tenure.

6.17 Meeting this level of need requires new approaches and policy mechanisms. The council is therefore working with a wide range of partners including local communities, private developers and registered providers to deliver new affordable homes for the city. Affordable homes will also be delivered directly by the council, including new council homes and homes delivered through council-owned housing companies. The council will employ a new needs-based approach that seeks to maximise affordable housing supply from private developers without public subsidy and then further increase supply through other mechanisms. Whilst viability considerations inform the proportion of affordable housing that can be viably delivered from private development this should not be a limiting factor on the overall level of affordable housing sought.

6.18 This policy aims to achieve a minimum of 12,000 new affordable homes delivered over the plan period. To help meet and exceed this amount the policy aims to ensure that all eligible residential developments contribute at least 35% affordable housing. This will include units delivered without public subsidy reflecting scheme viability and units delivered through other mechanisms. The policy also sets proportions for the type of affordable housing needed and ensures provision complies with relevant national and local requirements.

Policy text

Affordable housing delivery

Affordable housing will be delivered through a range of delivery mechanisms including:

- **Direct development of homes by Bristol City Council (new council homes);**
- **Development by the council’s housing company Goram Homes;**
- **Direct development by Bristol City Council’s registered provider partners and other affordable and specialist housing providers;**
- **Private residential development proposals where a proportion of each major development will be delivered as affordable housing, including a proportion delivered without subsidy.**

Residential developments of 10 dwellings or more that are subject to this policy will be expected to provide at least 35% affordable housing as part of the dwelling mix.

Proposals should be designed at the application stage to deliver the expected proportion of at least 35% affordable housing.

To demonstrate how this will be achieved developers should:

- **Identify the maximum proportion of affordable housing that can be delivered viably without public subsidy; and**
- **Ensure proposals in the City Centre provide affordable housing through a threshold approach; and**
- **Where 35% cannot be delivered without public subsidy agree to work with the council to deliver the shortfall through other mechanisms; and**
- **Where 35% can be delivered without public subsidy agree to work with the council to explore ways to increase the delivery of affordable housing above this percentage.**

Where developers consider that scheme viability may be affected by the policy’s requirements, they will be expected to demonstrate whether particular circumstances justify the need for a viability assessment and provide full development appraisals to demonstrate an alternative affordable housing provision.

Affordable housing tenure proportion

Affordable housing secured without public subsidy should normally be provided as 75% social rent and 25% affordable home ownership which can include First Homes.

General provisions

In all cases proposals should ensure that:

- **Affordable housing provision is met on site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the creation of mixed and balanced communities;**
- **Affordable housing provided is transferred to one of the council’s HomesWest registered provider partners, the council as a social landlord, or to any other**

affordable housing partner as agreed with the council (with the exception of Affordable Private Rent and First Homes);

- **Affordable housing is made available to eligible and qualifying households at a locally affordable price;**
- **Affordable housing for rent and shared ownership and First Homes continues to remain at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision.**

The council’s Affordable Housing Practice Note provides guidance on the implementation of this policy.

Explanation

6.19 This policy applies to all residential development. Policy BTR1 ‘Build to Rent housing’ sets out the approach to affordable housing in build to rent development.

Affordable housing delivery

6.20 The policy identifies the minimum proportion of affordable housing to be included in residential developments of 10 dwellings or more as 35%. The developer should identify at the application stage which dwellings within the development would be delivered as affordable housing to achieve this minimum proportion.

6.21 To achieve the minimum proportion of 35% developers should firstly maximise provision of affordable housing without public subsidy. Based on assessments of development viability undertaken in 2023 the following percentages represent average levels achievable for each location at that time (see Diagram 6.1 for locations):

North West Bristol	35%
Other locations	30%
Bristol City Centre	Threshold approach

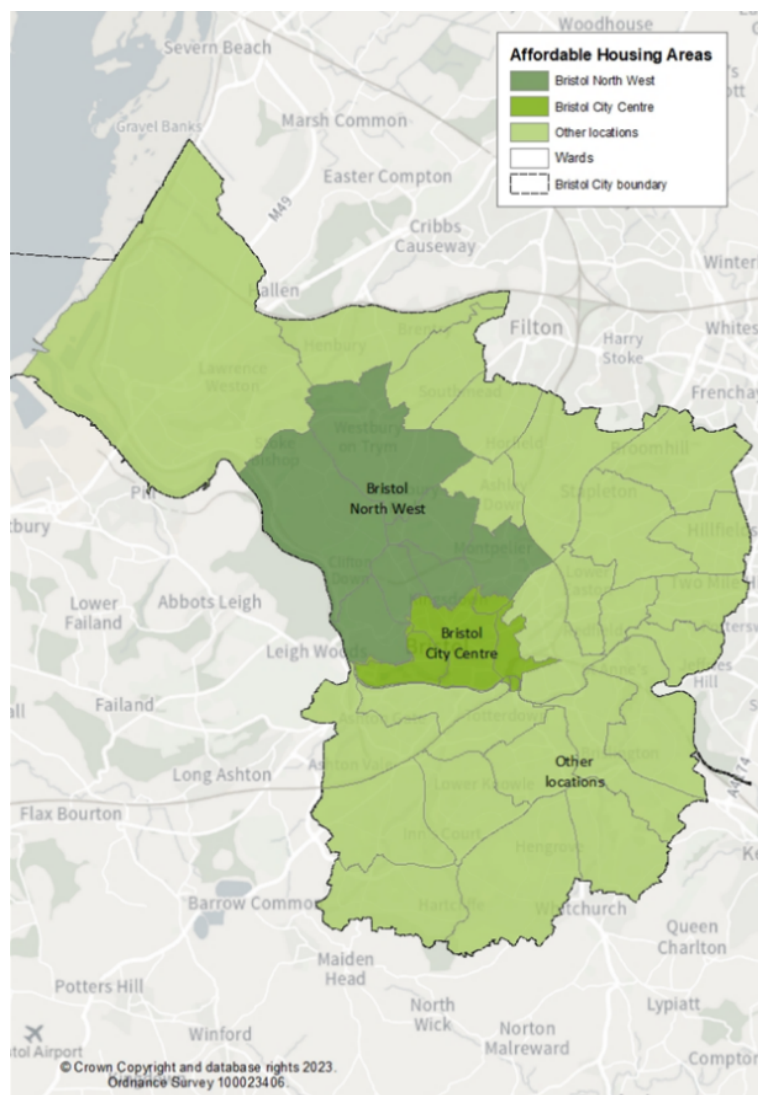


Diagram 6.1: Affordable housing areas

6.22 Proposals that provide for the above percentages (or any up-dated percentages published) without public subsidy are assumed to be viable. Developers will therefore need to demonstrate whether particular circumstances justify the need for a viability assessment at the planning application stage. The council will determine the weight to be given to the viability assessment having regard to all the circumstances in the case. Where a viability assessment is needed the council will expect a full development appraisal to be submitted for independent validation. The appraisal should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

6.23 To reflect the development viability challenges which can arise on sites within Bristol City Centre (see diagram 6.1) developers will be able to provide affordable housing through a threshold approach. Provided the developer’s affordable housing offer meets a threshold of at least 20% affordable housing the offer will not be subject to viability testing at the application stage. The developer should agree to commence development within 18 months of any permission being granted and to meet all other relevant policy requirements. Further detail on the application of the threshold approach is set out in the council’s affordable housing practice note.

6.24 To ensure the delivery of affordable housing without public subsidy can be maximised throughout the plan period the council will operate a rolling review of percentages sought. This will include a review of development viability at an early stage in the plan period, and at later stages where appropriate, to ensure percentage levels remain up-to-date and reflect current market circumstances. The council will also monitor the level of affordable housing secured without public subsidy through its annual Authority's Monitoring Report and/or other mechanisms. Any revised percentages will be set out in the council's affordable housing practice note.

6.25 The policy also makes provision for any shortfall against the minimum proportion of 35% to be made up through other mechanisms. These can include the following, or as otherwise agreed with the council:

- The developer works with the council to secure available infrastructure funding through central government to improve viability;
- The affordable housing tenure proportion is adjusted to improve the viability of the development to enable the delivery of additional affordable housing;
- The developer's Registered Provider seeks funds for additional affordable housing from Homes England, Bristol City Council (subject to availability) or other sources of subsidy for affordable housing delivery;
- The developer agrees to viability testing at later stages in the development process to identify any potential for additional affordable housing where market conditions have improved.

6.26 Where a shortfall against the minimum proportion of 35% is identified the council will expect developers to work with the council to deliver additional units up to the minimum proportion.

6.27 Where the minimum proportion of 35% can be delivered without public subsidy developers will be invited to work with the council to explore ways to further increase the delivery of affordable housing above the minimum proportion.

6.28 The number of units secured without public subsidy and the expectation to work with the council to deliver additional units would be secured through a section 106 planning agreement.

Affordable housing tenure proportion

6.29 The council's preferred tenure mix for affordable housing delivered without public subsidy is 75% social rent and 25% affordable home ownership. Under affordable home ownership, the council will accept affordable housing comprising First Homes or shared ownership units.

6.30 Where additional affordable housing is sought to meet a shortfall against the minimum proportion, or, where the minimum proportion can be exceeded the council may accept an alternative tenure mix for these units which reflects the level and type of grant funding available and or viability considerations.

6.31 The type/size profile of the affordable housing will be guided by the Local Housing Needs Assessment and other local housing requirements.

General provisions

6.32 All affordable housing is expected to be delivered on site. Where a financial contribution is acceptable the amount paid will be equivalent to the level of developer subsidy provided if the affordable housing had been delivered on site. Where the level of affordable housing sought includes a fraction of a unit this fraction should be provided as a financial contribution or otherwise rounded up to the next whole number and provided on site.

6.33 Affordable homes delivered for rent or shared ownership should be transferred to one of the council's HomesWest registered provider partners or to any other affordable housing provider that has been agreed with the council (with the exception of affordable private rent and First Homes).

6.34 The price of affordable housing for eligible households should be locally affordable. The council will use appropriate mechanisms to ensure rents, equity sale percentages and discounts on market sale are all set at affordable levels. This will include delivering all rented affordable tenures at a cost to households that is no greater than Local Housing Allowance levels (or any subsequent capping mechanism the council may introduce to ensure the affordability of rents), including service charges, at first and subsequent lets.

6.35 Provision should be made to ensure all affordable housing delivered remains at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision.

6.36 Developers are advised to engage with registered and other affordable housing providers on matters of design, fire safety and other relevant requirements and standards to ensure the affordable homes delivered are suitable for transfer to the affordable housing providers.

6.37 The council's Affordable Housing Practice Note provides guidance on how affordable homes are delivered in Bristol under this policy.

Policy H2: Preventing the loss of residential accommodation

6.38 The development strategy has a focus on ensuring the delivery of new homes. In pursuit of this objective, it is necessary to ensure that the existing stock of homes is not diminished.

Policy text

In order to maintain the net housing stock, planning permission will not be granted for the proposals involving the loss of an existing home unless:

- i. The site is unsuitable for continued residential use; or**
- ii. The loss of the existing homes would be necessary to provide for essential infrastructure or local community facilities; or**
- iii. The home would be replaced.**

Explanation

6.39 The policy is applicable to properties falling within Use Class C3 Dwellinghouses (Town and Country Planning Use Classes Order). This includes both houses and flats. It is also applicable to houses in multiple occupation where the residential use would be lost.

Policy H4: Housing type and mix

6.40 A city with a mix of housing types, tenures and sizes is better able to meet the changing needs and aspirations of its residents and to adapt to future changes in household size and form. Delivering greater choice can contribute to housing mobility. A range of smaller homes can provide for smaller households or people wishing to downsize. A range of larger homes can enable households to grow or families to start and allow for flexibility over time. Delivering greater choice also increases opportunities for households to remain within their communities when circumstances change.

6.41 This policy will ensure that new residential development provides for a range of housing types and sizes with a focus on the provision of homes intended for permanent occupation within Use Class C3.

Policy text

All new residential development should maintain, provide or contribute to a mix of housing to help support the creation of mixed, balanced and inclusive communities.

Development proposals should contribute towards an appropriate mix of housing having regard to the following:

- **Securing efficient use of land and optimising density;**
- **The existing housing profile of the area;**
- **Local housing evidence;**
- **The need to redress any harmful housing imbalance that exists in the area;**
- **The characteristics of the site including its suitability for different housing types.**

Within areas of growth and regeneration as set out in the Development Strategy an appropriate proportion of homes of various sizes will be sought in accordance with the provisions of those policies and any relevant supplementary planning documents, masterplans or spatial frameworks.

Explanation

6.42 The policy criteria will help to achieve an appropriate mix of housing within the development. A number of evidence sources including the Local Housing Needs Assessment, other local housing needs studies and area specific guidance can be used to inform the approach.

Policy H5: Self-build and community-led housing

6.43 Supporting the delivery of self-build or custom housebuilding and community-led housing can contribute to greater housing choice and potentially provide lower cost options for households, than regular market housing.

6.44 The Government has introduced legislation and published guidance to support an increase in the delivery of self-build and custom housebuilding. The Self-Build and Custom Housebuilding Act places a duty on relevant authorities to keep registers of people seeking to acquire land to build their own homes. The Act also places a duty on relevant authorities to give suitable development permissions in respect of enough serviced plots to meet the demand for self-build as evidenced by the number of people on an authority's register. This type of housing is generally delivered as market housing.

6.45 The council also wants to support the delivery of community-led housing. This form of housing can play a locally important role in delivering affordable and market homes for a defined community. The council is working with various communities to help bring forward proposals to meet their local housing needs.

6.46 This policy offers an approach to delivering land for self-build and custom housebuilding to help meet identified demand across the city and community-led housing to help meet local need for affordable homes. This will be achieved through site allocations and other policy mechanisms to support delivery.

Policy text

The provision of new homes through self-build, custom housebuilding and other community-led approaches will be encouraged.

Site allocations for self-build, custom housebuilding and community-led housing

The following sites are allocated specifically for self-build and custom housebuilding and/or community-led housebuilding:

- **Bridge Farm, Glenfrome Road, Eastville;**
- **Land at College Road, Fishponds;**
- **Stapleton Cricket Club, Park Road, Stapleton.**

Provision for self-build, custom housebuilding and community-led housing as part of new development

At least 5% of homes will be in the form of self-build/custom-build housing and/or community-led housing on the following sites allocated for new homes:

- **Land at Bath Road, Brislington;**
- **Land to west of Elsbert Drive, Highridge.**

Growth and regeneration areas

A proportion of self-build/custom-build housing and/or community-led housing will be sought as part of the overall development of identified growth and regeneration areas.

Community-led housing exception sites

Proposals for community-led housing of a scale and mix appropriate to the location and to the level and type of local need identified will be permitted on sites meeting the following descriptions:

- **Redundant community facilities land or buildings;**

- **Underused land or sites within Industry and Distribution Areas (Policy E5 ‘Industry and distribution areas’)** provided the proposal is compatible with the industrial character of the area and would not adversely impact on the viability and continued operation of existing industrial uses;
- **Sites subject to Policy E6A ‘New workspace within mixed-use development’;**
- **Reserved Open Space (Policy GI2 ‘Reserved Open Space’),** provided the proposal is demonstrably supported by the local community and no deficiency of open space will result.

Affordable housing

Proposals for community-led housing on sites allocated specifically for self-build, custom housebuilding and community-led housing and on community-led housing exception sites should, where viable, be delivered primarily as affordable housing. On all other sites proposals that include community-led housing should contribute towards the provision of affordable housing in accordance with policy AH1 ‘Affordable housing provision’.

Policy AH1 will not apply to homes developed for self-build and or custom housebuilding except on sites that are allocated as listed above.

Explanation

6.47 For the purposes of this policy self-build and custom-build housing is where individuals are involved in building or managing the construction of their home or where they commission their home making key design and layout decisions. Community-led housing is housing developed and/or managed by people in self-organised not-for-profit groups and may include self-build or custom build housebuilding, self-help housing, co-housing, co-operatives, mutual housing and tenant-controlled housing where the homes are held in perpetuity by a community land trust (CLT). Community-led schemes share three common principles: a requirement that meaningful community engagement and consent occurs throughout the process; the local community group or organisation own, manages or stewards the homes; and a requirement that the benefits to the local area and/or specified community are clearly defined and legally protected in perpetuity. Community-led housing groups may work in partnership with a Registered Provider to deliver and manage the homes.

6.48 Detailed information on the delivery of self-build/custom-build housing and community-led housing as part of larger development sites will be set out in further guidance.

Site allocations for self-build, custom housebuilding and community-led housing

6.49 In addition to the sites allocated in the policy the council is working with community organisations to deliver community-led housing on the following sites:

- Tenants Hall Community Centre, Avonvale Road, Barton Hill;
- Scout Hut, Woodborough Street Easton;
- Former Matrix Training Centre, the Crescent, Sea Mills;
- 14-16 and 26-32 Constable Road, Lockleaze;
- Garages at Rowlandson Gardens, Lockleaze;

- Garages at Turner Gardens, Lockleaze;
- Former Hillfields Park Community Centre, Thicket Avenue, Hillfields.

Growth and regeneration areas

6.50 An appropriate proportion of self-build/custom-build housing and or community-led housing will be sought within identified areas of growth and regeneration. In defining the proportion on any one site regard should be had to local housing needs, site size and the characteristics of the site including its suitability for different housing types.

Community-led housing exception sites

6.51 To address the housing needs of the local area and/or a specified community the policy describes types of site not normally used or allocated for housing that may be suitable for appropriate community-led housing schemes. Proposals coming forward on these sites need only meet the requirements stated for each site type and will not be subject to the full requirements of the relevant policy.

Affordable housing

6.52 Community-led housing development is more likely to meet the national policy definition of affordable housing as proposals are usually brought forward to address local housing affordability issues. Community-led housing development should therefore be delivered primarily as affordable housing, where this is viable, on sites allocated for that form of housing or on community-led housing exception sites. On other sites where community-led housing is sought proposals should include a contribution towards the provision of affordable housing in accordance with policy AH1.

6.53 Proposals for self-build and custom housebuilding development are generally delivered as market housing and are exempted from providing certain forms of affordable housing by national policy. However, proposals can be brought forward in partnership with a Registered Provider to include units for rent that will meet national policy affordable housing definitions. To reflect this possibility, proposals for self-build and custom housebuilding development on all allocated sites listed in the policy should provide a contribution towards the provision of affordable housing in accordance with policy AH1.

Policy H6: Houses in multiple occupation and other shared housing

6.54 Bristol's stock of houses in multiple occupation (HMOs) form a significant part of the city's private rented provision, providing homes and contributing to people's housing choice. This form of accommodation is generally more affordable and flexible and therefore suitable for younger people and other households that are not living as families. As well as reducing housing costs for individuals, sharing homes can also have positive social benefits for occupiers, helping individuals, especially young people, form new networks and relationships.

6.55 Multiple occupancy also has the potential to create impacts on the residential amenity and character of an area. Concentrations within neighbourhoods can result in harmful effects and lead to imbalanced, less inclusive and unsustainable communities.

6.56 This policy offers an approach to addressing the impacts and issues of these forms of accommodation. It aims to ensure that development preserves the residential amenity and

character of an area and that mixed and balanced communities are maintained. The policy also seeks good quality accommodation by ensuring development complies with relevant standards and requirements.

Policy text

Houses in multiple occupation and other shared housing - Citywide criteria

Proposals for the development or intensification of houses in multiple occupation or other forms of shared housing will not be permitted where the development would:

- i. Harm the residential amenity or character of the locality as a result of any of the following:**
 - a. Levels of activity that cause excessive noise and disturbance to residents; or**
 - b. Levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures; or**
 - c. Cumulative detrimental impact of physical alterations to buildings and structures; or**
 - d. Inadequate storage for recycling/refuse and cycles.**
- ii. Create or contribute to a local imbalance of such uses, taking into account proximity to existing purpose-built student accommodation within a locality, as a result of any of the following:**
 - a. Exacerbating existing harmful conditions including those listed above; or**
 - b. Reducing the choice of homes in the area by changing the housing mix.**

Houses in multiple occupation - avoiding a local imbalance

Proposals for the development of houses in multiple occupation will not be permitted where the development would result in any residential property or properties being located between two houses in multiple occupation.

Where any residential property or properties are already located between two houses in multiple occupation proposals for the intensification of either house in multiple occupation will not be permitted.

Within a defined area proposals for the development of houses in multiple occupation will not be permitted where the development would result in more than 10% of the total dwelling stock of the defined area being occupied as houses in multiple occupation.

Within a defined area proposals for the intensification of existing houses in multiple occupation will not be permitted where 10% or more of the total dwelling stock of the defined area is already occupied as houses in multiple occupation.

Standards for houses in multiple occupation and other shared housing

Where development is permitted it will be expected to provide a good standard of accommodation by meeting relevant standards and requirements. For houses in multiple occupation this will include compliance with relevant standards relating to licensable accommodation.

In all other respects development will be expected to meet the relevant requirements set out in other development plan policies.

Explanation

6.57 For the purposes of this policy houses in multiple occupation (HMOs) are broadly defined as houses or flats occupied by three or more individuals who form two or more households and who share basic amenities such as a kitchen, bathroom or toilet. Other shared housing can include houses or flats in use as residential institutions (Use class C2/C2A), supported or specialist supported housing that is shared and purpose-built shared living accommodation.

6.58 A dwellinghouse used as a small HMO and occupied by between three and six individuals will only require planning permission in areas covered by an article 4 direction. Planning permission is required for all large HMOs occupied by more than 6 individuals.

6.59 This policy applies to:

- Building new HMOs;
- Converting existing dwellings into HMOs;
- Intensifying existing HMOs through an increase in the number of bedspaces, where this requires planning permission; and
- Other forms of shared housing.

6.60 Purpose-built student housing is covered by Policy H7 ‘Managing the development of purpose-built student accommodation’.

Houses in multiple occupation and other shared housing - Citywide criteria

6.61 When making assessments on new development, consideration is to be given to the particular qualities and characteristics of a residential area or residential uses that contribute to a householder’s peaceful enjoyment of their home and locality. These usually include generally quieter surroundings; a cohesive community; a well-maintained or visually attractive environment; a reasonable level of safe, accessible and convenient car parking and the preservation of buildings and structures that contribute to the character of a locality.

6.62 Harm is likely to occur when issues associated with these uses arising either from individual developments and/or concentrations of similar development, including nearby existing purpose-built student accommodation, result in detrimental effects on these residential qualities and characteristics. Harm can also occur where the choice of housing is reduced and no longer provides for the needs of different groups within the community.

Houses in multiple occupation – avoiding a local imbalance

6.63 The council considers that a local imbalance is likely to arise where:

- up to three existing residential properties are sandwiched between two HMOs; or
- more than 10% of the total dwelling stock is occupied as HMOs within approximately 100 metres of the site (including the proposal).

6.64 The provision of additional bedspaces within existing HMOs where there is already a local imbalance, as identified above, will exacerbate this effect and will also be unacceptable.

6.65 This part of the policy should be implemented with reference to guidance set out in the Managing the development of houses in multiple occupation Supplementary Planning Document.

Standards for houses in multiple occupation and other shared housing

6.66 To ensure a good standard of accommodation for future occupiers, issues relating to internal living space, layout, accessibility, external amenity space, outlook, privacy, adaptability, security, safety, cycle and car parking and refuse and recycling storage will need to be considered. This part of the policy should be implemented with reference to guidance set out in the Managing the development of houses in multiple occupation Supplementary Planning Document.

Policy H7: Managing the development of purpose-built student accommodation

6.67 Bristol's higher education providers make a significant contribution to the city's economic, social and cultural life. Enrolment at the city's universities has grown in recent years accompanied by investment in new teaching facilities, services and accommodation. This includes the delivery of a new Enterprise Campus by the University of Bristol at Temple Quarter. The strength and success of the city's universities can be supported by the delivery of sufficient accommodation for students. Meeting the accommodation needs of the universities also contributes to the city's overall housing requirement.

6.68 Changes in higher education have increasingly seen the development of purpose-built accommodation, mostly within the city centre. This type of housing helps to ease overall demand, relieves pressure on the city's housing stock, is well managed and provides greater accommodation choice. This form of development also supports the renewal of parts of urban areas through high quality mixed-use schemes, including the re-use or replacement of redundant buildings and the upgrading or creation of new areas of public realm. Student schemes can also increase levels of activity within areas and bring additional vitality to areas in need of regeneration.

6.69 The council wants to ensure that students are provided with the best possible learning experience when coming to study in the city. This includes the provision of high quality, well managed, safe, and accessible purpose-built accommodation. This also means access to a wide choice of quality accommodation at affordable prices.

6.70 The council also wants to ensure that the needs of students are balanced with the needs of the whole community in terms of housing, services and amenities. Large-scale developments or clusters of student accommodation can give rise to certain issues including problems arising from intensively occupied accommodation and changes to the housing balance, function, diversity and character of an area.

6.71 Provided these issues are managed the provision of purpose-built accommodation in appropriate locations is supported by the council and both of the city's universities. Expected growth in student numbers should be met through this form of accommodation to ensure the local housing stock remains available to meet general housing needs and to prevent further impacts on residential areas through the growth of HMOs.

6.72 This policy offers an approach to delivering a sustainable increase in purpose-built student accommodation. This will be achieved by ensuring development comes forward in appropriate locations, provides for a mix of uses where appropriate, maintains a balance with the needs of the wider community including the city's wider housing requirements and delivers high quality and well-managed accommodation.

Policy text

The amount and location of purpose-built student accommodation will be carefully managed to ensure that:

- **There are no adverse effects on existing communities;**
- **Proposals are consistent with other planning policies, including policies for new homes and workspace, achieving a net zero and climate resilient city and delivering well-designed development; and**
- **Growth in student population is matched by the provision of purpose-built accommodation.**

All proposals for purpose-built student accommodation will be expected to demonstrably meet identified needs, to have the support of the relevant higher education provider when larger scale development is proposed and to be in accordance with the provisions set out below.

Purpose-built student accommodation provision at University of Bristol residential sites

Development of additional purpose-built student accommodation at existing University of Bristol residential sites will be acceptable provided that:

- **Development is subject to a comprehensive masterplan for the site; and**
- **The total number of additional bed spaces is not exceeded;**
 - **Clifton residential campus - up to 200 bed spaces;**
 - **Stoke Bishop residential campus (North Residential Village) - up to 500 bed spaces; and**
- **Proposals would not give rise to significant additional demand for on-street parking in the surrounding area and would comply with all other relevant policy provisions.**

Purpose-built student accommodation provision in areas of growth and regeneration

Development of purpose-built student accommodation in the following locations that is in accordance with the development strategy policy for the area will be permitted up to the total number of bed spaces indicated:

- **Up to 800 bed space within the existing University of Bristol city centre precinct;**
- **Up to 4,600 bed spaces at Bristol Temple Quarter and St. Philip's Marsh;**
- **Up to 750 bed spaces within Bristol Shopping Quarter (Broadmead);**
- **Up to 500 bed spaces within Frome Gateway;**
- **Up to 1,600 bed spaces within Central Bedminster.**

The total number of bed spaces should only be exceeded where development is directly supported through area specific guidance or, where no guidance is published, meets the criteria set out below for other locations. Proposals should comply with all other relevant policy provisions.

Purpose-built student accommodation provision in locations supported by local communities

Development of purpose-built student accommodation at other appropriate locations identified and demonstrably supported by local communities, including through Neighbourhood Development Plans or other community-led strategies, will be acceptable where it is consistent with other relevant provisions of this policy.

Purpose-built student accommodation provision - other locations

At other locations any proposals for purpose-built student accommodation should form part of mixed use developments comprising a proportion of other compatible residential uses where feasible and appropriate. Development should:

- Not result in a local imbalance of purpose-built student accommodation within any residential, city centre commercial area or town centre;
- Not conflict with the delivery of other planning objectives for the area in which it is proposed;
- Where the development includes self-contained accommodation provide a contribution towards affordable housing in line with policy AH1 'Affordable housing provision'.

Affordable student housing

Development in all locations will be expected to include an appropriate proportion of affordable student housing to meet identified need.

Bed spaces provided as affordable student housing should be allocated by the relevant higher education provider to students it considers most in need of the accommodation.

Where all bed spaces within a development are provided as affordable student housing proposals will not be expected to have the support of the relevant higher education provider.

Purpose-built student accommodation provision – general provisions

In all cases, proposals for purpose-built student accommodation should:

- Demonstrate integration with surrounding communities and areas;
- Be subject to an appropriate management regime set out in an approved management plan;
- Be car-free and deter occupants from the parking of cars elsewhere in the city;
- Make provision for disabled access and disabled parking for occupants and visitors;
- Include active frontages and incorporate active ground floor uses wherever possible and appropriate.

Development will be expected to provide a high standard of accommodation by meeting relevant requirements and standards set out in other development plan policies.

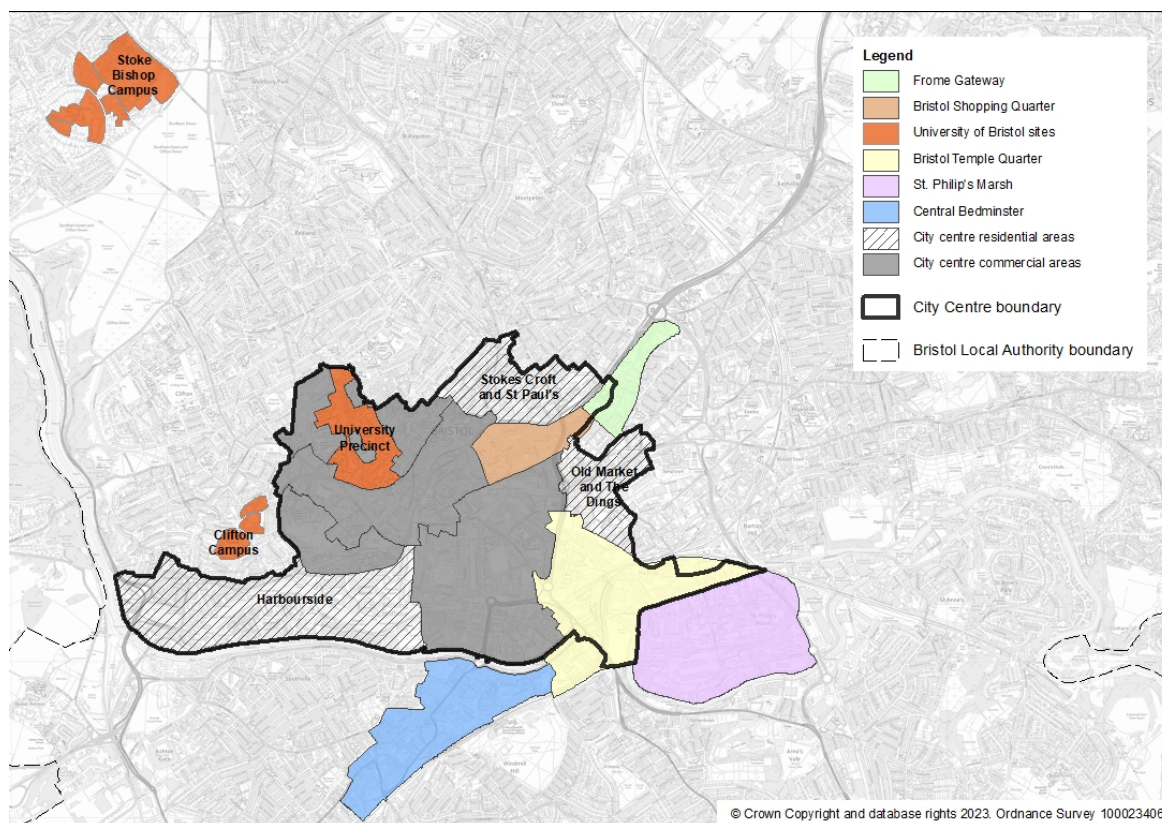


Diagram 6.2: Locations for purpose-built student accommodation

Explanation

6.73 This policy seeks to ensure that proposals for purpose-built student accommodation should not result in adverse effects on existing communities. To avoid adverse effects development should either be located in the defined locations set out in the policy, subject to stated bed space limits, and locations supported by communities, or, when located elsewhere should be balanced with the needs of the local community having regard to relevant guideline bed space thresholds identified for the area. Proposals should comply with all other relevant policy provisions.

6.74 Proposals should be consistent with all other planning policies that relate to the area in question. In particular, development should not inhibit or prevent the delivery of new homes, including affordable homes, or new employment workspace where this is identified in relevant policies. Proposals should also help to achieve a net zero and climate resilient city and deliver well-designed development.

6.75 Development should also demonstrate how the accommodation needs of relevant higher education providers are being met in terms of the quantity, type and quality of accommodation to be provided. All larger scale development will need to have the support of the relevant higher education provider where accommodation is being provided for students of that institution. This could take the form of a nomination agreement between the institution and the accommodation provider.

6.76 The University of Bristol have projected further growth in student numbers over the plan period. This will create a need for some 8,800 additional bed spaces city-wide by 2040. The supply of bed spaces will be monitored against projected student accommodation needs within Bristol.

6.77 Development counting towards the bed space limits for all defined areas set out in the policy includes all development completed, started, or, that has gained planning permission since March 2019.

Purpose-built student accommodation provision at University of Bristol residential sites

6.78 To ensure the best use is made of established university facilities the policy allows for some additional purpose-built student accommodation at the existing University of Bristol sites at Clifton and Stoke Bishop. Both sites are located within primarily residential areas. The policy therefore seeks to ensure that any development is not disproportionate in its impacts and addresses its relationship with the surrounding residential communities.

6.79 Due to the scale of existing provision at Stoke Bishop, its residential location and the distance of the site from the university's teaching centres, the policy expects that any additional development is brought forward as part of a comprehensive masterplan for the entire site. This would include measures to ensure a sustainable approach to development with no loss of existing on-site parking and any significant increased pressure for on-street parking controlled through specific measures to be agreed with the council.

Purpose-built student accommodation provision in areas of growth and regeneration

6.80 Other appropriate defined locations for single use purpose-built student accommodation (up to the relevant bed space limit) are identified in the policy. This will include the University of Bristol's proposed new campus at Temple Quarter and the University of Bristol's existing city centre precinct. Proposals in these areas should be in accordance with the development strategy policy for the area. The policy also identifies circumstances where bed space limits can be exceeded. These include where area based guidance documents make specific provision for additional bed spaces or, if no guidance is published, where proposals meet the relevant policy criteria set out for other locations.

Purpose-built student accommodation provision in locations supported by communities

6.81 Other appropriate locations will include those identified by local communities, including through Neighbourhood Development Plans, Neighbourhood Development Orders and other published community strategies or plans.

Purpose-built student accommodation provision - other locations

6.85 Development of purpose-built student accommodation outside of defined locations should where feasible form part of a mixed use development with the mix of uses provided appropriate to the site and its context. This should include the provision of new homes of a type compatible with the student accommodation. This will help to increase local housing supply and choice and support the mix and diversity of uses in the local area. The larger the site, the more likely it is that a mix of on-site uses will be expected.

6.86 The provision of purpose-built student accommodation should also be balanced with the needs and expectations of the wider community. These include a good choice of

housing, a range of services and facilities to serve the needs of the whole community and appropriate standards of residential amenity. Problems can result from an individual large-scale development or clusters of developments. These can include a reduction in local housing choice, a general weakening of the diversity of uses within an area and increased levels of activity surrounding development resulting in detrimental effects on residential amenity and or the character of an area.

6.87 As a guide the council considers that a local imbalance of purpose-built student accommodation is likely to occur where bed space numbers within 200 metres of the site (including the proposal) exceed a threshold of 100 bed spaces within residential areas (including city centre residential areas identified on Diagram 6.2 and all other areas outside of the city centre) and 1,000 bed spaces within the city centre’s commercial areas (identified on Diagram 6.2) and designated town centres. Where bed space limits in defined areas can be exceeded in accordance with the policy criteria for other locations the relevant threshold will be 1,000 bed spaces within 200 metres of the site. In all cases the proximity and concentration of houses in multiple occupation should also be taken into account. Assessments on whether an imbalance would occur should also consider the extent to which the development provides for a mix of uses, including residential, that contributes to the diversity of uses and housing choice within the area.

6.88 Where development includes self-contained units that are not cluster flats and are capable of being used as independent dwellings, such units will be considered as dwellings for the purposes of calculating any affordable housing contribution under policy AH1.

Affordable student housing

To ensure accommodation is affordable to all, the policy seeks a proportion (at least 35%) of bed spaces within the development as affordable. Affordable student housing is defined as a bed space within the development that is provided at a rental cost for the academic year equal to or below 50 per cent of the maximum income that a new full time-student living away from home could receive from the Government’s Maintenance Loan (or any replacement state funding mechanism) for living costs for that academic year. Identified need could include students receiving the full Maintenance Loan or otherwise determined by the universities and agreed with Bristol City Council.

To ensure the delivery of affordable student housing can be maximised throughout the plan period the council will operate a rolling review of the percentage sought. This will include a review of development viability at an early stage in the plan period, and at later stages where appropriate, to ensure percentage levels remain up-to-date and reflect current market circumstances. The council will also monitor the level of affordable housing secured through its annual Authority’s Monitoring Report and/or other mechanisms. Any revised percentage will be published by the council.

The relevant higher education provider should allocate the affordable student housing to students considered most in need of the accommodation. This will include all accommodation operated by the relevant higher education provider or where a nomination agreement is in place.

Proposals do not need to have the support of the relevant higher education provider where all bed spaces within a development are provided as affordable student housing.

Purpose-built student accommodation provision - general provisions

6.89 All proposals should identify what measures will be put in place to ensure the best integration of the development with the surrounding community and area. Appropriate management plans should be submitted with proposals setting out details relating to (but not limited to) the management of the building; moving in and moving out processes; the approach to community liaison; expected codes of conduct for occupiers including disciplinary procedures; cycle and car parking arrangements; travel plans for occupants and storage of refuse and recycling. The management plan should also include details of which Government approved code that the provider has signed up to or, where relevant, details of all licenses granted by the local authority.

6.90 Proposals should not include parking for residents except for disabled parking for residents and visitors. Accommodation providers should also strongly discourage students from bringing their cars to the city for the duration of their academic studies through code of conduct agreements and travel plans.

6.91 A good standard of accommodation for future occupiers is sought. Consideration should be given to internal living space, layout, accessibility, external amenity space, outlook, privacy, adaptability for future conversion to other uses, security, safety, cycle parking and refuse and recycling storage.

Policy H8: Older people's and other specialised needs housing

6.92 Providing appropriate homes to meet the needs of older and other people with specialised accommodation needs is important to ensure that all of the community's housing requirements are met.

6.93 For older people seeking more suitable housing or in housing need, opportunities should be provided, where appropriate, to remain independent and socially active. This will usually mean access to local amenities including public transport and homes that provide high levels of accessibility. For people with social care needs, housing may require specialised design features to address specific challenges and conditions as well as a requirement for on-site and support staff.

6.94 A range of housing options that meet different levels of need and that take account of different incomes will need to be provided. The policy seeks to ensure that all developments of older and specialised needs housing address these key requirements.

Policy text

A range of older people's and specialised needs housing options that promote and maintain housing independence and provide appropriate care and support services will be encouraged.

Affordable housing for older people

Development of extra care housing or housing-with-care comprising 60 dwellings or more should provide a minimum of 10% affordable housing for older people delivered without public subsidy.

Where developers consider that scheme viability may be affected by the percentage sought, they will be expected to demonstrate whether particular circumstances justify the

need for a viability assessment and provide full development appraisals to demonstrate an alternative affordable housing provision.

Where the level of affordable housing secured without public subsidy would be below the expected percentage the developer should work with the council to deliver additional affordable housing to achieve the stated percentage through alternative mechanisms.

Proposals should ensure that affordable housing is met on site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the creation of mixed and balanced communities.

Development of age-restricted general market housing, retirement living and sheltered housing should provide a contribution towards affordable housing in accordance with policy AH1 ‘Affordable housing provision’.

General provisions

All older people’s and other specialised needs housing should aim to meet the following criteria:

- i. Located close to shops, services, community facilities and open space as considered appropriate to the needs of the intended occupiers or provided on-site where required; and**
- ii. Located close to good public transport routes; and**
- iii. At least 10% of all dwellings, with the exception of extra care or housing with care dwellings, designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3) Category 3: Wheelchair user dwellings); and**
- iv. At least 50% of extra care or housing with care dwellings designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3) Category 3: Wheelchair user dwellings); and**
- v. All dwellings designed to be accessible and adaptable (compliant with Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) except for those dwellings that are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users; and**
- vi. Provide a good standard of accommodation that meets the specific needs of all occupiers.**

Explanation

6.95 Older people’s housing includes all forms of residential accommodation designed for older people which may include provision of communal facilities and or care and support services. National planning practice guidance identifies some of the different types of housing available including age restricted general market housing, retirement living or sheltered housing and extra care housing or housing-with-care. Other housing arrangements available for older people can include inter-generational housing for a community and homesharing. Other specialised needs housing includes residential

accommodation for children and adults in need, including needs arising from illness or disability, or children and adults at risk. All such development will usually fall within Use Classes C2 and C3.

Affordable housing for older people

6.96 Development of extra care housing or housing-with-care that meets the national planning practice guidance definition should provide affordable housing for older people in accordance with the stated threshold and percentage. The affordable housing tenures provided should be consistent with the national policy definition of affordable housing.

6.97 Planning applications that comply with the stated percentage (or any up-dated percentage published) are assumed to be viable. Developers will therefore need to demonstrate whether particular circumstances justify the need for a viability assessment at the planning application stage. The council will determine the weight to be given to the viability assessment having regard to all the circumstances in the case. Where a viability assessment is needed the council will expect a full development appraisal to be submitted for independent validation and to be made publicly available.

6.98 Where scheme viability prevents the delivery of the stated affordable housing percentage the agreed level of affordable housing to be delivered without public subsidy will be stipulated in the planning agreement. The developer will be expected to work with the council to identify alternative forms of investment or public subsidy to deliver additional affordable housing up to the stated percentage.

6.99 To ensure the delivery of affordable housing can be maximised throughout the plan period the council will operate a rolling review of the percentage sought. This will include a review of development viability at an early stage in the plan period, and at later stages where appropriate, to ensure percentage levels remain up-to-date and reflect current market circumstances. The council will also monitor the level of affordable housing secured through its annual Authority's Monitoring Report and/or other mechanisms. Any revised percentage will be set out in the council's affordable housing practice note.

6.100 All affordable housing is expected to be delivered on site. Where the level of affordable housing sought includes a fraction of a unit this fraction should be provided as a financial contribution or otherwise rounded up to the next whole number and provided on site. Where the council is satisfied that on site provision is not practicable a financial contribution in lieu to support the provision or improvement of housing suitable for older people will be acceptable. This will be equivalent to the level of developer subsidy provided if the affordable housing had been delivered on site.

6.101 Development of other forms of older people's housing where little or no care or support services are provided should contribute towards the provision of affordable housing in accordance with policy AH1. This will include age-restricted general market housing, retirement living and sheltered housing as defined in national planning practice guidance.

General provisions

6.102 The policy sets out criteria to establish appropriate locations for older people's and other specialised needs housing. For most types of housing this involves promoting opportunities for social interaction and independence. This includes locating development close to shops, services, community facilities and open space appropriate to the needs of

residents or providing these on site. Public transport connections should also be within 400 metres and provide a high frequency of service.

6.103 The policy also sets out criteria to ensure appropriate accessibility standards are met. The policy identifies which Building Regulations optional requirements, within Approved Document M, will be applied and the relevant proportion of housing that must meet the requirement. This will include optional requirement M4(3) Category 3: Wheelchair user dwellings applied to a proportion of the dwellings provided and optional requirement M4(2) Category 2: Accessible and adaptable dwellings applied to all other dwellings except for those dwellings where optional requirement M4(3) Category 3: Wheelchair user dwellings is applied. Optional requirements must be secured through appropriate planning conditions. The total number of wheelchair user dwellings secured should be divided appropriately between market and affordable homes.

6.104 Building Regulations optional requirement M4(3) makes provision for ‘wheelchair adaptable’ homes (constructed with the potential to be adapted for occupation by a wheelchair user) under M4(3)(2)(a), or ‘wheelchair accessible’ homes (constructed to be suitable for immediate occupation by a wheelchair user) under M4(3)(2)(b). All older people’s affordable housing secured must be designed to be ‘wheelchair accessible’.

6.105 A good standard of accommodation that meets the specific needs of future occupiers is sought.

6.106 For older people’s housing consideration should be given to:

- internal living space and storage;
- layouts that promote social interaction;
- multi-purpose spaces;
- external amenity space and public realm;
- outlook and daylight; and
- adaptability of design and layout.

6.107 The design of older people’s housing should also take account of Housing our Ageing Population Panel for Innovation (HAPPI) principles.

6.108 For other specialised housing consideration should be given to:

- additional specialised accessibility needs;
- adaptable accommodation to meet the needs of different groups and the changing needs of occupiers over time;
- robust construction to minimise future requirement for reactive maintenance;
- safety features appropriate to the needs of occupiers;
- design and configuration of rooms, spaces and outdoor areas having regard to the needs of and interaction between occupiers and care and support staff;
- soundproofing measures;
- specific parking and storage requirements.

Policy BTR1: Build to Rent housing

6.109 Build to Rent is a new and growing property asset class within the private rented sector that is recognised and defined in national policy. Developments are typically owned by institutional investors and property companies, are often professionally managed, and usually offer longer tenancy agreements of 3 years or more to residents. This form of housing has become established in Bristol over recent years with most development coming forward within the city centre. Build to rent housing can help meet demand for private rented accommodation and relieve pressure on the existing private rented housing stock. It can also make a contribution to the delivery of affordable homes.

6.110 Development that can offer a long-lasting and reliable alternative to traditional private renting including the provision of affordable units at an appropriate discount to market rent will be supported and encouraged by the council. This policy will ensure that new build to rent development makes a positive contribution to people's housing choice and opportunity within the city's private rented sector. This will be achieved by ensuring development meets specified operational requirements and contributes toward the delivery of affordable housing.

Policy text

To increase housing diversity and choice the development of build to rent homes will be supported as part of the mix of uses in an area having regard to Policy H4 'Housing type and mix'. Development should be in accordance with relevant development strategy policies. The appropriate mix of build to rent homes and other residential uses should be determined in accordance with the provisions of policy H4 and any guidance relating to controls on the proportion of build to rent development that may be set out in relevant future supplementary planning documents, masterplans or spatial frameworks.

Build to rent – general provisions

Build to rent development will be expected to meet the national policy definition of build to rent and operate in accordance with the following criteria:

- i. The homes are held as build to rent under a covenant for at least 15 years;**
- ii. Mechanisms are in place to compensate for the sale or withdrawal of any build to rent home before the end of the covenant period;**
- iii. There is unified ownership and management of all residential units within the development;**
- iv. Longer tenancies of three or more years are available to all tenants, with tenants having the option to terminate their tenancy at one month's notice, after the first six months, without a break fee being payable;**
- v. Operators provide certainty over rent levels throughout the period of the tenancy;**
- vi. On-site management is provided;**
- vii. Operators have a complaints procedure in place and are a member of a government approved redress scheme;**

Affordable housing provision

Build to rent development should provide 20% affordable housing delivered without public subsidy.

Where applicants consider that scheme viability may be affected by the percentages sought, they will be expected to demonstrate whether particular circumstances justify the need for a viability assessment and provide full development appraisals to demonstrate an alternative affordable housing provision.

Where the level of affordable housing secured falls below the percentage sought the developer should undertake viability testing prior to occupation of the units to identify any potential for additional affordable housing where market conditions have improved.

Proposals should include a stand-alone affordable housing block, where feasible, provided as 75% social rent and 25% shared ownership. Otherwise, all affordable units secured on site should be provided as affordable private rent.

All affordable housing secured should be delivered in line with the general provisions of policy AH1 'Affordable housing provision' where relevant.

The council's Affordable Housing Practice Note: Delivery of Affordable Build to Rent Homes in Bristol provides guidance on the implementation of this policy.

Explanation

6.111 For the purposes of this policy the definition of build to rent development is as set out in the National Planning Policy Framework. Co-living or shared living developments that meet this definition will be considered as Build to Rent housing. National policy also expects build to rent development to make provision for affordable housing.

6.112 The policy supports build to rent development as part of the mix of uses in any area. The appropriate mix of build to rent homes and other residential uses should be determined in accordance with the provisions of policy H4 and any guidance relating to controls on the proportion of build to rent development that may be set out in relevant supplementary planning documents, masterplans or spatial frameworks.

Build to rent - general provisions

6.113 To maximise the potential benefits of this form of housing the policy expects development to meet the definition of build to rent, as set out in the National Planning Policy Framework, and to operate in accordance with specified criteria.

6.114 All homes are expected to be held as build to rent under a covenant for at least 15 years. This ensures that homes continue to be made available for private rent in the longer term whilst providing flexibility to operators. Where homes are sold or withdrawn before the expiration of the covenant period compensation mechanisms will be applied. These will include either financial clawback arrangements or alternative provision as appropriate.

6.115 All homes are expected to be under unified ownership and management. This ensures the integrity of the development is maintained over time and simplifies contact between tenants and landlord.

6.116 The operator is expected to offer tenancies of 3 years or more to all tenants in the development. However, there should be no obligation on prospective tenants to take up a

longer tenancy. Shorter tenancies of 6 months, 1 year or 2 years should be provided if requested. Tenants should not be locked into longer tenancies but given the option to terminate at 1 months' notice, after the first 6 months, without a break fee being payable.

6.117 The operator is expected to provide certainty and predictability over rent levels throughout the period of the tenancy. Where rent or service charges are to be reviewed within the period of the tenancy, the basis for the review and for calculating the increase should be clearly set out in the tenancy agreement.

6.118 The operator is expected to provide staff on-site to provide support and security services to residents. This may include a concierge service. To ensure residents have a clear process for resolving problems the operator is expected to have a complaints procedure in place and to be a member of a government approved redress scheme.

Affordable housing provision

6.119 Based on evidence of development viability the council will seek affordable housing from build to rent development in accordance with the stated percentage level.

6.120 Planning applications that comply with the stated percentage (or any up-dated percentage published) are assumed to be viable. Developers will therefore need to demonstrate whether particular circumstances justify the need for a viability assessment at the planning application stage. The council will determine the weight to be given to the viability assessment having regard to all the circumstances in the case. Where a viability assessment is needed the council will expect a full development appraisal to be submitted for independent validation. The appraisal should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

6.121 Where scheme viability prevents the delivery of the stated affordable housing percentage the developer will be expected to undertake viability testing at a later stage in the development process, prior to occupation of the units, to identify any potential for additional affordable housing where market conditions have improved. The number of affordable units initially identified alongside any additional units identified through later stage viability testing would be secured through a section 106 planning agreement.

To ensure the delivery of affordable housing can be maximised throughout the plan period the council will operate a rolling review of the percentage sought. This will include a review of development viability at an early stage in the plan period, and at later stages where appropriate, to ensure percentage levels remain up-to-date and reflect current market circumstances. The council will also monitor the level of affordable housing secured through its annual Authority's Monitoring Report and/or other mechanisms. Any revised percentage will be set out in the council's affordable housing practice note.

6.122 Affordable housing within a build to rent development should be delivered as a stand-alone affordable housing block where feasible. The affordable housing should be delivered as 75% social rent and 25% shared ownership and transferred to a Registered Provider. Where a stand-alone block cannot be provided all affordable units secured should be provided as affordable private rent and advertised through HomeChoice Bristol in accordance with the council's Affordable Private Rent - Nominations and Allocations Plan. This will be monitored by the council.

6.123 All affordable housing secured should be delivered in line with the general provisions of policy AH1 where relevant.

6.124 The council's Delivery of Affordable Build to Rent Homes in Bristol Practice Note provides guidance on how affordable homes are delivered in Bristol under this policy.

Policy H9: Accessible homes

6.125 As part of securing a fairer, more inclusive city and to help address the needs of older and disabled people, it is important that sufficient new homes are designed to provide higher levels of accessibility.

6.126 The population in older age groups in Bristol is projected to increase by 18% by 2040, with the majority of this growth projected to be in people aged 75 and over. A fifth of the overall projected population growth in Bristol (54,500 people) between 2020 and 2040 will be aged 65 and over; this includes an extra 3,500 people aged 85 and over. Many of these older people will already live in the city and a number will stay in their current homes. However, those that do move home will need appropriate housing that provides for greater accessibility needs to ensure independent living is maintained.

6.127 A high proportion of older households will also contain wheelchair users. With the number of older person households increasing the proportion of households needing wheelchair housing will also be higher. The Local Housing Needs Assessment has modelled the need for wheelchair adapted housing across all age groups within Bristol. The modelling indicates some 2,000 additional households needing wheelchair adapted housing by 2040. Over 50% of these households will have occupants aged 75 and over, many of which will also need specialist accommodation.

6.128 With the incidence of disability increasing with age and as a result of general population growth, more new homes will need to be delivered that incorporate features to assist a range of occupiers. These homes will need to meet higher standards relating to accessibility and adaptability and a proportion will need to meet the needs of wheelchair users, either on occupation or through future adaptation. This policy provides an approach to securing these standards from new residential development using the national optional technical standard for access introduced in March 2015. The standards are implemented through Building Regulations Approved Document M.

Policy text

To ensure new homes are accessible to all, residential development should include:

- i. At least 10% of new build housing in proposals of 10 dwellings or more designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3) Category 3: Wheelchair user dwellings).**
- ii. All new build housing designed to be accessible and adaptable (compliant with Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) except for those dwellings that are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.**

Explanation

6.129 The policy identifies which Building Regulations optional requirements, within Approved Document M, will be applied to different development scenarios and the relevant proportion of housing that must meet the requirement. For general housing proposals of 50 dwellings or more optional requirement M4(3) Category 3: Wheelchair user dwellings will apply to the stated percentage of the housing provided. For all new residential development optional requirement M4(2) Category 2: Accessible and adaptable dwellings will apply except for those dwellings where optional requirement M4(3) is applied. Where applied optional requirements must be secured through appropriate planning conditions that state the number of dwellings that must comply with the relevant optional requirement.

6.130 Multi-storey development subject to policy requirements must where practicable be lift serviced. Where no lift is provided all ground floor dwellings should meet relevant policy requirements and should be prioritised for affordable housing where affordable housing provision has been secured.

6.131 Where development proposals are subject to Building Regulations optional requirement M4(3) and include the provision of market and affordable homes, the total number of wheelchair user dwellings secured should be equally divided between the market and affordable homes. Building Regulations optional requirement M4(3) makes provision for ‘wheelchair adaptable’ homes (constructed with the potential to be adapted for occupation by a wheelchair user) under M4(3)(2)(a), or, ‘wheelchair accessible’ homes (constructed to be suitable for immediate occupation by a wheelchair user) under M4(3)(2)(b). Where development is subject to optional requirement M4(3) and includes the provision of affordable homes such homes must be designed to be ‘wheelchair accessible’. Where applied this must be secured through an appropriate planning condition that states which homes are ‘wheelchair accessible’.

6.132 Compliance with Building Regulations optional requirements M4(3) and M4(2) requires step free access along the approach route to and into the dwelling, including any dwelling within a building, and any associated parking space and communal facility for the occupant’s use. Where for reasons of topography or other specific factors a site or individual plot is less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable, alternative reasonable provision to ensure the dwelling achieves an appropriate level of accessibility will be sought.

Policy H10: Planning for traveller sites

6.133 This policy sets out the approach to the location of proposals for residential sites for travellers and travelling showpeople. It reflects national planning policy’s overarching aim of ensuring fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

6.134 The council has commissioned a Gypsy and Traveller Accommodation Assessment to determine the specific needs for traveller sites. The assessment follows the approach set out in national planning policy and identifies an overall pitch need for travellers and an overall plot need for travelling showpeople for the period 2020 to 2036.

6.135 There is existing provision for traveller transit facilities on the site at Kings Weston Lane. Based on this provision and the most recent needs assessment it is currently envisaged that additional transit provision is unlikely be required in the foreseeable future.

Policy text

Proposals for residential pitches for travellers or plots for travelling showpeople should be located and designed in order to:

- i. Provide acceptable living conditions for the future occupiers of the site;**
- ii. Enable to access local services and facilities;**
- iii. Ensure there is no demonstrable harm to the living conditions of the settled community;**
- iv. Be sympathetic to the character and appearance of the surrounding area;**
- v. Include appropriate access to the primary route network;**
- vi. Provide safe pedestrian, cycle and vehicular access onto the site;**
- vii. Enable adequate provision for parking, turning and servicing of the site having regard to the specific needs of travelling people;**
- viii. In the case of sites for travelling showpeople, include adequate provision for storage and maintenance.**

Proposals will be considered having regard to:

- The existing level of local provision and need for sites;**
- The availability of alternative accommodation for the applicants; and**
- Other personal circumstances of the applicant.**

Explanation

6.136 As set out in national planning policy, travellers refers to people of nomadic habit of life whatever their race or origin, including people who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. National planning policy also sets out relevant matters to take into account when determining whether people are gypsies and travellers for the purposes of planning policy.

6.137 Travelling showpeople means members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes people who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes travellers as defined above.

6.138 Proposals should have regard to the needs for traveller sites as identified in the most recent Gypsy and Traveller Accommodation Assessment.

7. Economy and inclusive growth

7.1 The city is home to 46% of jobs within the West of England region, within the diverse sectors represented in the local economy. The economic development land strategy for the local plan aims to support sustainable and inclusive economic growth across the city and seeks to support this through the development of new workspace as well as the retention of core industrial land.

7.2 This chapter has a focus on land and premises for offices, industry and distribution and includes policies to support inclusive economic growth and digital connectivity. Other aspects of the city's diverse and interlinked economy such as the key sectors of higher education; hospitality and the evening economy; retail; culture, tourism and leisure; health and care; and transport are addressed in the relevant chapters in this plan.

Policy E1: Inclusive economic development

7.3 Bristol is one of the most successful cities in the UK, with a higher employment rate than other large cities. However, persistent and multiple socio-economic deprivation is found in parts of the city, especially in relation to worklessness and low skills. Through the requirement for employment and skills plans, this policy aims to support economic growth which is inclusive and offers opportunity to all.

Policy text

Major development proposals should contribute to enabling access to employment and removing barriers to employment for local residents, facilitating skills development and supporting employment initiatives.

Employment and Skills Plans will be required from all major developments which:

- i. Comprise 10 or more residential dwellings;**
- ii. Include more than 1,000m² gross internal area of non-residential floorspace.**

Major developments proposals will also be expected to be in accordance with Policy SV1 'Social value and inclusion'.

Explanation

7.4 Where existing workspace is redeveloped the policy enables the effects of changes to business premises to be balanced by facilitating enhanced access to employment. Where new business development is constructed or where major developments would generate employment requirements, the policy facilitates access to the new jobs created and helps to match the skills of local employees to the new jobs created. This assists in mitigating development impacts on the community and ensures that the benefits of economic development are available to the communities in which it is located.

7.5 This policy requires Employment and Skills Plans to be secured through the planning process which will set out the measures for inclusive employment and improved skills pathways, and show how social value is delivered through the development. Such plans may include a range of measures which could include mechanisms for the management of

specific premises and affordable workspace as part of mixed use development. The City Council has produced guidance to provide information on delivering Employment and Skills Plans to landowners, developers, applicants and agents promoting major development schemes.

Policy E2: Economic development land strategy

7.6 This policy sets out the overall strategy for economic development land which positively and proactively encourages sustainable economic growth.

7.7 Within the West of England region 55% of office floorspace is in Bristol. As the region's office capital Bristol supports diverse office based economic sectors and demand for new office accommodation is expected to continue. The city is a nationally important banking, insurance and professional services with a particular concentration in the city centre. The growing cultural and creative industries, media and environmental services sectors are well represented and growing. Health and life sciences show strong potential for growth.

7.8 42% of the industrial and distribution floorspace in the West of England is located within the Bristol City Council area. Avonmouth is by far the city's largest industrial location with over 640 hectares of land for development and redevelopment for industry, distribution and Port related industries and potential for additional development areas in the 61 hectares this plan allocates for additional industry and distribution.

7.9 South Bristol remains a priority focus for development and regeneration in the Local Plan. In addition to the opportunities provided at industry and distribution areas and the area's town and district centres, investment in sustainable transport infrastructure will support improved accessibility for residents in South Bristol to strategic employment areas close by.

Policy text

The plan makes provision for the delivery of new workspace. This will include:

- **164,000m² of net additional office floorspace;**
- **164,000m² of net additional industry and distribution floorspace (with 61 hectares of new development allocations to accommodate part of this provision).**
- **Intensification of development with proposals for all forms of workspace making effective and efficient use of land.**

Development and renewal of workspace

To ensure the continued economic growth of Bristol there will be development and renewal of workspace at the following key locations:

- **Bristol City Centre (Policy DS1 'Bristol City Centre'), with an emphasis on the office sector and other main town centre uses;**
- **Bristol Temple Quarter and St. Philip's Marsh (Policies DS2 'Bristol Temple Quarter' and DS3 'St. Philip's Marsh'), with a focus on the office, innovation, research and industrial sectors;**

- **Avonmouth Enterprise Area and Bristol Port (Policy E4 ‘Avonmouth Industrial Area and Bristol Port’)** which is reserved for industry, distribution, port related development and renewable energy (640 hectares);
- **Industry and distribution areas (Policy E5 ‘Industry and Distribution Areas’)** which are reserved for industry and distribution (237 hectares).
- **Town, district and local centres (Policies SSE1 ‘Supporting Bristol’s centres - network and hierarchy’ and SSE2 ‘Development in Bristol’s Centres’)**, with an emphasis on main town centre uses.

New workspace will also be provided where:

- **Business, industrial and distribution premises are redeveloped for mixed uses in regeneration areas in accordance with the policies for those areas (Policies DS3 to DS9 and DS13);**
- **At other locations where redevelopment occurs (Policy E6A ‘New workspace within mixed use developments’); and**
- **At sites allocated for industry, other workspace or mixed-use developments (Policy DA1 ‘Proposed Development Allocations’).**

Industry and distribution

Avonmouth Industrial Area and Bristol Port as shown on the Policies Map is reserved for industrial, distribution, port and energy related uses (Policy E4 ‘Avonmouth Industrial Area and Bristol Port’)

Industry and Distribution Areas as shown on the Policies Map are reserved for industrial, distribution and related uses (Policy E5 ‘Industry and Distribution Areas’).

Land is allocated for new industrial and distribution development at Avonmouth industrial area (four locations - Policy E4 ‘Avonmouth Industrial Area and Bristol Port’) and at identified allocated sites elsewhere (Policy DA1 ‘Proposed Development Allocations’).

Other sectors

The needs for land and premises for sectors falling within other uses classes are addressed in other policies in this plan.

Explanation

7.10 The economy comprises diverse sectors and activities which are addressed across the local plan. Within that context, this part of the local plan deals primarily with land and premises for offices, flexible workspace, industry and distribution (Use Classes E(g) (i)-(iii) [office, research and development’ light industry], B2 [general industrial] and B8 [storage and distribution]) and similar uses.

7.11 Policy E4 ‘Avonmouth Industrial Area and Bristol Port’ reserves over 640 hectares for industry, distribution, port and energy uses. 60 hectares of additional industry and distribution is proposed on currently undeveloped sites.

7.12 Policy E5 ‘Industry and Distribution Areas’ reserves approximately 237 hectares of core industrial estates and areas exclusively for those uses. This includes approximately 150 hectares in South Bristol.

Policy E3: Location of office development

7.13 Bristol is the core commercial centre in the south west region. The majority of Bristol’s office stock is located in the city centre with major focusses at Bristol Temple Quarter, Harbourside and Redcliffe, with smaller clusters across the city centre.

7.14 Alongside the concentration of office uses in the city centre, there are existing office clusters at district and town centres and campus locations such as on Winterstoke Road and at Bridgwater Road.

7.15 The city’s provision of offices represents a particularly high concentration of the jobs based in the city. Office development will continue to provide workspace to meet the needs of a diverse range of businesses and sectors in the city. The locations for new office development address accessibility and connectivity as these are key requirements for modern business needs.

7.16 This policy identifies the core areas for future office development and the approach to the provision of smaller scale office development and flexible workspace as part of mixed use development. It indicates where office developments will be appropriate in principle subject to the requirements of other policies.

Policy text

Office developments will be appropriate in principle at:

- **Bristol City Centre, including Bristol Temple Quarter (Policy DS2 ‘Bristol Temple Quarter’) and at appropriate locations in St. Philip’s Marsh (Policy DS3 ‘St. Philip’s Marsh’);**
- **Town and district centres and on the edge of these centres (Policy SSE1 ‘Supporting Bristol’s centres – network and hierarchy’);**
- **Regeneration areas (Development Strategy) as part of mixed used developments;**
- **Areas identified as suitable for office development in other policies in this plan.**

In addition to the above, smaller scale development for offices/flexible workspace will be appropriate as part of mixed use redevelopment of former business, industrial and distribution sites (in accordance with Policy E6A ‘New workspace within mixed use development’).

Where offices are permitted the use may be limited to Use Class E(g)(i) (or its equivalent).

Explanation

7.17 This policy applies primarily to uses in Class E(g)(i).

7.18 To ensure that new office provision is maintained, and consistent with other policy objectives, the use may be limited to ensure that change to other elements of Use Class E will require planning permission. This will be the case where permission for offices has been sought or where office is the only appropriate use within the wider business, commercial

and service use class. Permitted development rights may also be restricted for these reasons.

Policy E4: Avonmouth Industrial Area and Bristol Port

7.19 The area forms part of the Avonmouth Severnside Enterprise Area which covers 1,800ha and has been a focus in recent years for investment in new premises. The Enterprise Area lies within Bristol and South Gloucestershire and is close to the Severn crossings, the M5 and M49 motorways and the national rail freight network.

7.20 The industrial areas and port at Avonmouth (640 hectares) form part of this regionally important location for business with an emphasis on a diverse profile of distribution, manufacturing and port related activity, with premises of a range of scales and types.

7.21 Bristol Port, part of which is situated in the area cover by this policy, forms an element of the essential infrastructure for the national economy. Approximately 10,000 jobs in the region depend on port-related businesses. Bristol Port holds consent for the construction of a deep-sea container terminal. 1,500 jobs would be associated with the construction of the the terminal.

7.22 The Avonmouth and Bristol Port area has also seen the development of large scale wind turbines, which are helping to support the city's commitment to be run entirely on clean energy. A number of solar power generation proposals have also been brought forward in the area in recent years.

7.23 This area is subject to risk from tidal flooding and requires enhanced defences to ensure it remains at low risk of flooding, taking account of the effects of climate change. Work to bring about an enhancement is well advanced which means that it is now possible to allocate currently undeveloped land for additional industrial and warehousing development.

7.24 Land at Avonmouth also has an important role in supporting the bird life which makes use of the internationally important Severn Estuary. Development in the area therefore has to be balanced with approaches to habitat mitigation. Land at Hallen Marsh is designated for habitat mitigation.

7.25 The area also has a rich archaeological heritage, with the historic estuarine landscape of the Avonmouth Levels, characterised by irregular fields bounded by hedges and rhines, showing evidence of settlement and drainage construction over the last two thousand years. The area also contains significant evidence of prehistoric and Roman land use and past environments buried beneath the medieval and post-medieval landscape.

Policy text

The Avonmouth Industrial Area and Bristol Port as shown on the Policies Map (640 hectares) is designated and reserved for the retention, development and redevelopment of land for industrial, distribution, energy and port related uses. The development of industrial and distribution premises of a range of scales and types will be encouraged.

The area will also continue to provide a suitable location in principle for the development of large scale wind turbines and for other renewables such as solar farms (Policy NZC5 ‘Renewable energy and energy efficiency’).

Around 60 hectares of greenfield land adjacent to the existing industrial areas are allocated for the development of industrial and distribution uses of a range of scales and types. The following areas are allocated, as shown on the Policies Map (and indicated on Diagram 7.1 below):

- Land east of Chittening Road
- Land east of Packgate Road
- Land south of Seabank Power Station
- Land at Kings Weston Lane, south of Access 18*

Flood risk mitigation

Development at the allocated sites and at other locations within the area will require appropriate mitigation to ensure that the risk of flooding is appropriately addressed and does not add to flood risk elsewhere.

Development of the allocated sites and redevelopment of existing sites and premises should make efficient use of land and be consistent with the relevant policies in this plan.

Habitat mitigation - Hallen Marsh

Land at Hallen Marsh is reserved for habitat mitigation, as shown on the Policies Map (and Diagram 7.1 below).

Development in the area covered by this policy will be expected to contribute appropriately towards the habitat mitigation measures proposed for this area.

Explanation

7.26 The approach to existing industrial areas is an evolution of the 2011 local plan which allows for the regeneration and renewal of the existing industrial sites. This strategy has seen new forms of business space replacing older industries helping to create a dynamic economic area.

7.27 The 2011 local plan supports wind turbine development and accordingly the area has seen the development of several large scale wind turbines, with permission for other turbines granted recently. It is proposed that the area continues to be a focus for this type of development, subject to requirements to have the support of local communities and to protect wildlife.

7.28 The allocation of new sites which are currently undeveloped can help to support continued growth. The location of new site allocations is shown on Diagram 7.1 below.

* Planning permission has been granted for mixed commercial/industrial development on land at the site allocation at Kings Weston Lane, south of Access 18.

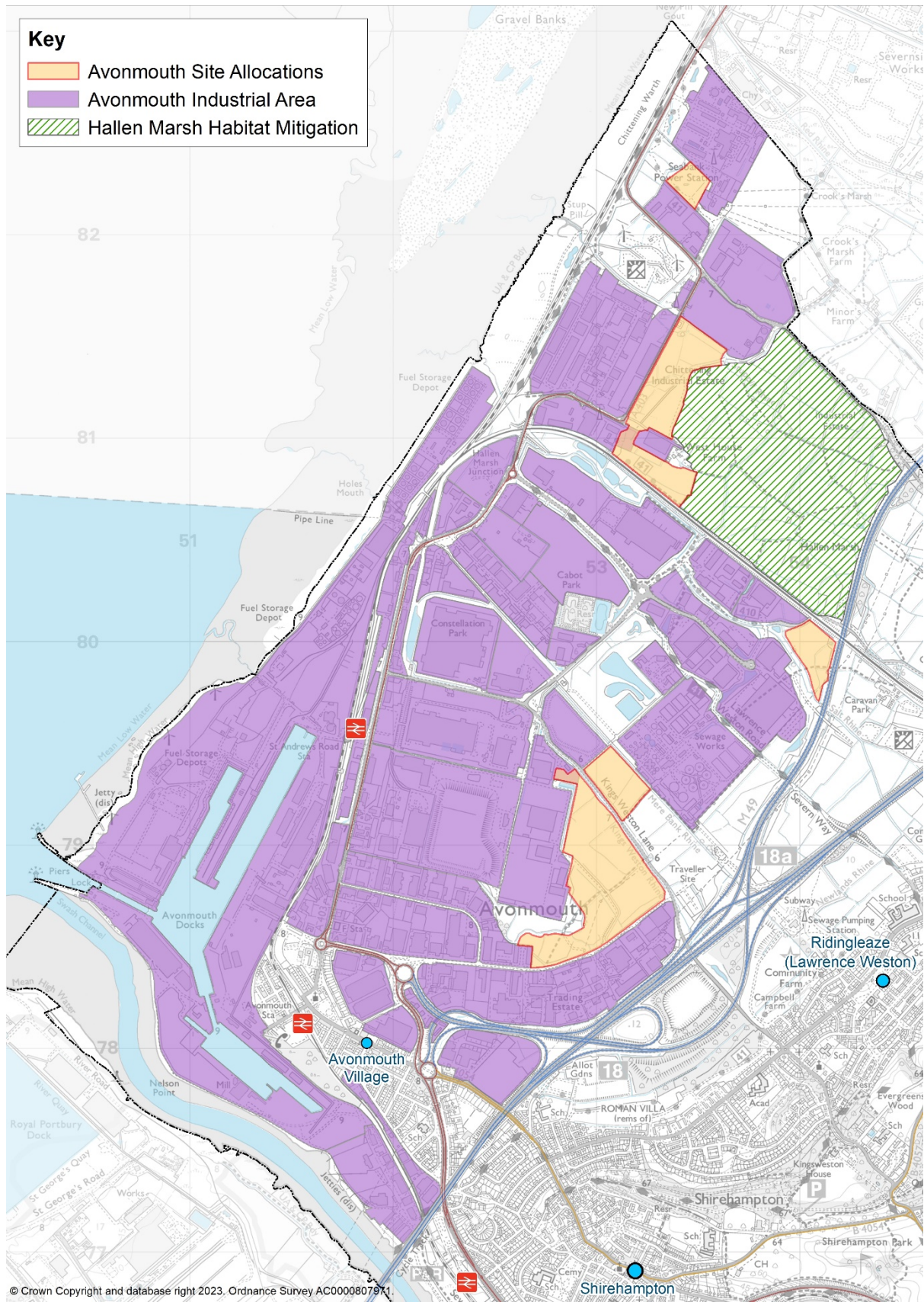


Diagram 7.1: Avonmouth Industrial Area and Bristol Port, site allocations and Hallen Marsh mitigation

Policy E5: Industry and Distribution Areas

7.29 In addition to Avonmouth and Bristol Port (Policy E4 ‘Avonmouth Industrial Area and Bristol Port’), there are a number of core areas of industrial land which continue to provide for the needs of industrial and distribution firms and similar uses. The majority of these are located in South Bristol with a further concentration in East Bristol. These areas have been identified as Industry and Distribution Areas.

7.30 Along with the Avonmouth and Bristol Port area (640 hectares), the Industry and Distribution Areas designated in this policy (237 hectares) represent Bristol’s core provision of industrial and distribution land. Due to their strategic economic importance this policy reserves these areas for industrial, distribution and related uses in order to support a diverse and inclusive economy. The areas are suitable for the retention and renewal of industrial and warehousing premises able to accommodate a wide range of sectors including last mile logistics, creative and cultural industries, health and life sciences and a variety of general industry.

7.31 Most of these areas are of strategic scale and cater for the requirements of all sizes of industrial and distribution businesses. In order to maintain opportunities for small and medium sized industrial and distribution businesses, a number of small industrial estates with smaller scale units have also been identified in this policy.

7.32 There is also a concentration of maritime industrial floorspace around the Floating Harbour in Bristol City Centre. These areas that are currently used wholly or partially for maritime industries will be retained for that purpose.

Policy text

Industry and Distribution Areas as shown on the policies map and listed below (237 hectares) are reserved for the continued use, development, or redevelopment for industrial and distribution premises (Use Classes E(g)(ii), E(g)(iii), B2 and B8 and sui generis uses of a similar nature).

In addition to industry and distribution and related uses, the following uses are also likely to be acceptable on Industry and Distribution Areas subject to other relevant development plan policies:

- **Industrial or commercial training facilities;**
- **Essential public utilities development;**
- **Ancillary facilities and services which support the functioning of the Industry and Distribution Area including childcare facilities, small-scale retail uses, sandwich shops and cafés; and**
- **Essential community facilities which cannot be located elsewhere.**

Development involving the loss of industrial and distribution floorspace/land within the Industry and Distribution Areas shown on the Policies Map and listed below will not be permitted unless:

- i. **The development is for a use referred to above; and**

- ii. **Uses are compatible with the industrial character of the areas and would not adversely impact on the viability and continued operation of existing industrial uses.**

All proposals for development on Industry and Distribution Areas will be expected to make efficient use of land including the appropriate intensification of development on the site.

Developments for new forms of workspace, start-ups, micro businesses and space for social enterprises will be encouraged within Industry and Distribution Areas where they fall within Use Classes E(g)(ii), E(g)(iii), B2 and B8.

Sites within the Maritime Industry Areas shown on the Policies Map will be retained for industrial and warehousing uses. Development will be expected to protect or enhance the maritime function of the area. Development that would affect the function or viability of existing maritime uses in the area or otherwise erode the maritime function of the area will not be permitted.

Explanation

7.33 For the purposes of this policy, industrial and distribution uses are defined as those falling within Use Classes E(g) (ii) and (iii), B2 and B8 or similar activities which are sui generis. The policy is applicable to equivalent uses in any future amendments to the Use Classes Order.

7.34 The other uses that the policy permits in these areas include uses which would support the functioning of the Industry and Distribution Area and access to employment opportunities.

7.35 The policy expects development proposals on Industry and Distribution Areas to make efficient use of land unless this is not achievable due to site constraints and occupier requirements. Development densities with a plot ratio of 0.6 or more will be supported in Industry and Distribution Areas.

7.36 The designated Industry and Distribution Areas and Maritime Industry Areas are:

- Albion Docks/Sydney Row (Maritime)
- Ashley Hill, St Werburgh's
- Ashton Vale Road, Ashton
- Barton Hill Trading Estate, Barton Hill
- Brislington Trading Estate / Bath Road (north)
- Bush Industrial Estate, Whitehall
- Cater Road, Bishopsworth / Hartcliffe
- Central Park, Petherton Road, Hengrove
- City Business Park, Easton
- East of Kingsland Road, St. Philip's
- East of Midland Road, Old Market
- Eastpark Trading Estate, Whitehall
- Feeder Road, St Philip's Marsh

- Fishponds Trading Estate, Eastville
- Glenfrome Road [south]
- Hawkfield Business Park, Hartcliffe
- Liberty Industrial Park, Ashton Vale
- Lodge Causeway (west), Fishponds
- Malago Vale Estate, Windmill Hill
- Montpelier Central / Station Road, Montpelier
- Netham Road / Blackswarth Road (south), St George
- New Gatton Road, St Werburgh's
- New Station Way, Fishponds
- Nover's Hill / Hartcliffe Way, Knowle
- Roman Farm Road, Hengrove
- South Liberty Lane / Brook Gate, Ashton Vale
- St Anne's Road (north), St Anne's
- St Anne's Road (south), St Anne's
- St Gabriel's Business Park / Easton Business Centre, Easton
- Underfall Yard (Maritime)
- Vale Lane / Hartcliffe Way, Bedminster Down
- Western Drive
- Whitby Road (north), St Anne's
- Whitby Road (south), Brislington
- Whitby Road (west), Brislington
- Whitehall Trading Estate, Whitehall
- Winterstoke Road / South Liberty Lane, Ashton Vale
- Woodland Way, Hillfields

Agent of change – safeguarding business and industry

Providing new homes and other noise-sensitive development should not result in unreasonable restrictions being placed on existing industrial uses. The local plan places the responsibility for addressing the impact of noise on the new development – the 'agent of change' principle. This means that where noise sensitive developments are proposed close to existing noise-generating industries, the new developments will be designed in a way which protects the occupiers from noise impacts so that the existing industrial use is not threatened. Policy HW1 'Pollution control and water quality' and Policy HW1A 'Noise mitigation'.

Policy E6A: New workspace within mixed use development

7.37 The local plan encourages more brownfield sites to come forward for new homes by promoting the redevelopment of vacant and underused land – which may include vacant or underused sites currently or recently in office or industrial use. Alongside the delivery of new homes it is important that diversity of use and opportunities for business and employment are maintained or enhanced.

Policy text

Proposals for the redevelopment of vacant or underused sites and premises currently or recently used for business, industry or distribution should include provision for new workspace as part of mixed use developments.

The new workspace provided should be in the form of accommodation for research and development, affordable workspace, light industrial, flexible office space, local distribution or similar premises and may include premises for professional services and medical or health services.

This policy does not apply to areas covered by Policies E4 ‘Avonmouth Industrial Area and Bristol Port’ and E5 ‘Industry and Distribution Areas’ which are reserved for industrial, distribution uses as set out in the relevant policies, or to other locations to which specific provisions apply.

Explanation

7.38 This policy does not apply to sites covered by Policies E4 and E5 which are reserved for industrial and distributions uses, or to Development Strategy policies which contain specific provisions for development of workspace.

7.39 Workspace provided or retained within redevelopment proposals can include flexible small workspace for enterprise start up and early-stage growth, mixed E(g)(i)-(iii) uses, virtual office, desk and co-working space, makerspace, affordable workspace, space for cultural industries, local logistics and community-oriented facilities. Enterprises and premises of this type in emerging key sectors often favour new forms of workspace which can involve the adaptation of conventional units to their purpose. Such provision can lead to the intensification of employment use on a site.

7.40 The workspace element should be proportionate to the proposal’s scale and location and have regard to the employment intensity of the most recent use. Consideration should be given to the design, siting and potential occupancy of the workspace element within mixed use development proposals to ensure the compatibility of the workspace with surrounding residential development.

7.41 This policy is not applicable to sites which are specifically allocated for development. Any approaches to redevelopment of such sites are set out within the allocation. The policy is also not applicable within areas of growth and regeneration (see Development Strategy chapter) as these areas will each have their own policies setting out the approaches to the retention, refurbishment, intensification, redevelopment and re-incorporation of workspace.

7.42 This policy is applicable to sites of 0.1 hectares or more where the existing use is within use classes E(g)(ii) or (iii), B2 and B8 or similar sui generis uses.

Policy E6: Affordable workspace

7.43 This policy aims to secure the provision of affordable workspace within new development. Provision of new lower-cost and affordable workspace is crucial to support the continuous growth of the social, economic and cultural sectors. Thus, this policy enables development proposals to provide affordable workspace in areas where it is needed.

7.44 Bristol City Council continues to commit to generate a wide range of economic and other opportunities, to ensure that Bristol is a fair and inclusive city. The cost of workspace in Bristol is particularly high relative to other authorities within the West of England area and provision of affordable workspace is important to ensure that individuals, organisations and businesses can access a range of employment spaces at affordable rates and on flexible terms for economic, social and cultural purposes.

7.45 Ensuring such spaces are available alongside more traditional employment space will help boost the city's economic strength and diversity. Affordable workspace provides opportunities to create places of innovation and enterprise that will support the evolution of Bristol's economy, including its social enterprises and priority sectors as they emerge and are identified. In addition to delivering community benefits, such spaces can be key to placemaking from early stages of mixed-use development.

7.46 Affordable workspace is defined here as workspace that is provided at rents maintained below the market rate or provided with flexible leasing arrangements for individuals, organisations and businesses across the city. A forthcoming SPD will provide further guidance on the delivery and management of affordable workspace within Bristol.

Policy text

Provision of Affordable workspace

The provision of affordable workspace will be required in areas identified in the Affordable Workspace SPD where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area.

Affordable workspace will be used for economic development, social, or cultural uses such as:

- **Specific sectors that have social value such as charities, voluntary and community organisations or social enterprises.**
- **Specific sectors that have cultural value such as creative and artists' workspace, rehearsal and performance space and makerspace.**
- **Accommodation for disadvantaged groups starting up in any sector.**
- **Start-up and early-stage businesses.**
- **Regeneration projects.**

Affordable workspace should be provided for the lifetime of the development.

Preventing the loss of Affordable Workspace

Where development proposals involve the loss of existing affordable workspace planning permission will not be granted unless the loss of affordable workspace will be replaced on-site. Off-site replacement of affordable workspace may only be sought in exceptional circumstances where it can be demonstrated that the on-site provision of such workspace is inappropriate.

Explanation

7.47 The council will use conditions and/or planning obligations to limit uses consented within Class E and B in order to achieve the objectives of this policy. The policy requirements will apply to net additional floorspace brought forward as part of new development, including redevelopment or extension of existing floorspace. Further guidance on the location and approach to affordable workspace will be provided in an Affordable Workspace SPD and Planning Obligations SPD which will also provide details on the discount to market rent.

7.48 In some circumstances, rather than provide affordable workspace on-site, it may be more appropriate for developments to provide affordable workspace off-site or provide financial contributions to delivering affordable workspace elsewhere in the city. A financial contribution in lieu of on-site provision will only be accepted where this would have demonstrable benefits in furthering affordable workspace in the city.

7.49 Applications that include an element of affordable workspace to be managed by an affordable workspace provider or managed by the building owner will be expected to include a draft Workspace Management Plan (WMP) that sets out how the workspace will be managed and the terms of its provision. This requirement will be secured through a planning obligation. Further guidance relating to the content of WMPs will be set out in the Affordable Workspace SPD.

7.50 Planning obligations used to secure affordable workspace should include mechanisms to ensure its timely delivery, at the same time or prior to occupation of developments.

7.51 For all schemes that provide affordable workspace, the council will require an annual monitoring report to be submitted to show how policy requirements are being met. This requirement will be secured as a planning obligation and a monitoring fee will be sought from the developer. Further information will be provided in the Affordable Workspace SPD.

Policy E8: Digital connectivity and inclusion

7.52 Digitally connectivity is vital to the city's economic performance and in ensuring that economic growth is inclusive and benefits everyone. To this end Bristol has a key commitment to make progress towards being the UK's best digitally connected city.

7.53 Fast and competitive broadband connectivity has become an essential requirement for both domestic and business users. This policy seeks to ensure that all new development has access to the latest generation of high speed broadband from a choice of providers.

Policy text

Development proposals will be expected to provide access to superfast broadband, as a minimum, and full fibre connections where available. This will include provision for multiple infrastructure providers to access the site.

In locations where superfast broadband or full fibre connectivity is already available:

- i. The development will be expected to include the infrastructure to connect to these services and make them available to occupiers.**

In locations where superfast broadband and full fibre connectivity are not currently available:

- i. Applicants will be expected to demonstrate that they have held discussions with a range of providers to upgrade infrastructure to deliver superfast broadband or, where possible, full fibre connections.**
- ii. Where one or more providers have agreed to provide superfast broadband connectivity or full fibre, the development should be designed to connect to this service and make it available to occupiers.**
- iii. Where no agreement can be reached to provide superfast broadband or full fibre connectivity at the present time, the development will be expected to incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband or full fibre connectivity in future.**

In all cases, to encourage competition and consumer choice, this will include the provision of multiple ducts to enable several providers to access the site.

Development should demonstrate how it will meet the requirements of this policy through Connectivity Statements submitted with planning applications.

Explanation

7.54 The council will maintain up-to-date technical guidance setting out the present industry standard and references to superfast broadband in this policy should be read accordingly. The guidance will also include details of broadband providers currently operating in the city.

7.55 For the purposes of this policy, superfast broadband and full fibre are considered to be 'available' where the necessary infrastructure exists at or close to the application site and the proposed development can readily be served by it.

7.56 The Connectivity Statement should include evidence of the superfast broadband and full fibre connectivity at the site. This will take the form of connectivity assessments, or similar proof, from at least two broadband infrastructure providers. Free connectivity assessments are available from most broadband providers which will show expected speeds at the development.

7.57 Superfast broadband connectivity is often available from broadband providers free of charge for development over a certain scale, provided that sufficient notice is given, typically at least 12 months prior to first occupation. Provided they have sufficient notice, broadband providers will also typically cover the cost of fibre to the premises for

developments of 30+ homes. In some cases, however, providers may request a contribution from the developer. The costs of these additional works can be considered as part of a viability assessment.

8. Centres, shopping, and the evening economy

8.1 Bristol is a diverse, 24-hour city of unique neighbourhoods, at the centre of which are its city centre and its local high streets and centres. In recent years the city's centres have been valuable in contributing to a *15-minute city* where the services people need are available close to home. A time of change in the retail sector has seen the take up of high street units by new commercial and community uses as well as independent businesses, which has led to a varied service, leisure, evening and night-time economy offer in many centres.

8.2 To maintain the ongoing success of these centres, the local plan proposes to recognise and support their role, enabling them to diversify in a way which keeps them at the heart of their local communities.

Policy SSE1: Supporting Bristol's Centres - network and hierarchy

8.3 The network of centres is at the heart of the aim for Bristol to be a *15-minute city* where facilities and services are close to people's homes. This policy sets out the network and hierarchy of centres in Bristol. It aims to support Bristol's network of centres and secure the sustainable distribution of the diversity of town centre uses. It identifies centres as the preferred locations for these uses in order to promote their vitality and viability.

Policy text

Retail development, offices, leisure (including food and drink), entertainment and night-time uses, arts, culture and tourism uses will be primarily located within or, where appropriate, adjoining the centres in the identified network and hierarchy serving Bristol.

Centres will also be suitable locations for community uses including surgeries and public service facilities.

Light industrial or small-scale distribution uses may also be appropriate in centres where they would contribute to their function and diversity.

Development will be expected to be of a scale and intensity appropriate to the position in the hierarchy and to the character of the centre.

Active Uses

Uses which contribute to maintaining the vitality, viability and diversity of centres will be encouraged. Active ground floor uses will be maintained and enhanced throughout the centres.

Residential Uses

New residential development which makes positive use of upper floors of properties and on underused and vacant space away from commercial frontages will be encouraged within centres.

Centre Network and Hierarchy

Bristol’s proposed centre hierarchy is as follows:

Bristol City Centre		
Including:		
The primary shopping areas at: Bristol Shopping Quarter (Broadmead); Park Street & Queen’s Road; and Old City St Nicolas Market.		
Other distinctive parts of the City Centre including Christmas Steps Arts Quarter; Harbourside and Wapping Wharf; Hotwell Road; Old City Baldwin Street; Old Market; Redcliff Hill/Prewett Street; Stokes Croft; Victoria Street.		
Town Centres		
Bedminster	Shirehampton	Henleaze
Clifton village	St. George (Church Road)	Westbury-on-Trym
Fishponds	Wells Road/Broadwalk (Knowle)	Whiteladies Road
Gloucester Road		
District Centres		
Arnside Road (Southmead)	North Street (Southville)	Stapleton Road
Crow Lane (Henbury)	North View (Westbury Park)	Symes (Hartcliffe)
Lodge Causeway	Ridingleaze (Lawrence Weston)	Whitchurch (Oatlands Avenue)
Local Centres and Parades		
Alma Vale Road, Clifton	Filton Avenue	Shirehampton Road
Ashley Down Road	Filton Road	Southmead Road
Ashley Road/Grosvenor Road	Filwood Broadway	St. Anne’s Park
Avonmouth Village	Fishponds Road, Eastville	St. Anne’s Village
Barton Hill	Frome Valley Road, Frenchay	St. Marks Road
Bedminster Road	Gilda Parade	St. Michael’s Hill
Belland Drive, Whitchurch Park	Hengrove Lane, Hengrove	St. Peter’s Rise, Bishopsworth
Brislington	Kellaway Avenue	Stockwood
Broomhill Road/Fermaine Avenue	Kingsway/Nag’s Head Hill, St. George	Stoke Lane
Chandos Road	Lawrence Hill	Totterdown
Charlton Road, Pen Park	Leinster Avenue, Filwood	Two Mile Hill Road*
Church Road/Highridge Road, Bishopsworth	Lockleaze (Gainsborough Square)	Wellington Hill West/ Southmead Road
Coldharbour Road	Melvin Square, Knowle West	West Street, Bedminster
Cotham Road South	Mina Road	Westbury Lane, Sea Mills
Druid Hill, Stoke Bishop	Picton Street/Cheltenham Road	
Duncombe Road, Speedwell	Queen’s Road, Withywood	
East Dundry Road, Whitchurch Park	Sandy Park Road	
* Two Mile Hill Road in Bristol is a local centre which also forms part of the adjacent Kingswood town centre in South Gloucestershire.		

Creation of New Centres

The development of new centres may be appropriate where they are needed to provide services, facilities and a community focus within areas of growth and regeneration. Any new centres proposed should be considered in consultation with communities through the preparation of masterplans and frameworks. They should be of a scale, design and siting which is consistent with meeting the local needs of the areas. Proposed new centres should ensure the continued vitality and viability of any existing centres within or near the regeneration area.

Explanation

8.4 Bristol City Centre will remain the principal destination for shopping, and leisure in the city and serves as the regional centre. It will be the focus for investment in main town centre uses, including flexible workspaces and complementary evening and night-time uses. Policy DS1 'Bristol City Centre' sets out the overall approach to the city centre.

8.5 Town Centres are larger centres in the city which have a role in providing a mix of uses which meet the needs of a large local catchment. They will be the primary focus for development and investment in main town centre uses outside the city centre including flexible workspaces and complementary evening and night-time uses, as well as appropriate community uses.

8.6 District Centres have a role in catering to a local catchment and will focus on meeting the day-to-day retail and local leisure needs, and appropriate community use needs, of the local population.

8.7 Local Centres and Parades cater for day-to-day retail and services and local leisure needs, and appropriate community use needs, within walking distance of communities. They may include specialist businesses and act of local clusters of similar businesses. Independent operators are commonly represented throughout local centres. In accordance with the 'town centre' first approach to development as set out within national policy, this policy directs main town centre uses to Bristol's centres with the scale of uses reflecting the scale and character of centre.

8.8 For the purposes of this policy, 'main town centres' uses are defined as per Annex 2 of the NPPF. 'Retail development' is defined as Use Class E(a) 'display of retail sale of goods, other than hot food'.

8.9 Further detailed policy in respect of the role of centres, and the approach to development in the primary shopping areas is provided in Policy SSE2 'Development in Bristol's centres'.

Policy SSE2: Development in Bristol's centres

8.10 Acknowledging the diversity of different centres, it is important to ensure that the vitality and viability of each of these areas is supported.

Policy Text

The role of Bristol's city centre and town, district and local centres in meeting a wide range of local needs will be protected and enhanced.

City Centre

Within the city centre boundary, as shown on the Policies Map, proposals for main town centre uses which support Bristol's regional role will be encouraged where these comply with other relevant Local Plan policies.

The primary shopping areas within Bristol city centre, as shown on the Policies Map, will be the focus for retail uses and new retail development. The city centre primary shopping areas of Bristol Shopping Quarter (Broadmead) and Queen's Road/Park Street will be the priority location for major shopping facilities. Proposals for new retail development within the primary shopping areas will be supported and encouraged. Active uses including leisure and hospitality which support the vitality and viability of these areas will be suitable within primary shopping areas.

At Old City, Harbourside and Wapping Wharf, Christmas Steps Arts Quarter, Stokes Croft and Old Market/Baldwin Street there will be an emphasis on retaining a mix of uses to maintain the character and sustainability of these locations. This will include retaining and enhancing existing markets, supporting smaller scale and independent retail and leisure uses, including new market provision and encouraging uses that contribute to the evening and night-time economy.

At Victoria Street, Hotwells Road and Redcliffe Hill/Prewett Street the emphasis will be on the retention of a of local retail and service street and smaller scale leisure and hospitality.

Town Centres

Town centres will be the main focus for the development of main town centre uses outside Bristol city centre including uses that support the evening and night-time economy. Proposals for such uses in these areas will be supported, particularly where they would make positive use of vacant or under-used floorspace and diversify the centres existing retail and leisure offer.

District and Local Centres

Proposals for main town centre uses and community facilities within district and local centres will be supported where they would help maintain or enhance the function of the centre, and its ability to meet day-to-day shopping needs. Proposals for main town centre uses which would make positive use of vacant or under-used floorspace within these centres should be supported.

Residential Development

Within the primary shopping areas, changes of use of ground floor frontages to residential development (that require planning permission) will not be appropriate.

In wider centre boundaries, changes of use to ground floor residential development in centre boundaries may be acceptable where:

- It has been demonstrated after a suitable period of appropriate marketing that there is no realistic prospect of securing an active use in the unit; and

- **where this would not, individually or cumulatively, detrimentally impact the vitality and viability of existing commercial and retail uses through fragmentation of the commercial function.**

Major development proposals will be expected to contribute to environmental enhancement and public realm improvements within the city centre, and town, district and local centres and parades.

Explanation

8.11 ‘Main town centre uses’ are defined within Annex 2 of the NPPF.

8.12 Within Bristol’s centres, the primary shopping areas are identified as the focus for comparison and convenience retailing in order to protect their core retail function and ensure they continuity to meet the needs of the localities they serve.

8.13 The principal retail area of the city centre is focused on **Bristol Shopping Quarter (Broadmead)** which provides an important comparison retail offer and has the largest proportion of national retailers. This area is supported by smaller primary shopping areas including **Queen’s Road and Park Street**, comprising and a mix of national and independent retail operators, and **Old City** which is focused on Saint Nicholas’ Market. The city centre also has important local shopping and leisure areas which are distinctive in character. **Harbourside and Wapping Wharf** has a strong representation of leisure uses which contribute to the visitor and evening economy of the city centre. **Christmas Steps Art Quarter** has a strong presence of independent and specialist retailers and with an evening economy and hospitality presence. **Old Market** includes a range of comparison retail of niche interest, local services and pubs and bars, many geared towards the LGBT community, contributing to its acknowledged role as Old Market Quarter gay village. **Stokes Croft** has a localised retail function with a number of independent traders and supports a vibrant mix of artistic activities, cafés, pubs, bars, nightclubs, take-aways and other local services.

Policy SSE3: Supporting Bristol’s evening, night-time and culture economy

8.14 Bristol is a 24-hour city with a hospitality sector that makes a strong contribution to both the quality of life in the city, its tourist and visitor economy and the strength of its economy overall. The sector includes uses which serve customers throughout the day, contributing to the vitality of centres. This policy aims to support a thriving evening, hospitality and cultural economy, with a focus in Bristol’s city centre and its town, district and local centres and parades.

Policy Text

Centres will be the focus for hospitality, evening and night-time economy, culture and leisure uses.

Development proposals that protect, promote, diversify and revitalise these uses will be encouraged where they contribute to the vitality and viability of centres and Bristol’s evening and night-time economy.

New evening and night-time economy uses will be expected to ensure they are neighbourly, having regard to the character of the centre where they are proposed. Larger and busier centres will be the focus for larger scale hospitality uses and night-time uses.

Evening and night-time uses may be appropriate in other locations where they cannot be accommodated in centres because of their scale and/or operational impacts.

The loss of cultural venues and night time economy uses will not be permitted unless it is demonstrated that the use is no longer viable and the premises cannot accommodate another similar use.

Outside space for hospitality businesses

Appropriate proposals which provide outside hospitality space and contribute to the animation of public spaces will be encouraged.

Agent of change

Proposals for residential development that could put at risk the continued use of existing evening and night-time uses, including music venues and clubs, are subject to the agent of change principle (Policy HW1 ‘Pollution control and water quality’).

Explanation

8.15 Supporting evening and night-time economy within Bristol City Centre as well as the town, district and local centres is particularly important in terms of encouraging diversification and ensuring that the vitality of these centres extends through the daytime, into the evening and night. For this reason, proposals for these uses within Bristol’s centres will be supported especially where they represent a unique and under-represented offer.

8.16 New evening and night-time uses should be neighbourly, but they will not be expected to be designed and operated in a way that is unreasonably constrained. Existing homes in centres generally experience a level of activity to be expected in these livelier locations and this will be taken in account when considering the impacts of new evening and night-time uses on residents.

Policy SSE4: Town centre first approach to development

8.17 Out-of-centre development may have had consequences for the health of nearby centres. To maintain the existing hierarchy of vibrant centres, a sequential approach will be applied to proposals to prioritise these existing centres over out-of-town or edge-of-centre locations.

Policy Text

The vitality and viability of the defined centres will be supported and enhanced. The network and hierarchy of centres as set out in this local plan will form the focal point for uses, services, and facilities serving the surrounding population.

In order to safeguard and enhance the network and hierarchy of centres any proposals for additional main town centre uses outside the defined city, town, district and local centres will be subject to the requirements of the sequential test and where applicable an impact assessment.

Planning applications for ‘main town centre uses’ which are not in a defined centre or not in accordance with the policies of this plan will be subject to the following sequential approach to establish that there are no available or suitable sites or premises in sequentially preferable locations. The order of preference for such uses are as follows:

- i. Within designated centres (‘in centre’);**
- ii. In locations on the edge of designated centres (‘edge of centre’);**
- iii. Accessible sites which are well connected to a designated centre;**
- iv. Other locations that are accessible by walking, cycling and public transport.**

Out of centre development of main town centre uses will only be acceptable where:

- It can be demonstrated that there are no available suitable sites or premises in sequentially preferable locations.**
- The proposal is of a small scale (floorspace no greater than 200m²) and aimed at providing for local needs.**

The sequential approach applies to new floorspace, extensions to existing floorspace, changes of use and applications seeking to vary previously approved details.

The primary shopping areas as shown on the Policies Map, will continue to be the focus for new retail development.

Proposals for main town centre uses outside the defined city, town, district or local centres will be subject to an impact assessment where the floorspace of the proposed development exceeds the following thresholds:

- Outside Bristol city centre: greater than 500m² gross floorspace.**
- Outside a town or district centre: greater than 300m² gross floorspace.**
- Outside a local centre: greater than 200m² gross floorspace.**

The impact assessment thresholds above related to town, district and local centres will be applicable for proposals within 800 metres of the boundary of the relevant centres. Elsewhere the threshold of 500 metres applies.

Explanation

8.18 National planning policy states that main town centre uses should be located in town centres, then in edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. In order to support this, it also states that LPAs should apply a ‘sequential test’ to planning applications for main town centre uses.

8.19 In the case of retail development, the sequential test is applied in relation to primary shopping areas rather than wider centre boundaries. For local centres and parades the centre boundary also serves as the primary shopping area.

8.20 Where permission is sought for unspecified Use Class E development, an impact assessment will be required unless the specific use proposed has been identified. Uses may be restricted to the specific use applied.

8.21 Locating retail, service, community and leisure facilities within Bristol’s centres, as defined on the policies map is considered to be the most sustainable way of meeting the needs of Bristol’s residents. It helps to maximise the accessibility of facilities for more people and promotes linked trips, which in turn reduces the need to travel and can increase footfall, improving trading conditions within centres. Scattering facilities across a wider area would be likely to adversely affect the vitality and viability of the centres, leading to their gradual decline and reducing their ability to attract new retail floorspace and serve the needs of residents.

8.22 Despite the changing nature of centres, and the proliferation of non-retail uses, it is considered important to future vitality and viability to manage the proportion of non-retail uses in the primary shopping areas to ensure that other uses support and do not dominant the primary retail function of the area. This is also required given the increased competition to Bristol city centre from out-of-centre retail facilities, and the associated need to ensure that the integrity of the retail core of the city centre is not diminished.

8.23 Promoting and enhancing the hierarchy of centres will help to ensure that development involving main town centre uses is directed towards and can be accommodated within those centres to support their continued success and ongoing vitality and viability, and that development in unsustainable out of centre or edge of centre locations is resisted.

8.24 Advice should be sought from the council in relation to which defined centre(s) the impact is likely to be on, which will be linked to the nature of the proposal and proximity to defined centre(s). Applicants should seek to agree the scope of the impact assessment which should be appropriate to the scale and nature of the proposed development and to identify any specific local issues.

Policy SSE5: Temporary uses in centres

8.25 In recent years, a diverse range of interim, pop-up or temporary uses have made use of vacant land or underutilised spaces in advance of more comprehensive redevelopment. These ‘meanwhile uses’ provide short term opportunities for vibrant local places and creative expression, whilst longer term benefits may include community development, sustainable local enterprise and local employment.

Policy text

Proposals for the temporary use of vacant buildings or sites within centres will be supported, where these would contribute to an attractive and vibrant environment for residents and visitors.

Proposals should demonstrate that:

- **Future development proposals would not be prejudiced;**
- **The local character and amenity of the surrounding area would be enhanced;**
- **Amenity of nearby residents would be safeguarded in relation to noise, waste collection and impacts from other potential pollution; and**
- **There would be no unacceptable traffic conditions or obstructions to pedestrians or cyclists.**

Proposals for the temporary use of vacant sites for car parking will not be acceptable.

Development in areas of growth and regeneration should identify opportunities for creative and innovative meanwhile use of sites in early phases of development.

Explanation

8.26 National planning policy requires local plans to take a positive approach to applications for alternative uses on land which is currently developed but not allocated for a specific purpose.

8.27 'Meanwhile uses' are temporary uses on vacant land or in vacant buildings which can ensure that temporarily vacant buildings or land are efficiently used in a way that stimulates the vitality, vibrancy and viability of an area. These could include converting spaces for local art, leisure and cultural uses including temporary markets and creative flexible workspaces. In general, meanwhile uses should contribute to economic or community activity and therefore this policy does not apply to residential uses.

8.28 Utilising spaces for temporary uses and informal events throughout the year makes the best use of land and provides visual, environmental and health benefits to the local community before planning permission for more permanent uses is achieved. In addition, the presence of these uses can prevent blight associated with undeveloped sites within Bristol's centres, such as vandalism, littering or fly-tipping.

8.29 It is expected that the parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset of any prospective planning application and agreed by all parties. This will include the stewardship of the site during its use.

8.30 'Meanwhile uses' in the context of this policy refer to use that would encourage economic or community activity and is not applicable to proposals for meanwhile residential uses.

8.31 Temporary use of vacant sites for car parking is not considered to be acceptable as such uses can discourage and delay the permanent redevelopment of vacant sites. Bristol's centres are considered to be the most sustainable location for development in line with the 'town centre first' approach and are well-served by public transport, as such allowing the use of temporary sites for car parking would be contrary to other aims set out within the Local Plan.

Policy SSE6: Retaining and enhancing markets

8.32 Markets can significantly contribute to the range of shopping opportunities and choices within Bristol's centres. Existing permanent and temporary markets often form an important part of the character of the areas in which they are located.

Policy Text

Proposals for new street or open markets will be encouraged where they would be beneficial to local shopping provision and would support the vitality, viability and diversity of existing centres.

Proposals for permanent markets or market-related development should have regard to:

- **The availability of storage facilities for market stalls and associated equipment; and**
- **The availability of market trader facilities, such as toilets and other essential hygiene facilities; and**
- **Provision of an appropriate level of safe, secure, accessible and usable parking for trader vehicles; and**
- **The amenity of the area.**

Proposals involving the loss of existing market sites will not be permitted unless it can be demonstrated that there would be no harm to the range, choice and diversity of market sites in the locality or city.

Explanation

8.33 There has been a growth in the presence of local outdoor markets within the city. These tend to be focussed on food and drink, alongside the sale of vintage or handmade items.

8.34 Many types of markets and informal trading activities do not require planning permission due to their temporary nature. Where planning permission is required, the aim of this policy is to enable practical and safe implementation of additional markets and to enable these uses to continue to thrive.

Policy SSE7: Provision of public toilets

8.35 The provision of public conveniences is important in enabling a safe and inclusive public realm. This policy aims to ensure that such provision is part of major public facing developments in centres and elsewhere.

Policy text

Major developments that are open to the public should provide and secure the future management of:

- i. **Free, publicly accessible toilets suitable for a range of users including disabled people, families with young children and people of all gender identities; and**
- ii. **Free ‘Changing Places’ toilets.**

Toilets and changing facilities provided should be clearly identifiable and located at readily accessible parts of the development which facilitate public access.

Public toilets will be a suitable use where planning policies require or encourage the provision of active uses or frontages.

Explanation

8.36 This policy is also applicable to major developments outside centres where they are open to the public. The policy expects provision to be located where it enables access and does not deter use.

8.37 Changing places toilets should be designed in accordance with the guidance in British Standard BS8300-2:2018 (or equivalent future standard). These should be available during opening hours, or 24 hours a day where accessed from areas of public realm.

Policy SSE8: Public houses

8.38 Bristol’s public houses serve local communities and make an important contribution to the diversity and vitality of the city and the wider region. As well as key components of the local economy, they are vital spaces for leisure socialisation, community activities and cultural exchange. This policy recognises the unique contribution to a community’s social amenity and wellbeing that are provided by the city’s public houses. It seeks their retention where they contribute to the diversity and vitality of their communities.

8.39 The policy supports national planning policy which recognises the need to ‘guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.’

Policy text

Proposals involving the loss of all or part of an established public house will not be permitted unless it is demonstrated that:

- i. The public house is no longer and cannot feasibly be made economically viable; or**
- ii. An adequate and diverse range of alternative public house provision exists within the locality.**

Where development is permitted any extensions or alterations should not harm the identity or architectural character of the public house.

Explanation

Assessing viability

8.40 Where the loss of an established public house is proposed, applicants will need to submit evidence in the form of a viability assessment which clearly shows that the public house is no longer and cannot be feasibly made economically viable.

8.41 Applicants should follow the guidance on viability assessments in the council’s Public Houses practice note. Viability assessments should utilise the council’s adapted version of the CAMRA viability test. This is expected to include:

- A rigorous analysis of trade potential.
- At least the last three trading years of audited accounts.
- Evidence that the public house has been operated positively and not run with a view to closure.
- Demonstration that all reasonable measures to improve the viability of the public house have been pursued.

8.42 In such cases the council will submit the viability assessment for independent validation, with any reasonable costs for the validation process met by the applicant.

Further guidance on assessing viability can be found in the council’s public house practice note.

8.43 Applications for the chance of use or loss of part of a public house will be required to demonstrate that the loss of floorspace will not negatively impact the ongoing viability of the remaining public house.

Marketing

8.44 Applicants will be expected to demonstrate that an adequate marketing campaign as detailed in the council’s public house practice note has been undertaken for a minimum of 18 months.

Valuation

8.45 The valuations used in marketing the public house should be produced by an independent, RICS accredited valuer.

Adequate and diverse range of alternative public house provision

8.46 Alternatively, the applicant will need to provide evidence of a range of pubs in the locality that can collectively continue to meet the needs and expectations of the whole community. This will include a good choice of public house environments offering a diverse range of services and community and leisure activities. As a guide the locality should include all other surrounding public houses within a reasonable walking distance.

8.47 Applicants will need to demonstrate that they have assessed the impact of both the loss of the public house, and the adequacy and availability of alternative provision. Further guidance on the characteristics and features of public houses which should be considered when assessing alternative provision can be found in the council’s public house practice note.

8.48 Public houses provide opportunities for social interaction and in many cases provide or facilitate particular community activities. This might include space for sports or social clubs, children’s play areas, evening classes or community meetings. It might also include social activities, such as skittles, quiz nights, live music and entertainment or other events. Regard will be had to the loss of such characteristics or features when considering if the community would remain adequately served.

The locality

8.49 Alternative provision within the locality should include all other surrounding public houses within a reasonable walking distance. A reasonable walking distance should be no more than 800m, roughly equivalent to a ten-minute walk from the site, taking account of potential barriers to movement relating to urban form. Applicants should refer to the council’s public house practice note for information on how to assess the locality.

8.50 Public houses can also be important local landmarks, often with distinctive identities and significant architectural qualities. Development affecting a public house should not undermine the building’s identity as a public house or harm its architectural character. In particular, features that distinguish the building as a public house should be retained.

9. Biodiversity and green infrastructure

Biodiversity and nature recovery

9.1.1 Bristol’s One City Ecological Emergency Strategy sets out the need to reverse wildlife decline and make space for nature alongside meeting our targets for the sustainable development of more homes, better transport systems and an economy that works for everyone.

9.1.2 The development strategy aims to ensure that these objectives are not in conflict. They work together to ensure the new development we need includes a gain in biodiversity that contributes to meeting our ambitious and essential targets for nature.

9.1.3 The local plan sets an overall framework which supports nature recovery and biodiversity by:

- Setting out a development strategy focused on making the best use of previously developed land;
- Identifying and protecting an extensive network open space as Local Green Space and Reserved Open Green Space (policies GI1 to GI4);
- Setting a new framework of policies to address net zero and climate, addressing climate action as the context for nature recovery; and
- Supporting and encouraging food growing in the city.

9.1.4 The policies below support these approaches by integrating nature recovery, biodiversity gain and nature conservation into the development process so that new development can come forward alongside overall gains for nature.

Policy BG1: Green infrastructure and biodiversity in new development

9.1.5 This policy aims to ensure that green and blue infrastructure and provision for nature is incorporated into new development.

9.1.6 The term ‘green infrastructure’ describes the network of spaces, corridors and natural habitats within Bristol that work together to deliver a wide range of environmental, economic, health and wellbeing benefits to the city. Individual green infrastructure assets range widely in scale and character, from parks and public open spaces to natural woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, and street trees. It also includes water environments such as streams, ponds and canals, sometimes referred to as ‘blue infrastructure’.

9.1.7 The West of England Joint Green Infrastructure Strategy sets out green infrastructure priorities and project at a sub-regional level. As a requirement of the Environment Act 2021, a Local Nature Recovery Strategy will also be prepared for

Bristol. A Nature Recovery Network is already emerging, identifying ecological networks at both a West of England level and a Bristol level, which will inform the implementation of the policies set out in this chapter. In Bristol, the Ecological Emergency Strategy commits to managing at least 30% of land for the benefit of wildlife by 2030.

9.1.8 To deliver on these strategies and targets and to meet national planning policy requirements, it is important to recognise that the role that all habitats and spaces play in the wider network of green and blue infrastructure across the city. These include areas and opportunities within the Nature Recovery Network, alongside individual green and blue infrastructure features which contribute to ambitions within the West of England Joint Green Infrastructure Strategy and any further plans and strategies set out locally.

9.1.9 Used effectively in new development, green infrastructure can deliver multiple benefits simultaneously, such as enhancements to biodiversity, adaptation to climate change and improvements to the character and appearance of the city and the health and wellbeing of communities. In January 2023 Natural England launched the Green Infrastructure Framework², including 15 'green infrastructure principles' and five headline 'green infrastructure standards' to guide the provision of green infrastructure in new development. These include the Urban Greening Factor for England, a standard for setting measurable targets for the provision of green infrastructure in new development.

Policy text

The integrity and connectivity of the Nature Recovery Network and wider network of green and blue infrastructure across the city will be maintained, protected, enhanced and restored.

Development proposals will be expected to incorporate appropriate multifunctional green infrastructure and provision for nature.

The provision of green infrastructure in new development should:

- **Integrate features which support nature and encourage wildlife such as swift bricks and other nesting assistance, hedgehog holes and other wildlife movement features, accommodation for pollinators, and wildlife friendly landscape treatments;**
- **Integrate green infrastructure into the design of new development including nature-rich landscape treatment and features such as green roofs, living walls or water features linked to SuDS;**
- **Retain and incorporate important existing green infrastructure such as trees (Policy BG4 'Trees'), hedgerows and water features;**

² [Green Infrastructure Home \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

- **Take all available opportunities to deliver multifunctional benefits including habitat creation, flood protection, water quality, recreation, food-growing, improved air and water quality and reduced urban heating;**
- **Take all available opportunities to connect to, or enhance the integrity of the Nature Recovery Network and wider ecological networks;**
- **Provide appropriately for recreational access and use; and,**
- **Enhance opportunities to access nature, through connecting public rights of way and extending access to active travel links where possible.**

Where green infrastructure is provided it is expected that provision will be made for its long-term management and maintenance.

New development should demonstrate through a Green Infrastructure Statement how it will address these provisions.

Artificial grass

Developments should not include artificial grass within their landscape schemes or as part of the provision of private or communal open space.

Green infrastructure standards

Major development proposals will be expected to use the Natural England Green Infrastructure Standards to demonstrate that green infrastructure of appropriate quantity and quality will be provided.

Major development proposals will be expected to achieve the following target scores against the Urban Greening Factor for England:

- **0.4 for predominantly residential development;**
- **0.3 for predominantly non-residential development.**

Where relevant, the voluntary use of other standards such as Building with Nature to support compliance with this policy will be encouraged.

Explanation

9.1.10 This policy is applicable in conjunction with other policies which aim to secure green infrastructure including the policies below and those for net zero and provision of recreational open space. The requirements for nature mean that all new building should contribute to nature recovery and biodiversity, not only those developments subject to specific net gain requirements (see Policy BG3 'Achieving biodiversity gains').

9.1.11 Wider ecological networks are reflected in the West of England Nature Recovery Network, which will be supplemented in due course by more detailed local ecological network mapping for Bristol. These will form a part of a future Local Nature Recovery Strategy for the area.

9.1.12 Development may also have the potential to support plans and proposals set out in the West of England Joint Green Infrastructure Strategy, which will be supported by a Bristol green infrastructure strategy in due course.

9.1.13 In order to demonstrate compliance with this policy, Green Infrastructure Statements proportionate to the scale of development proposed should be submitted with planning applications. These statements should set out how the development will incorporate green and blue infrastructure that provides for a range of functions as set out in this policy.

9.1.14 The policy does not allow for the inclusion of artificial grass within the landscape treatment of development because that form of surfacing does not support biodiversity gain or nature recovery in development.

9.1.15 Application drawings and supporting information should show how the green infrastructure proposed forms an integral part of the proposed design.

9.1.16 The Urban Greening Factor target scores set out in this policy reflect those recommended by Natural England, who have also provided a handbook and a calculator spreadsheet to assist with calculating Urban Greening Factor scores.

9.1.17 The voluntary use of other standards frameworks and accreditation processes such as Building with Nature can provide further structured methods of showing how this policy is being addressed.

Pollinating insects

Bees and other pollinating species are vital to our biodiversity and food production. The local plan's policies for nature conservation and habitats aim to maintain a healthy ecosystem and link the city's wildlife networks with the wider area.

Through the policies in the local plan and supplementary planning documents and frameworks, the council will secure species beneficial to pollinating insects as part of the required green infrastructure in development proposals.

Policy BG2: Nature conservation and recovery

9.1.18 Although predominantly urban Bristol has a diverse range of habitat areas. These include places designated for their international and national importance, particularly surrounding the River Severn and Avon Gorge, including Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites, as well as sites of regional, city wide and local nature conservation interest.

9.1.19 The Environment Act has shifted the emphasis of nature conservation from solely protecting and maintaining discrete designated sites to establishing a regional network of habitats. This policy aims to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

9.1.20 It also identifies the hierarchy of sites designated for nature conservation, which aims to ensure that the most valuable ecological habitats and species are appropriately protected in relation to the features for which they are designated.

Policy text

Development in Bristol will be expected to take all available opportunities to connect to or enhance the integrity of the Nature Recovery Network and wider ecological networks and promote the restoration of priority habitats and the recovery of priority species, including through the provision of new and the enhancement of existing green and blue infrastructure.

Development which would be likely to have an impact upon habitats, species or features which contribute to nature conservation and recovery in Bristol, including on previously developed land, will be expected to:

- i. Be informed by an appropriate survey and assessment of impacts; and**
- ii. Be designed and sited to avoid any harm to identified habitats, species and features of importance.**

Where loss of nature conservation value is unavoidable to enable development which is in accordance with the local plan, proposals will be expected to provide mitigation on-site, and where this is not possible, provide mitigation off-site. For protected sites and species, this is in addition to policy requirements for Biodiversity Net Gain.

Development which would fail to take the opportunities available to enhance ecological networks or result in significant harm to biodiversity which cannot be appropriately mitigated will not be permitted.

Designated sites - hierarchy

International:

- Internationally designated sites, comprising Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, are subject to statutory protection from harmful development. Development will not be permitted which would have an adverse impact in accordance with the approach in national planning policy.**

National:

- Having regard to individual and cumulative impacts, development will not be permitted which would have an adverse impact on nationally designated Sites of Special Scientific Interest (SSSI), National Nature Reserves or Local Nature Reserves in accordance with the approach in national planning policy.**

Local:

- Development which would have a significantly harmful impact on local wildlife and geological sites, comprising Sites of Nature Conservation Interest (SNICs) and Regionally Important Geological Sites (RIGS) as shown on the Policies Map, will not be permitted.**

Irreplaceable habitats

Development resulting in the loss or deterioration of irreplaceable habitats will not be permitted.

Explanation

9.1.21 National planning policy requires that local plans should distinguish between the hierarchy of sites (international, European, national and locally designated), and promote the conservation, restoration of priority habitats ecological networks and the protection and recovery of priority species.

9.1.22 ‘Local Wildlife Sites’, known as Sites of Nature Conservation Interest, and ‘Local Geological Sites’, known as Regionally Important Geological Sites, are identified for their scientific, educational, research, historical or visual landscape importance.

9.1.23 Priority Habitats and Priority Species³ are those habitats and species of Principal Importance included in the Biodiversity List published by Secretary of State. The Bristol Biodiversity Action Plan sets out those priority habitats and species for consideration in the local context.

9.1.24 The NPPF defines ‘irreplaceable habitats’ as habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Policy BG3: Achieving biodiversity gains

The Environment Act 2021 makes a 10% biodiversity net gain mandatory from a date expected to be in early 2024. This policy assumes that by the time of adoption of the local plan, the mandatory requirement will be in place.

9.1.25 The Environment Act in 2021, requires all non-exempted development which needs planning permission to secure measurable improvements to natural habitats. This means setting out, within a Biodiversity Gain Plan, how development will:

- Deliver a minimum of 10% biodiversity net gain, measured using the Defra Metric.
- Minimise the adverse effect of the development on the biodiversity of onsite habitat and any other habitat.
- Deliver against the biodiversity net gain hierarchy, which requires consideration of delivery on-site, offsite biodiversity gain or biodiversity credits.

³ [Habitats and species of principal importance in England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/habitats-and-species-of-principal-importance-in-england)

9.1.26 The purpose of this policy is to set out how biodiversity net gain will be achieved and the application of the mitigation hierarchy.

Policy text

In accordance with Policy BG1 ‘Green infrastructure and biodiversity in new development’, new development will be expected to incorporate provision for nature resulting in a biodiversity gain.

Development proposals subject of the provisions of the Environment Act 2021 will be required to achieve a minimum of 10% biodiversity net gain. Developments will be encouraged to secure greater than the minimum level.

Using the Defra Biodiversity Metric, or latest nationally endorsed metric, proposals must demonstrate their ability to achieve biodiversity net gain through a Biodiversity Gain Plan which is required to be submitted alongside a planning application. This will set out:

- **Steps taken to avoid and minimise the adverse effects of the development on habitats;**
- **Identification of pre- and post-development onsite biodiversity value;**
- **Details of registered offsite biodiversity value allocated to the development and biodiversity credits purchased; and**
- **Other information that may be required by other and/or prevailing regulations.**

The Biodiversity Gain Plan will set out how the condition of any habitat creation and enhancement will be maintained for at least 30 years after development is completed.

Biodiversity Gain Mitigation Hierarchy

All development required to provide biodiversity gain will be expected to provide appropriate mitigation and compensation in accordance with the mitigation hierarchy.

Only where a development proposal cannot prevent and/or minimise loss to biodiversity using avoidance measures, and this has been clearly demonstrated through a Biodiversity Gain Plan, will habitat remediation and compensation measures be appropriate.

Biodiversity remediation and compensation (through habitat creation, restoration and enhancement) should be provided on site, avoiding, where possible, harm to existing designated and non-designated habitat and species features of conservation value.

If it is demonstrated that the required level of biodiversity net gain cannot be achieved within the site, alternative measures to deliver biodiversity gain through compensation will be appropriate. These may include:

- **Off-site biodiversity gain in a location as close as feasible to the site that would contribute to the Nature Recovery Network and, where possible,**

have a meaningful ecological relationship to the development, comprising the creation or enhancement of habitats on another site or the purchase of biodiversity units from habitat banks.

- **As a last resort, if no suitable off-site location can be found, habitat payment compensation through the Biodiversity Credits scheme.**

Where biodiversity gain mitigation is proposed to be provided through these alternative mechanisms, evidence should be provided to demonstrate that:

- **All impacts are mitigated, including cumulative impacts of habitat losses to enable habitat compensation, and biodiversity gains are achieved; and,**
- **Mechanisms for off-site delivery have been secured through formal agreement, such as through conservation covenant or S106 agreement.**

Proposals which affect statutory designated sites for nature conservation must ensure that biodiversity net gain is delivered in addition to any existing requirements for mitigation. Impacts on irreplaceable habitats cannot be mitigated by biodiversity net gain.

Explanation

9.1.27 The Environment Act 2021 and national policy requires local plans to minimise impacts on biodiversity and pursue opportunities for securing genuine and measurable net gain. The Environment Act specifically mandates the delivery of a 10% gain in habitat value through a Biodiversity Gain Plan.

9.1.28 The latest Defra biodiversity metric (or prevailing metric in national policy) can be used to consider existing pre-development biodiversity values, the impacts of development and the net gains that can be achieved. This enables calculation of losses and gains by assessing habitat, in terms of distinctiveness, condition, strategic significance and extent. The council will be preparing further guidance to take account of the West of England Biodiversity Net Gain guidance.

9.1.29 Where there is evidence that the existing biodiversity value of the site has been degraded through specific activities carried out on the site (other than those authorised through, for example, the grant of a prior planning permission), the existing pre-development biodiversity value should be calculated based on the condition of the site immediately prior to those activities (consistent with the Environment Act 2021, this applies to any activities carried out on or after 30 January 2020).

Mitigation Hierarchy

9.1.30 In order to minimise harm and maximise benefits for biodiversity resulting from development, the biodiversity gain mitigation hierarchy should be followed. This seeks to avoid impacts to existing biodiversity, mitigate unavoidable impacts where these occur, and finally to compensate for residual impacts if and where these remain.

9.1.31 If biodiversity net gain cannot be delivered onsite and offset compensation is required, other bodies should be engaged as potential offset habitat providers when

land is not within the control of the developer. These organisations will need to be able to identify offset sites and put in place the management, monitoring and reporting required to deliver the biodiversity gains required.

9.1.32 It is expected that newly created habitat and compensation measures will be directed towards opportunity projects for biodiversity restoration identified within the West of England Joint Green Infrastructure Strategy or locations that would enhance wider ecological networks identified by the Nature Recovery Network or the emerging Local Nature Recovery Strategy.

9.1.33 Submitted Biodiversity Gain Plans will be expected to detail appropriate management measures for habitat in the long-term. In accordance with the Environment Act, this will be required to be maintained for at least 30 years following completion of the development. These management arrangements will need to ensure that created sites of biodiversity net gain habitats are resilient to future pressures from further development and climate change.

Policy BG4: Trees

9.1.34 Trees provide a wide range of benefits to the city's residents and visitors and its natural environment, including making an important contribution to the character and quality of urban areas, whilst helping to mitigate and adapt to climate change.

9.1.35 This policy aims to ensure trees are retained as part of new development or replaced when this is not possible. The approach seeks to ensure new development increases the presence of trees throughout the city, contributing towards the aim of extending the city's tree canopy.

Policy text

Provision of trees

The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.

The size, species and placement of trees provided as part of the landscape treatment will be expected to take practicable opportunities to:

- **Ensure that any new streets created as part of the development are tree lined;**
- **Assist in reducing or mitigating run-off and flood risk on the development site; and**
- **Increase canopy cover and assist in providing shade and shelter.**

Proposals will be expected to set out appropriate measures to secure the long-term maintenance of newly-planted trees.

Protection and replacement of trees

New development should retain and integrate important existing trees.

Development which would result in the loss of ancient woodland or ancient or veteran trees will not be permitted.

Where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided in accordance with the tree compensation standard below as a minimum, and their long-term management and maintenance ensured.

Trunk diameter of tree lost to development (cm measured at 1.5 m)	Number of replacement trees⁴
7 – 19.9	1
20 – 29.9	2
30 – 39.9	3
40 – 49.9	4
50 – 59.9	5
60 – 69.9	6
70 – 79.9	7
80+	8

Where the tree compensation standard is not already met in full by biodiversity net gain requirements (policy BG3 ‘Achieving biodiversity gains’), for instance because biodiversity net gain requirements do not apply to the development or because biodiversity gains are provided through a different habitat type, development will still be expected to meet the tree compensation standard on-site or off-site through an appropriate legal agreement.

Replacement trees should be located as close as possible to the development site.

Explanation

9.1.36 Recent national policy and guidance has increased the emphasis on the importance of trees, and particularly street trees in urban environments.

9.1.37 Trees are considered valuable multifunctional green infrastructure assets. The policy seeks to protect the most valuable trees and in line with policy BG1 ‘Green infrastructure and biodiversity in new development’, mitigate for the loss of other important trees by securing replacement trees on-site or in the public realm. The tree replacement standard set out in this policy provides a suitable mechanism to determine the appropriate level of mitigation where loss of trees is proposed as part of development.

9.1.38 In applying the tree replacement standard, where there is evidence that the existing tree cover of a site has been deliberately reduced prior to the application being submitted, the number of replacement trees required will be calculated based

⁴ See also Biodiversity Net Gain requirements, which may require a higher level of provision.

on the number of trees that existed on the site immediately prior to those activities taking place.

9.1.39 The council's Planning Obligations Supplementary Planning Document provides further guidance on on-site and off-site tree replacement. Where trees are to be provided off-site and are not already secured in full under biodiversity net gain requirements, planning obligations will be sought to provide the appropriate number of replacement trees, utilising the approach set out in the Supplementary Planning Document.

Policy BG5: Biodiversity and access to Bristol's waterways

9.1.40 As well as being important and connected resources for nature, Bristol's waterways, including its rivers, streams, brooks, ponds, the Floating Harbour, the rhines and ditches, make an important contribution to the character, distinctiveness and quality of life in the city.

9.1.41 The aim of this policy is to ensure that development adjacent to, or within, waterways will be expected to ensure that these valuable roles are maintained and enhanced.

Policy text

Proposals which are adjacent to, or contain, waterways will be expected to:

- i. Conserve and enhance the nature conservation value of waterways and adjacent land, including both habitats and species, and deliver biodiversity net gain (see Policy BG3 'Achieving Biodiversity Gains');**
- ii. Maximise opportunities to conserve and enhance the sustainable urban drainage functions of waterway and banks, and deliver additional flood resilience measures as appropriate;**
- iii. Protect and enhance the water quality of the water spaces and surrounding environment;**
- iv. Maintain, enhance and create suitable, high-quality multifunctional green infrastructure along the water's edge, including provision for walking and cycling;**
- v. Complement existing and proposed waterside green spaces;**
- vi. Avoid the loss of open waterways through culverting, piping, or enclosure by development and where feasible and viable, re-open existing culverted, piped or covered waterways; and**
- vii. Enable long-term safe access, stewardship and maintenance of waterways and watersides.**

City Centre quayside walkways

Development on or adjacent to the existing quayside walkways shown on the Policies Map will be expected to retain and, where appropriate, enhance a continuous and publicly accessible route.

Development on or adjacent to the proposed quayside walkways shown on the Policies Map will be expected to provide or contribute appropriately towards a continuous and publicly accessible route finished to a high standard of design including, where practical, seating and appropriate landscaping.

Buildings lining existing or proposed quayside walkways will be expected to have active frontages onto the walkway where feasible.

Development that would be harmful to the amenity or accessibility of an existing or proposed quayside walkway will not be permitted.

Explanation

9.1.42 New development on or adjacent to waterways should contain enough public space as close to waterways as practicably and as safely as possible, to facilitate walking, cycling and accessibility. Provision of new public connections and public realm adjacent to waterways should also be designed to not only to avoid harm but deliver ecological enhancement to any nature conservation value that might exist on banks adjacent to waterways. This means that new development will be expected to limit increased lighting or high levels of noise that could result in harmful impacts to existing habitats and the fauna species they support and consider opportunities for provision of reedbeds and natural banks to enhance habitats.

9.1.43 New development should be designed and sited to link existing and new connections provided adjacent to waterways to the existing public realm and green infrastructure network in and immediately around the development site. An open walkway should usually be provided on the existing quayside or banks of the waterway. However, where buildings are required for conservation or other reasons to directly abut the water's edge, consideration will be given to canted, colonnaded and floating solutions. To align with the emerging Bristol Avon Flood Strategy, opportunities to deliver green infrastructure links which also provide flood mitigation benefits will also be supported.

9.1.44 Due to the inaccessible nature of land and the form of industrial activity which takes place in the Bristol Port, this policy will not be applicable to that location.

Policy BG6: Private gardens

9.1.45 Private residential gardens make an important contribution to the city's green infrastructure and to the character of its residential areas. This policy aims generally to retain private residential gardens in the city whilst setting out the limited circumstances where their development may be acceptable.

9.1.46 The local plan sets out the approach to providing new homes to 2040. Delivery of the new homes can mainly be secured through the development of a mix of sites across the city and has not been based on the assumption that development of significant amounts of garden land will be required. However, development of garden land may be appropriate where it would contribute to sustainable forms of

development. Where such developments occur they can make a limited but useful contribution to the overall supply of new homes.

Policy text

Development involving the loss of gardens will not be permitted unless:

- i. The proposal would represent a more efficient use of land at a location where higher densities are appropriate; or**
- ii. The development would result in a significant improvement to the urban design of an area; or**
- iii. The proposal is an extension to an existing single dwelling and would retain an adequate area of functional garden.**

In all cases, any development of garden land should not result in harm to the character and appearance of an area.

Development involving front gardens should ensure that the character of the street is not harmed and that appropriate boundary treatments and planting are retained.

Explanation

9.1.47 The local plan seeks higher densities of development in and around the city centre, in or close to other centres and along or close to main public transport routes. In such locations the loss of garden land may be acceptable where a more efficient use of land would result, and provided the proposed development would not result in harm to the character of the area. In accordance with other policies, new green infrastructure would also need to be incorporated into the development.

9.1.48 Loss of garden land may be acceptable where improved urban design can be achieved. Improvements to urban design may occur, for example, where the development would fill an incongruous gap in an otherwise built-up frontage. Redevelopment of a number of properties may result in overall loss of garden land but create improved design.

9.1.49 Changes to front gardens do not always require planning permission. Where permission is necessary, the policy ensures that the character of an area is not harmed by inappropriate material, loss of boundary treatments and discordant design features.

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

- The Design and Access Statement should explain the rationale for the proposed design setting out, where relevant, how the proposed development would secure higher densities at an appropriate location and/or demonstrating how the proposed development would improve the urban design of an area.
- The Green Infrastructure Statement should show how new green infrastructure has been incorporated into the development proposals.

Policy BG7: The St. Paul’s green link

9.1.51 Outside of the network of primary pedestrian/cycle routes, a potential to improve green links in the St. Paul’s/M32 area has been identified. The St. Paul’s area contains a number of open spaces that form a rough west/east axis across the area from Brunswick Square to St. Agnes’ Park, with onward links towards St. Werburgh’s. An opportunity exists to improve and green linkages between these assets and to provide improved pedestrian/cycle links over the M32 to form stronger connections with the Frome Gateway regeneration area (see policy DS5 ‘Frome Gateway’).

Policy text

Development on sites affected by a proposed green link as shown on the Policies Map will be expected, where appropriate and feasible, to contribute to the delivery of that green link through the provision of a continuous walking/cycling route on an appropriate alignment incorporating street trees, open space and other forms of green infrastructure. This may be through the provision of a new public realm or through the greening of an existing public realm on or adjacent to the site. The green link will be available to pedestrians, wheelchair users and cyclists at all times.

Explanation

9.1.52 Development in Frome Gateway and in the Dove Lane area will be expected to make a contribution, where appropriate and feasible, towards the delivery of a new green link comprising a continuous walking/cycling route and new green infrastructure including street trees and open space, including new crossings of Newfoundland Way and the River Frome. The green link will remain fully accessible at all times. Contributions should be proportionate to the scale of development.

Open space

9.2.1 As we develop more homes, businesses and communities it is essential that we continue to carefully conserve open space infrastructure such as parks, playing fields, nature reserves and green lungs of natural space. This will help reduce pollution, improve air quality, physical and mental health and social interaction. It also helps mitigate climate change and reduces the risk of flooding.

9.2.2 About a fifth of the city’s land area is given over to various forms of open space. That overall proportion will be maintained through the proposals in the local plan.

9.2.3 The local plan designates a number of areas as specially protected *Local Green Space*, to reflect their special status and in accordance with national planning policy. Other significant open space is designated and protected as *Reserved Open Green Space*.

Policy GI A: Open space for recreation

9.2.4 Open space for recreation provides multiple benefits and functions for communities. These include improving mental and physical wellbeing through facilitating exercise, outdoor activity, enabling community interaction, and enhancing visual amenity and townscape quality.

9.2.5 New development creates a need for an appropriate quality and quantity of appropriately located open space. This policy offers an approach to ensuring an appropriate quality, quantity and accessibility of open space for recreation.

Policy text

Development will be expected to ensure that a sufficient quantity, quality and proximity of open space for recreation is available to serve the new development in accordance with the guidelines set out in the council’s strategies.

Where new open space for recreation is created as part of a development, it will be expected to:

- i. Be of an appropriate minimum size and quality;**
- ii. Be publicly accessible;**
- iii. Be appropriately designed to be safe, usable, integrated into the development site and maximise green infrastructure benefits and functions;**
- iv. Take opportunities to connect to existing green spaces, active travel routes and the Nature Recovery Network; and**
- v. Include a suitable long-term maintenance programme.**

Explanation

9.2.6 The council’s strategies provide further guidance on the approach to open space for recreation.

9.2.7 In addressing the approach set out in this policy it is recognised that given the developed nature of Bristol, achieving the desired level of quantity of open space for recreation, within the appropriate distance, may not always be possible due to limited land availability. In such circumstances quality improvements to nearby open spaces can assist in addressing open space provision.

9.2.8 Any newly created publicly accessible open space(s) for recreation will need to be of a minimum size and quality for the council to consider it an effective open space asset. A new children’s play space, for example, which is not large enough to contain a balanced range of high quality facilities, would not assist in addressing the development’s need for that type of publicly accessible recreational open space.

9.2.9 An appropriately designed public open space will also be expected to maximise the green infrastructure benefits and functions it provides. Policy BG1 ‘Green infrastructure and biodiversity in new development’ sets out the range of potential functions of benefits of green infrastructure assets. Efficient and effective design and maintenance of public open spaces can assist in mitigating and adapting

the city to climate change through cooling urban environments, providing rainwater storage and forming part of sustainable run-off systems. Open spaces can also be designed to provide habitats and features to enhance the Nature Recovery Network in Bristol and contribute to biodiversity net gain (see policy BG3 'Achieving Biodiversity Gains').

9.2.10 Planning applications should indicate how this policy has been addressed.

Policy GI1: Local Green Space

9.2.11 Local Green Space is a designation provided for in national planning policy and which national policy says should only be designated in defined circumstances. The designation allows the protection of existing open spaces which are demonstrably special to a local community having unique characteristics that require safeguarding. These special qualities mean that the open space should be kept as such permanently.

9.2.12 Local Green Spaces have been identified based upon five criteria of local significance:

- recreational value;
- historic significance;
- richness of wildlife;
- beauty;
- tranquillity.

9.2.13 They are also considered to be demonstrably special to the community they serve and their designation has taken into account the result on public consultation. Although Local Green Spaces should be in reasonably close proximity to the community they serve, this does not necessarily mean that they are publicly accessible or publicly owned. However, they are normally readily visible from the public domain and meet the definition of open space set out in national planning policy.

Policy text

Land identified as Local Green Space as shown on the Policies Map will be retained as open space. Development that would result in harm to the Local Green Space's characteristics, appearance or role will not be permitted.

Ancillary development of a proportional scale that supports the function and role of the Local Green Space may be acceptable provided it does not have a harmful impact on the space as a whole.

Explanation

9.2.14 Many Local Green Spaces are recognised as significant because of their recreational value to the community. It is acknowledged that some development may be required to enhance the use of the space. For example, it may be necessary to install buildings for changing facilities to allow the continued use of the space. Examples of other acceptable ancillary development may include play equipment in

parks; appropriate parking facilities to facilitate the use of a Local Green Space or; appropriate footpaths and cycle paths to enhance accessibility through a space.

9.2.15 Some Local Green Spaces are also located within the Green Belt.

Local Green Space in Neighbourhood Plans

Neighbourhood Plans in the city include their own designations of Local Green Space. The local plan does not make further proposals for open space designations within the boundaries of those plans.

Policy GI2: Reserved Open Green Space

9.2.16 While not all open space has the characteristics of specially protected Local Green Space, the city contains numerous open spaces of importance that are considered appropriate for proportionate policy protection in the local plan. These open spaces have current public value and are proposed to be designated as Reserved Open Green Space. The policy approach also allows local communities to consider and review the approach to open spaces in their areas. Reserved Open Green Spaces will be re-assessed during future reviews of the local plan and may be reviewed through any new neighbourhood plans.

Policy text

Development which would result in the loss of all or part of land identified as a Reserved Open Green Space as shown on the Policies Map will not be permitted unless it can be demonstrated that:

- i. The open space is no longer required for its open space function; and**
- ii. A deficiency of open space provision would not be created through its loss, measured against the local plan’s policies for open space provision (Policy GI A ‘Open space for recreation’).**

Ancillary development of a proportional scale that supports the function and role of the Reserved Open Green Space may be acceptable provided it does not have a harmful impact on the space as a whole.

Explanation

9.2.17 Any development proposals that would result in the loss or reduction of Reserved Open Space through development will be required to fully justify the proposal and demonstrate clearly why the space is no longer needed for an open space purpose.

9.2.18 The local plan’s approach to open space provision seeks to ensure suitable provision of quality, quantity and access for publicly accessible open space in the city.

9.2.19 As with Local Green Space, it is acknowledged that some form of development may be required to enhance the function of the open space. Therefore, supporting ancillary development for the continued or improved use of the open space may be acceptable as indicated in the policy.

Policy GI3: Incidental open spaces

9.2.20 Supplementing the designated Local Green Spaces and Reserved Open Green Spaces in the city is a variety of smaller spaces that may be considered to be locally important in terms of the character of the area. These spaces may have significance to the visual amenity of the surrounding built environment, be an integral part of the formal street layout or have a recreational function to the local community. This type of space may include landscaping incorporated into development and green amenity areas within housing estates or along the roadside.

Policy text

Development involving the loss of incidental open space will not be permitted where the space is locally important for recreation and leisure use or townscape and visual amenity.

Explanation

9.2.21 In addition to the Local Green Spaces and Reserved Open Green Spaces identified by Policies GI1-GI2, Bristol contains a range of smaller open spaces which often have localised importance for a particular open space role. These are typically too small to be separately designated, or are integrated into existing developments. However, such spaces can have an important role and value for recreation, leisure, community use, townscape, landscape and visual amenity quality.

9.2.22 In assessing the local importance of incidental open spaces account will be taken of their contribution to the design of the area, their level of use by local people and the availability of alternative provision in the immediate surroundings.

Policy GI4: Stapleton allotments and holdings – food growing Local Green Space

9.2.23 Stapleton allotments and holdings are recognised as having amongst the best and most versatile agricultural land in the city. Grow Wilder, the Avon Wildlife Trust's community food growing project, is located here. The soil is regarded as being of the highest quality and forms part of a scarce resource of such land at the national level. National planning policy steers development away from high quality land and towards poorer quality land.

Policy Text

The Stapleton allotments and holdings, as shown on the Policies Map, are designated as Local Green Space in recognition of their special importance for food growing and community use and will be retained as open space.

Development proposals which are inconsistent with this role will not be permitted.

Ancillary developments which directly support the food growing role of the land will be acceptable where they are consistent with other policies.

Explanation

9.2.24 The policy approach reflects Policy GI1 'Local Green Space'. The Local Green Space is also located within the Green Belt.

10. Transport

10.1 For Bristol to be an attractive place to work, live and visit for everyone, it needs a transport network that supports the local economy, enhances the urban environment, and contributes to high-quality, safe, and people friendly places.

10.2 With growth in population, housing, and jobs comes increased demand on an already congested transport network. It is vital Bristol's communities are linked by a reliable public transport and active travel network that enables people to move around efficiently and with increased transport options that are accessible and inclusive for all.

10.3 The transport network of the future needs to minimise the negative impacts of increased demand such as congestion, poor health, and air pollution, which are often concentrated in the most deprived areas of the city.

10.4 Bristol City Council declared a climate emergency for the city in 2018. In the 2020 One City Plan, Bristol committed to becoming carbon neutral and climate resilient by 2030. Bristol's Environmental Sustainability Board came together to develop a climate strategy for the city and the One City Climate Strategy was published in 2020. The strategy found that a third of the city's direct emissions come from transport and that without further action, transport will still account for over a third of emissions by 2030. It outlines the necessary actions to reduce emissions including a 40% reduction in vehicle miles by 2030 and assuming 90% of remaining vehicles are Ultra Low Emissions Vehicles. To help towards achieving these goals significant new walking, cycling and public transport infrastructure, as well as charging infrastructure for electric vehicles, or other zero carbon fuels will be needed.

10.5 The planning and transport approach to the city needs to be coordinated: the Bristol Local Plan and the sub-regional Joint Local Transport Plan 4 (JLTP4) serve as complementary documents to deliver linked objectives. The JLTP4 was published in 2020 and will be refreshed in line with the latest guidance from the Department for Transport.

10.6 The Bristol Transport Strategy, adopted in 2019, focuses the Joint Local Transport Plan down to city level. The document sets out the City Council's vision and ambition for transport in the city up to 2036. Its proposals and objectives have informed the local plan.

10.7 The transport policies in this local plan deal with the interface between development and transport matters. They set out general development principles to support sustainable development and provide for safeguarding of any routes that may need to be kept available for transport schemes. A Transport SPD will be produced to provide further guidance in respect of the content and implementation of the transport policies contained in the local plan. The approach to parking, loading, kerbside management, and requirements for electric vehicle charging points will be set out in the Transport SPD.

Policy T1: Development and transport principles

10.8 Policy T1 sets out the transport development principles for consideration in all new proposals for development. This policy, and the approach to urban living, aim to minimise the need to travel, especially by private vehicle, and maximise opportunities for walking, cycling, and the use of public transport.

Policy text

Development proposals will be located where travel patterns can be achieved which are sustainable and assist in reducing carbon emissions, with more intensive, higher density mixed use development at accessible locations and along or close to main public transport routes.

Minimising the need to travel

The design and location of proposals should minimise the need to travel by private car and maximise opportunities for walking, cycling and public transport.

Proposals will be expected to provide direct, accessible and convenient links to local facilities and public transport.

Safer streets

Developments should be designed and located to ensure the provision of safe, accessible streets and reduce as far as possible the negative impacts of vehicles such as excessive volumes, fumes, and noise.

Proposals should create places and streets shaped by the needs of pedestrians, cyclists and public transport users and where road traffic and parking is carefully integrated to produce a liveable environment.

Inclusive development

The movement needs of disabled people should be considered within all development proposals. Developments should make appropriate provision for the transport needs of disabled people.

Explanation

10.9 By improving facilities and ensuring permeability to and within sites for active and sustainable travel, there will be less reliance on the use of the private car. Minimising the need to travel, using active, public and shared forms of transport and the use of electric or other ultra low emission vehicles for trips that must be made by car are three forms of intervention which can deliver the decarbonisation of transport.

10.10 In addition to enabling existing road space to move the greatest number of people in the most efficient way possible, the approach set out in the policy will help to create environments which are safer, healthier, and more attractive for people to travel and spend time in.

10.11 In this policy reference to walking also includes provision for wheeling - ensuring access for people who use wheelchairs and mobility scooters.

10.12 Safer streets are streets in which people actively choose to walk, wheel, and use public transport. Reducing the fear of being injured by reducing both the perception of risk and the incidence of injury, will help reduce pollution, improve reliability of journeys, reduce delay, and support increasing levels of active travel.

Policy T2: Transport infrastructure improvements

10.13 This policy sets out support for the planned improvement of transport infrastructure in Bristol. It supports the delivery of the strategic and local transport infrastructure that is required to enable Bristol to be a safe, accessible, carbon neutral and climate resilient city by 2030.

Policy text

The council will support the delivery of significant improvements to transport infrastructure and sustainable travel measures to provide an integrated transport system. Improvements will include:

- **Enhancements to public transport infrastructure and corridor improvements to improve strategic bus services;**
- **A proposed mass transit network;**
- **Expanded metrobus network; and**
- **Walking and cycling improvements.**

Improvements will contribute to the accessibility, connectivity and safety of the transport network within Bristol and support the development proposed in this local plan.

Explanation

10.14 The proposed mass transit network is subject to ongoing assessment. The routes will feature a high capacity, limited stop and physically segregated public transport mode for completion over the next 20 years. There are also proposals to expand the MetroBus network and transport corridor projects to improve strategic bus services and walking and cycling opportunities. The provision of park & ride services remain a key element of the transport strategy closely linked to the management and pricing of car parking spaces within key centres.

10.15 The broadening of travel choices will help to tackle congestion within the city and the implementation of significant public transport schemes, the provision of safe and attractive cycling and walking routes and promotion of smarter choices will help reduce the impacts of transport on the environment and encourage healthy lifestyles.

10.16 The transport infrastructure proposals to support sustainable growth and regeneration in Bristol are currently contained within the JLTP4 (2020-2036) and the Bristol Transport Strategy (2019-2036) along with associated transport policies and strategies including the Local Walking and Cycling Infrastructure Plan (2020), Bus Service Improvement Plan (2021) and City Centre Framework (2021). These will be updated when JLTP4 is refreshed.

Policy T2A: Protected transport and movement routes

10.17 The purpose of this policy is to safeguard land required for potential future transport and movement infrastructure so that implementation would not be prejudiced by other developments. The policy also safeguards rail sites and transport depots.

Policy text

Land required for the implementation of potential transport infrastructure and movement routes as shown on the Policies Map will be safeguarded to enable their future provision.

Development in areas safeguarded for the future provision of transport infrastructure and movement routes will not be permitted where it would prejudice future implementation.

Land used for existing transport facilities such as transport depots should be retained in that use unless it is demonstrated they are no longer required.

Explanation

10.18 The protected areas shown on the Policies Map constitute sites and routes which could be critical in developing infrastructure to widen transport choice within a growing and developing city. The areas protected from development are the minimum necessary to ensure routes can accommodate future improvements which may be necessary. Rail sites with the potential for continued, intensified or future use are also safeguarded.

10.19 Transport depots are not specifically identified on the Policies Map. They can be identified by their existing use. Other policies in this plan refer to depots which are expected to be retained.

Policy T3A: Transport development management

10.20 This Development Management policy sets out the transport and traffic considerations that development proposals should address. It seeks to ensure that new development is safe and accessible by sustainable transport methods such as walking, cycling and public transport.

10.21 The approach to parking, loading, kerbside management and requirements for electric vehicle charging points will be set out in the Transport SPD.

Policy text

Development should not give rise to unacceptable traffic conditions and will be expected to provide:

- i. Safe and adequate access for all sections of the community within the development and onto the highway network including designs which include permeability for sustainable modes of travel and secure low vehicle speeds;**
- ii. Direct, clear, safe, convenient and attractive links to existing routes, local and wider services, amenities and facilities;**
- iii. Adequate access to public transport including, where necessary, provision for public transport improvements;**
- iv. For appropriate transport improvements to overcome unsatisfactory transport conditions created or exacerbated by the development; and**
- v. For pedestrians and cyclists including, where appropriate, enhancing the pedestrian and cycle network and, for major non-residential schemes, providing adequate changing, shower, storage and drying facilities for cyclists.**

Proposals should be supported by a Transport Assessment/Statement and/or a Travel Plan where development is likely to have a significant traffic impact.

Explanation

Safe and adequate access

10.22 The Council have a statutory duty to maintain road safety and all developments are required to demonstrate that they do not compromise road safety. Developments would be expected to adequately address safety concerns both on the adopted highway and within the site.

All sections of the community

10.23 Design incorporating suitable accessibility for all sections of the community improves equity for Bristol's citizens. This might include considerations such as ensuring that gradients are acceptable and the use of steps is minimised to allow older or disabled people to access developments, reducing traffic speeds such that children can feel safe in their neighbourhood, or that street lighting and natural surveillance is improved to reduce the fear of crime. The Equality Act 2010 outlines protected characteristics, and it is the duty of the Council to make reasonable consideration for these characteristics in its role as Highway Authority.

Highway design

10.24 Design principles for safe streets will be led by the principles of Manual for Streets and the Council's Transport Development Management Guidance (TDMG).

Traffic implications of development proposals

10.25 Examples of unacceptable traffic conditions referred to in the policy include the introduction of traffic of excessive volume, size or weight on to unsuitable highways/streets or in to residential or other environmentally sensitive areas. This could result in unsafe conditions both on the highway and for active travel users, high levels of transport noise and disturbance, excessive damage to the highway, and a decrease in air quality. Applicants should refer to the TDMG for advice on relevant design measures.

Access and improvements to public transport, walking and cycling

10.26 To optimise access to sustainable transport modes, new development should provide safe and accessible links with existing public transport, pedestrian and cycle networks through its design and layout and provide for improved links to the wider networks. Safe, accessible access to regular public transport services and accessible convenient infrastructure should be provided as outlined in Buses in Urban Developments (CIHT 2018) and the TDMG.

10.27 The Council will seek enhancements to new or existing walking and cycling routes where appropriate.

10.28 Where development proposals exacerbate existing or create new traffic problems mitigation measures will be sought. These could include, for example, highway junction improvements, the introduction of pedestrian facilities in areas where they do not currently exist, or more direct links to local facilities.

Transport assessments, statements and travel plans

10.29 Transport Assessments and Transport Statements consider the transport impacts of a proposed development and identify the measures to be taken to deal with them. A Travel Plan is a management strategy which seeks to manage travel to and from a specific site with the aim of reducing reliance on cars and encouraging walking, cycling and the use of public transport. The scope of Transport Assessments/Statements and Travel Plans will depend on the scale and use of the development proposed. It will also include the consideration of any impacts that may occur in the adjoining local planning authority areas.

10.30 Guidance on the preparation of Transport Assessments and Statements can be found in the TDMG. Guidance on Travel Plans and Travel Plan Statements is provided in the Council's Travel Plan Guide for New Developments.

Application information

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

10.32 A Transport Assessment and Travel Plan where the transport implications of a development are likely to be significant. For smaller schemes a Transport Statement and Travel Plan Statement may be acceptable.

10.33 Further guidance for other documents which may be required is provided in the TDMG.

Policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles

10.34 This policy seeks to enable the delivery of high quality places by ensuring an appropriate level of parking provision whilst ensuring that efficient use of land is made and development densities are optimised. The policy sets out the approach to determine the appropriate level, design and management of parking provision for new developments. This includes the provision of infrastructure to enable the charging of electric or other ultra low emission vehicles. The policy also seeks the provision of appropriate servicing and loading facilities.

Policy text

To support sustainable forms of development and objectives for reducing carbon emissions, proposals for parking, servicing and loading should make effective and efficient use of land and be integral to the design of the development.

In accordance with the standards and guidance contained within the Transport SPD, development proposals will be expected to:

- i. Provide an appropriate level of safe, secure, accessible and usable parking provision having regard to the parking standards, the parking management regime and the level of accessibility by walking, cycling and public transport; and**
- ii. Provide appropriate servicing and loading facilities.**

Electric vehicle charging

Development proposals which include parking facilities will be expected to integrate the provision of infrastructure to enable the charging of electric or other ultra low emission vehicles into the design and layout of the development in accordance with the standards set out in the Transport SPD.

Explanation

Car parking

10.35 The approach to the provision of car parking aims to promote sustainable and active transport methods, such as walking, cycling and public transport.

Cycle parking

10.36 The provision in new development of secure, accessible well-located cycle parking can be very important in encouraging people to cycle regularly. Similarly, in commercial and other non-residential schemes, good facilities for changing, showering, storage and drying can also make a significant contribution to increasing cycle use. It is important that development proposals incorporate these facilities and parking at the outset of the design process.

Servicing/waste

10.37 Developments are expected to make provision for servicing requirements appropriate to their use, and the likely size of servicing vehicles associated with the use. Developments which do not provide appropriate facilities for loading and subsequently impact on safety or capacity on the highway network will not be supported.

10.38 Waste storage requirements including access are found in the Council's Waste Guidance for New Developments (or subsequent update).

Electric vehicle charging

10.39 Developments will be expected to meet the requirements of the Transport SPD for the provision of a suitable network of EV charging facilities on- and off-street, to allow suitable and equitable access to EV charging facilities and enable the take up of cleaner, less polluting vehicles.

10.40 Applicants should refer to the Urban Living SPD, Transport SPD for development requirements, and Transport Development Management Guidance (TDMG) for guidance on design on parking and servicing.

Application information

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

10.42 A Transport Assessment and Travel Plan where the transport implications of a development are likely to be significant. For smaller schemes a Transport Statement may be acceptable. Plans will be required indicating location of parking and loading facilities for the development.

10.43 Further guidance for the design of parking and loading is provided in the TDMG.

Policy T5: Public rights of way

10.45 This policy seeks the protection and enhancement of public rights of way (PROW) in development proposals. The public rights of way network includes public footpaths, bridleways, and byways and are a valuable part of the city's transportation network.

Policy text

Development will be expected to protect and enhance the function and amenity of public rights of way.

Diversions of public rights of way will only be appropriate where an alternative route of equal or improved character, amenity, safety, directness and convenience is provided.

Explanation

10.46 Public rights of way are important for their role in recreation and for providing opportunities for people to benefit from regular exercise and access to the wider countryside. They also provide an alternative to car use for shorter journeys and for longer journeys when combined with public transport. Their protection and enhancement will therefore be expected in development proposals.

10.47 The public rights of way network is shown on the City Council's public rights of way webpage⁵.

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

- A Transport Assessment / Statement outlining impact on public rights of way.

Policy T6: Active travel routes

10.49 Development proposals should maximise opportunities for walking and cycling. This policy sets out how development proposals should facilitate and, where possible, improve access to the network of Active Travel Routes. Active Travel Routes are both on-street and off-highway routes in Bristol intended for use by non-motorised forms of transport (including walking, cycling and wheeling). They can be linked to form a network connecting people to facilities and open spaces in and around the city and linking to neighbouring communities and the countryside.

Policy text

In order to maximise opportunities for walking and cycling:

- **Development will protect the function and amenity and make improvements to existing Active Travel Routes. This will include bringing them up to specification with the latest design standards.**

⁵ [Public Rights of Way Service \(bristol.gov.uk\)](https://www.bristol.gov.uk/public-rights-of-way-service)

- **Development which contains proposed Active Travel Routes should incorporate and provide the proposed route contained within the development site in accordance with the latest design standards.**
- **Development which is adjacent to the Active Travel Route network should, where possible, provide connections with existing or proposed routes in accordance with the latest design standards.**

Any new sections of Active Travel Routes or connections should be appropriately designed to LTN 1/20 or subsequent guidance and landscaped to optimise use by pedestrians and cyclists, ensure the safety and security of users and protect or enhance the location's character and nature conservation value.

Explanation

10.50 Any new sections of Active Travel Routes or connections will be achieved either as an integral part of the scheme's design or through planning obligations.

10.51 The network of existing and proposed routes will be shown on the council's website. <http://maps.bristol.gov.uk>

10.52 Design and Access statements and Transport Statements/Assessments should show how access from the development to existing and improved Active Travel Routes is addressed and outline any improvements which can be made.

11. Community facilities

11.1 The term community facilities is wide-ranging and can include community centres and childcare facilities, cultural centres and venues, places of worship, education establishments and training centres, health and social care facilities, sport and recreation facilities and civic and administrative facilities. It may also include other uses whose primary function is commercial but perform a social or community role i.e. sport, recreational and leisure facilities.

11.2 Such services and facilities provide a focus for local people, helping to promote better personal contact between groups and individuals and generating community spirit and a sense of place. Together, they are all essential to the quality of life of people living and working in Bristol and can help to reduce levels of deprivation and social exclusion and improve health and wellbeing.

11.3 Development has an important role to play in supporting communities through the provision or protection of necessary community facilities. Development itself places pressure on existing community services and facilities and often creates additional need for new or enhanced provision.

Policy CF1: Provision of community facilities

11.4 This policy sets out how development should contribute to the provision of good quality, accessible community infrastructure.

Policy text

Community facilities should be located where there is a choice of travel options and should be accessible to all members of the community. Where possible community facilities should be located within existing centres.

Community facilities should be provided to serve new development in accordance with other relevant policies in this plan.

Where major developments would generate a new for new or extended community facilities they will be expected to provide a minimum of 10% of ground floor space suitably fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.

Where community facilities are provided as an integral part of a development, they should wherever possible be within adaptable mixed-use buildings.

Explanation

11.5 The location of a community facility will depend upon its function and service users. Day-to-day facilities will need to be within the communities they serve and should be located within local centres. Higher-level facilities should be located within the most accessible parts of the city.

11.6 It is important that community facilities are easily accessible by walking, cycling and public transport, and are open to all members of the community.

11.7 Where it is proposed to relocate community facilities it will be necessary to ensure that the community served is not disadvantaged by the change in location.

Policy CF2: Retention of community facilities

11.8 This policy sets out the council's approach to ensuring that community facilities and services are retained.

Policy text

Proposals involving the loss of community facilities land or buildings will not be permitted unless it is demonstrated that:

- i. The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality or that could potentially disadvantage the local community, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land; or**
- ii. The building or land is no longer suitable to accommodate the current community use and cannot be retained or sensitively adapted to accommodate other community facilities; or**
- iii. The community facility can be fully retained, enhanced or reinstated as part of any redevelopment of the building or land; or**
- iv. Appropriate replacement community facilities are provided in a suitable alternative location.**

Explanation

11.9 Community facilities include all uses, commercial or non-commercial, that provide a social or welfare benefit to the community. Whilst protection is sought for all uses that meet this definition, community land and buildings are particularly important. This includes land and buildings that are managed, occupied or used primarily by the voluntary and community sector for community-led activities for community benefit.

11.10 Existing community facilities can be vulnerable to proposals for new uses or redevelopment. In such cases the council will need to assess the loss in terms of the social, economic and physical impact on the local community and the harm caused to the level of community facilities provision in the area.

11.11 When making an assessment of the importance of the community facility consideration should be given to:

- Local need and demand for the existing community facility or other community facilities that are willing and able to make use of the building(s) or site.
- The extent and quality of local provision of the existing community facility.
- The nature, pattern and frequency of activities taking place at the site.
- Its contribution to the diversity of community facilities in the locality.

- The accessibility of the site and other local community facilities by walking, cycling and public transport.
- In the case of commercial community facilities, whether the use is no longer viable (applicants will need to submit evidence to demonstrate that the site is no longer viable for that use and has been adequately marketed. The latter should be undertaken in accordance with the guidelines on the carrying out of marketing which are available to view on the council's website under planning advice and guidance).
- Whether the site or building has been listed as an asset of community value.

11.12 A range of data sources, including the council's online mapping service Pinpoint and the council's Assets of Community Value Lists, can be used to understand the extent and distribution of community facility provision within a locality. The extent of the locality should relate to the nature and catchment of the community use.

11.13 Where relevant, consideration should also be given to the suitability of the site for the current use or for other community facilities, including costs associated with any works to adapt the site. Important community facilities that cannot be accommodated on the existing site should form part of any redevelopment or be provided in a suitable alternative location.

11.14 Where the retention of land or buildings used as community facilities is found to be uneconomic, the council will consider the need for appropriate replacement facilities in line with the needs of the community.

12. Net zero and climate

12.1.1 Bristol declared a Climate Emergency in 2018, requiring action at both local and global levels. As a consequence of climate change, Bristol already experiences higher temperatures and more severe weather events than it did a decade ago. In a context where we are proposing sustained delivery of new homes to meet our needs, it is vital that we create an urban environment that both mitigates its contribution to the causes of climate change and which can adapt to the further climate impacts that are expected over the plan period and beyond.

12.1.2 The government has committed the UK to a 68% reduction in emissions by 2030 and 78% by 2035, both from 1990 levels. To achieve these targets and ensure the sustainability of our cities and society we will need to facilitate drastic decarbonisation of the built environment. In 2020, Bristol made a commitment with The One City Climate Strategy, declaring that the city would become carbon neutral and climate resilient by 2030, going further than the national targets.

12.1.3 Bristol City Council is progressing towards enabling the city to be run entirely on clean energy. As such, it is appropriate now for future development to aim to achieve net zero operational energy. The policies in this section take it as an assumption that net zero operational energy design will be considered from the earliest concept stages and in the economics of land acquisition. By making this assumption, it is more likely that truly sustainable, net zero development will be feasible and viable.

12.1.4 The policies in this chapter are designed to ensure that future development contributes towards this goal of a net zero and climate resilient city.

In response to the declaration of the Climate Emergency in 2018, Bristol City Council has prepared the One City Climate Strategy. The strategy sets out an ambition to achieve a carbon neutral and climate resilient city by 2030.

Buildings, both residential and commercial can be significant drivers of climate change because of the carbon emissions they generate. The government's Heat and Buildings Strategy estimates that buildings account for up to 25% of the country's annual emissions. To mitigate this impact, the council aims to support both energy efficiency retrofit of buildings and the installation of building level renewables across the city. These measures will be a vital part of the city's transition towards a more sustainable future.

This local plan sets out a supportive policy framework for residents and businesses taking steps to make their buildings more energy efficient where changes require planning permission. Many energy efficiency measures can be installed without planning permission; for example, renewable energy generation or sustainable heating systems like heat pumps and solar panels can often be fitted without the need for planning permission. Please see the council's website for further information.

Policy NZC1: Climate change, sustainable design and construction

12.1.5 This policy aims to ensure that new development mitigates its contribution towards the drivers of climate change including embodied and operational carbon emissions. It will deliver buildings that are adapted to changes in the local climate expected over their lifetime and external spaces that provide year-round comfort and support well-being.

12.1.6 This policy requires development proposals to consider climate adaptation and mitigation from the start of the design process to ensure the best outcome.

Policy text

Mitigating and adapting to climate change

Development should contribute to both mitigating and adapting to climate change, and to meeting local and national climate objectives, through measures including:

- **Minimising energy demand through high standards of energy efficiency, and maximising on-site generation of renewable energy (see policy NZC2 ‘Net zero carbon development - operational carbon’).**
- **Minimising embodied carbon and making efficient use of natural resources. (see policy NZC3 ‘Embodied carbon, materials and circular economy’).**
- **Ensuring all development is adapted to changes in the local climate over the lifetime of the scheme (see policy NZC4 ‘Adaptation to a changing climate’).**
- **Design which is sufficiently flexible and adaptable to enable changes of use or layout and facilitate future refurbishment.**
- **Forms of development which make efficient use of land and encourage walking, cycling and the use of public transport instead of journeys by private car.**

New development will be expected to demonstrate through Sustainability Statements how it would incorporate these measures. These measures should be integrated into the design of new development from the outset and be considered at all stages of the design process.

Sustainable Design Standards

For major non-residential development, a BREEAM assessment will be required. A BREEAM ‘Excellent’ Rating will be required.

For residential or mixed use development consisting of more than 200 residential units, a BREEAM Communities assessment will be required. A BREEAM Communities ‘Excellent’ rating will be required.

There are a number of other sustainable design standards and methods that are available, covering a range of development types, including new homes. Where relevant, the voluntary use of quality assurance methods such as PassivHaus certification to support compliance with policies NZC1-NZC4 will be encouraged.

Water Efficiency

Development of new homes will be expected to achieve a water efficiency standard of no more than 110 litres per person per day as calculated using the methodology in Building Regulations Approved Document G.

Explanation

Sustainability Statements

12.1.7 In order to demonstrate compliance with this policy, Sustainability Statements proportionate to the scale of development proposed should be submitted with planning applications. These statements should set out a comprehensive approach to mitigating and adapting to climate change covering the full range of issues set out in policies NZC1 to NZC4. The application drawings and supporting information should show how the measures proposed form an integral part of the proposed design and the approach to green infrastructure.

Sustainable Design Standards

12.1.8 The assessment of major development against national sustainability methodologies will ensure that development engages thoroughly with issues of sustainable design and construction. BREEAM assessments must be completed by a licensed assessor. The BREEAM methods should be used where required by policy, unless replaced by another standard which is approved by the local planning authority.

12.1.9 For mixed used or residential schemes of over 200 dwellings, a requirement to undertake a BREEAM Communities assessment will be applied where appropriate to the development proposals as defined within the BREEAM Communities scheme methodology or future replacement standard.

12.1.10 There are a number of quality assurance and rating schemes available to applicants and design teams that can assist with integrating sustainability into the design of residential and non-residential buildings. These include but are not limited to:

- PassivHaus
- Home Quality Mark
- LEED
- AECB Carbonlite Programme
- NABERS UK

12.1.11 For the purposes of this policy, major development is defined as development of 10 or more dwellings or development exceeding 1,000m² of other floorspace.

Water efficiency

12.1.12 By 2035 Bristol Water anticipates a supply deficit of 0.87 Ml/day, rising to 9.18 Ml/day by 2045. To prepare for this deficit, Bristol Water is aiming to realise an average water consumption of 110 litres per person per day by 2050 through collaborative working with other companies and local planning authorities including Bristol City Council.

12.1.13 As such, Bristol City Council seeks to support this effort by applying a higher standard of water efficiency than national building regulations.

Policy NZC2: Net zero carbon development – operational carbon

12.1.14 This policy requires development to achieve net zero carbon through maximising energy efficiency, utilising sustainable heating and cooling systems and incorporating onsite renewable energy generation.

12.1.15 Realising zero carbon development in relation to regulated emissions (heating, hot water, cooling, lighting and auxiliary energy) and unregulated emissions (appliances and equipment, etc) also referred to as ‘operational’ carbon emissions, is a key part of tackling the climate emergency. The UK Green Building Council defines net zero carbon – operational energy as being ‘when the amount of carbon emissions associated with the building’s operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.’

12.1.16 To reflect the latest best practice, this policy uses energy use intensity rather than CO₂ emissions as the metric for assessing compliance, working towards the same overall goal (i.e. zero CO₂ emissions from operational energy use in new development). Energy use intensity is a measure of energy use per square metre of a given development. It is calculated by dividing the total energy consumed by a building in a single year by the gross internal area of the building.

12.1.17 A number of studies have been carried out to explore appropriate planning requirements for energy use in new development. These studies set out how a combination of energy efficiency measures, on-site renewable energy generation and financial contributions to off-site offsetting, along with the selection of sustainable heating and cooling systems, can help to deliver net zero carbon and net zero energy development in Bristol.

Policy text

Energy use in new development

Development will be expected to:

- **Calculate and report predicted energy use intensity using an energy performance model;**
- **Be highly energy efficient, minimising the demand for heating, cooling, hot water, auxiliary energy, lighting and unregulated energy consumption through energy efficiency measures; then**
- **Meet its remaining heating and/or cooling demand sustainably as set out below; then**
- **Maximise on-site renewable energy generation to achieve a net zero energy balance; and then**
- **Meet any outstanding reduction in residual energy use through energy offsetting.**

New development should demonstrate through an energy strategy set out as part of its Sustainability Statement how these requirements will be met, including the specific standards set out below.

Specific standards for development

Development will be expected to:

- Achieve a maximum 15-20 kWh/m²/yr space heating demand;
- Achieve the following standards:
 - In the case of new homes and other forms of accommodation, a maximum energy use intensity of 35kWh/m²/yr;
 - In the case of major non-residential development, the operational energy/carbon requirements of BREEAM 'Excellent' consistent with policy NZC1; and
- Provide on-site renewable electricity generation with an output equivalent to at least the annual energy consumption of the development, as calculated using an energy performance model.

Where it is clearly demonstrated that it is not technically feasible for the development to generate sufficient on-site renewable energy equivalent to at least its own annual energy consumption, the development should maximise on-site renewable energy to generate at least 105 kWh/m²fp/yr – where m²fp is the area of the footprint of the building(s).

The remaining operational energy needs of the development should be met by offsetting measures as set out below.

Energy offsetting

Where the above requirements for energy use cannot be met by on-site measures alone, any remaining energy use will be met by either:

- A financial contribution towards the council's energy offset fund; or
- Securing the provision of acceptable directly linked or near-site new additional renewable electricity generation provision.

The financial contribution required will be a one-off payment equivalent to the cost of providing equivalent additional small scale solar PV energy generation elsewhere in the city over a 30 year period, index linked. This cost is tied to the most recent DESNZ solar PV cost data for small scale solar PV, and includes a 15% administrative charge (currently £99 per MWh).

Development involving existing buildings

Where work is being carried out to existing buildings and it is not feasible for the full residential and non-residential targets above to be met, the energy strategy should show that energy demand has been reduced to the lowest practical level using energy efficiency measures, heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and that on-site renewable energy generation will be maximised.

PassivHaus buildings

An alternative route to compliance is through the certified PassivHaus Classic or higher standard. Where development is proposed to be built and certified to this standard, the specific policy requirements above relating to energy use, on-site renewables and energy offsetting will not need to be met.

Where this route to policy compliance is pursued, a full energy strategy will not be required. It will be sufficient to submit the technical information required to demonstrate that the PassivHaus standard can be achieved and for the Sustainability Statement to demonstrate that residual heating/cooling demand for the development has been met sustainably as set out below.

System flexibility

Development should demonstrate how it has incorporated smart and flexible technologies to support the wider decarbonisation of the energy system, taking account of the latest best practice and guidance. Measures may include, among others:

- Minimising energy demand at peak times;
- Smart controls;
- Allocating space for internal and/or external thermal and electrical energy storage; and
- Provision for vehicle-to-grid charging.

Heating and Cooling Systems

Development will be expected to demonstrate through its energy strategy that sustainable heating and cooling systems have been selected in accordance with the following hierarchy:

- Where possible, connection to an existing classified heat network or a new classified heat network from the point of occupation;
- Elsewhere, employing communal or individual renewable heating system which is fossil fuel free.

Major development in an area where a classified heat network is planned but connection from the point of occupation cannot be provided will be expected to incorporate, where feasible, infrastructure for future connection to the district heat network.

The creation of new heat networks should be considered in the case of proposals that would provide more than 100 homes or 10,000m² floorspace within or adjacent to areas of growth and regeneration identified in the development strategy or other areas of significant development. In these cases, a feasibility study should be undertaken to establish whether a new heat network could be established, and if found to be feasible a heat network should be provided as part of the development proposals.

Development should seek to eliminate the need for cooling systems throughout the life-cycle of the development and, where cooling systems are required, minimise their capacity and energy consumption in accordance with the following hierarchy:

- **Minimise the amount of heat entering buildings during warmer months through orientation, form, shading, surface finish, glazing design and insulation; then**
- **Minimise internal heat generation through energy efficient design and specification; then**
- **Maximise the use of passive ventilation to manage internal temperatures; and then**
- **Having minimised the need for cooling, meet any residual requirement through energy efficient mechanical ventilation and active cooling systems.**

Delivering modelled performance

Proposed development will be expected to minimise the potential performance gap between design aspiration and completed development by implementing a recognised quality regime from design through to handover.

Explanation

Energy use in new development and development involving existing buildings

12.1.18 Proposals for development should be accompanied by an energy strategy as part of the Sustainability Statement submitted with the planning application.

12.1.19 The energy strategy should set out the development's energy use intensity and how it has been reduced to the levels indicated in the policy. Energy use intensity is a measurement of the annual energy use per m² of development (gross internal area). The statement should include all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance. The modelling approach in CIBSE TM54: Evaluating Operational Energy Use at Design Stage is the current preferred approach. Based on TM54 guidance, residential buildings should use the PassivHaus Planning Package (PHPP) software to demonstrate compliance with policy. Very simple, non-residential buildings may use PHPP or dynamic thermal modelling software; whilst more complex non-residential buildings should use dynamic thermal modelling software. Any change to this will be detailed in further guidance issued by the council.

12.1.20 The energy strategy should model and demonstrate how the maximum space heating demand target of 15-20 kWh/m²/yr has been achieved. What development will be expected to achieve within this range will depend on the development type. For example, apartments will be expected to achieve near 15 kWh/m²/yr, while bungalows or other less dense forms of development will be expected to achieve a higher value within this range.

12.1.21 The energy strategy should demonstrate how:

- The development will be highly energy efficient, with the demand for heating, cooling, hot water, auxiliary energy, lighting and unregulated energy consumption will be minimised through energy efficiency measures; then
- The remaining heating and cooling demand can be met sustainably; then
- On-site renewable energy generation will achieve net zero energy; then
- Any remaining outstanding reduction in residual emissions will be achieved through accepted means of energy offset.

12.1.22 Demonstrating that the development can meet the appropriate energy use intensity limits within the UK Net Zero Carbon Buildings Standard is one method of demonstrating that the development is highly energy efficient.

12.1.23 The energy strategy should set out the choice of renewable heating and cooling systems and how these have been selected.

12.1.24 The energy strategy should also report the building's performance against the latest version of the Building Regulations Part L or future equivalent.

Energy offset fund

12.1.25 For energy offsetting to be permissible, the applicant will need to justify and demonstrate to the satisfaction of the planning authority why it is not possible to provide sufficient renewable electricity generation on-site.

12.1.26 Financial contributions towards the council's energy offset fund will be spent on the delivery of new additional renewable energy generation within the city. The financial contribution cost per MWh will be updated periodically to reflect the costs of administering, purchasing and installing additional solar PV.

PassivHaus

12.1.27 Proposals seeking to follow the PassivHaus route to compliance set out in this policy will need to be accompanied by full PassivHaus Planning Package outputs demonstrating that the PassivHaus standard can be achieved.

12.1.28 Prior to commencement, a 'pre-construction compliance check' completed by a PassivHaus certifier will be required and secured by condition. Upon completion, a Quality Approved PassivHaus certificate for each dwelling/building will be required.

Heating and Cooling Systems

12.1.29 Renewable sources of heating and power include ground, water and air source heat pumps, geothermal heat and heat from former mine workings, solar photovoltaics, solar thermal, and wind (large and small scale).

12.1.30 Where hydrogen constitutes all or part of the energy mix for a development's heating or cooling systems, all CO₂ and methane emissions arising from the production of the hydrogen should be accounted for within calculations provided to demonstrate compliance with other planning policies. When calculating the impact of methane emissions, a 20-year integrated time period should be used and a global warming potential for methane of 86.

12.1.31 The policy approach to heating systems intentionally excludes non-renewable electrical space and water heating, individual gas boilers and solid biomass boilers.

12.1.32 When considering proposals for heat pumps and active cooling systems, the global warming potential of the refrigerants used will also need to be taken into account in a manner consistent with policy NZC3: Embodied carbon, materials and waste.

12.1.33 Where usability issues (as described in Part O of the Building Regulations), such as noise, are stated as the reason that a development requires active cooling, then all reasonably practicable passive means of minimising cooling requirements should be applied.

12.1.34 This should be demonstrated by showing that the development could meet comfort requirements without active cooling if the useability issues were not present.

Heat networks

12.1.35 Renewable, low carbon heating and cooling can be provided via heat networks. These can supply single buildings, groups of buildings or large parts of the city and can utilise heat from one or more sources. Heat networks are a key part of the city-wide strategy to provide renewable or low-carbon heat to existing buildings and new development. Connection of new development to heat networks supports the expansion of the network and connection and decarbonisation of a wider number of existing buildings. Bristol Heat Networks Ltd operates heat networks in the city and is actively expanding these (see Appendix C). Their development in combination with energy efficiency is central to the council's strategy for delivering affordable, secure and zero carbon heat across the city.

12.1.36 Bristol Heat Networks Ltd is delivering heat networks which are working towards being zero carbon by 2030, through:

- Producing a strategy with rolling forward projections for the decarbonisation of heat delivered via its networks.
- Progressively increasing the proportion of renewable and very low carbon heat delivered by the networks.
- Publishing an annual report on the operation of its heat networks including fuel mix, carbon content and progress on moving to zero carbon heat.

12.1.37 Existing networks are those that already have an energy centre building and/or excavation for pipework has been completed. Existing networks can be extended to provide heat to new development. New networks are those which have not yet been built but are planned for the area. Heat network zoning legislation is currently being developed by government which will require certain buildings to connect to a heat network. As such, development should take steps to comply with this where applicable.

12.1.38 Where a feasibility study into a new heat network is required by new development, it should be produced through dialogue with city heat network operators who will be able to assess potential aggregate demand in the area.

12.1.39 'Classified heat networks' include those being developed by Bristol Heat Networks Ltd and other providers that meet the following requirements:

- Compliance with the appropriate technical standards (presently CIBSE CP1 Heat Networks: Code of Practice).
- The heat supplied is from renewable and/or low carbon sources or has a decarbonisation plan to remove all fossil fuel heat generation from the network by 2030 in line with the city's carbon neutral aspirations. The actions in the decarbonisation plan should demonstrably be included in the heat network's business plan.
- They offer fair and transparent prices to the consumer, committing to:
 - Publicly disclose any fixed charges, tariffs and unit rates and provide clear explanation about how prices are set to customers.

- Prices that are equal or less than an appropriate low carbon counterfactual for the customer.
- They provide annual reporting on their performance and carbon content.
- From the point of the local plan’s adoption, heat shall not be supplied via new biomass plant.

12.1.40 Where heat networks are proposed as part of development, they will be expected to meet the requirements for a classified heat network as set out above.

12.1.41 When calculating the energy use intensity of development connecting to a heat network, an energy conversion factor will be applied to the district heating energy requirement of the building to make the energy use intensity comparable to a building with on-site heating plant. This factor will take account of the efficiency and carbon emissions of the network and energy centre. Operators of classified heat networks will provide this factor for use in calculations. Where new heat networks are proposed as part of the network, the energy conversion factor shall be calculated by the applicant.

Delivering modelled performance

12.1.42 There is significant evidence to suggest that buildings do not perform as well when they are completed as was anticipated when they were being designed. The difference between anticipated and actual performance is known as the performance gap. Addressing the performance gap is a key part of ensuring the built environment is net zero in practice.

12.1.43 Implementing a quality regime from design, through to construction and handover has been shown to reduce the performance gap. Relevant regimes include BSRIA Soft Landings; Government Soft Landings; NABERS Design for Performance; Passivhaus; activities within BREEAM credits Ene 01 Reduction of Energy Use and Carbon Emission, Man 04 Commissioning and Handover and Man 05 Aftercare; and activities within Home Quality Mark issues 9 Quality Assurance and 11 Customer Experience. Additionally, following appropriate system specific quality regimes such as MCS requirements can also reduce the performance gap.

12.1.44 Monitoring, verifying and reporting on energy performance in-use can enhance the construction industry’s knowledge on the performance gap and identify issues with new buildings that then can be addressed by building owners. Reporting on energy performance will become increasingly common whether through government initiatives such as the proposed national performance-based policy framework for rating the energy and carbon performance of commercial and industrial buildings or voluntary initiatives such as the Built Environment Carbon Database.

Policy NZC3: Embodied carbon, materials and circular economy

12.1.45 This policy sets out how development should minimise embodied carbon, utilise sustainable materials and incorporate circular economy principles.

12.1.46 The decarbonisation of our energy systems, coupled with improved energy-efficiency of buildings means that ‘embodied carbon’ represents a growing proportion of lifetime emissions. Embodied carbon refers to the greenhouse gases emitted during the production of a building or asset, and includes the carbon emitted from the extraction and

processing of the materials used, their transport, installation and maintenance and end of life disposal.

12.1.47 It is becoming increasingly important that development considers the contribution of embodied carbon to climate change and seeks to minimise it. Reducing embodied carbon has also been shown to be mutually compatible with reducing operational energy demand; for example, more energy-efficient buildings will require less extensive heating and cooling systems which are in turn less carbon intensive to produce.

12.1.48 As well as considering embodied carbon, developers need to be conscious of other embodied environmental impacts, including in the selection of materials and the global warming potential of refrigerants used in building services systems.

12.1.49 In the UK, construction, demolition and excavation account for 60% of material used and waste generation. Promoting a circular economy involves prioritising the reuse of materials at their highest value for as long as possible, helping to prevent the over extraction of natural resources and minimising the amount of material sent to landfill.

Policy text

Embodied carbon – general principles

Development will be expected to minimise its embodied carbon. In doing so, development should:

- **Prioritise the renovation or retrofit of existing structures, as part of an efficient use of land, subject to technical feasibility, the other policies and proposals of the local plan and any relevant neighbourhood plans.**
- **Be designed efficiently to minimise the quantity of materials required to meet the building’s functional requirements.**
- **Select high quality materials and systems which:**
 - **Have low embodied carbon;**
 - **Minimise the need for replacement over the lifetime of the development;**
and
 - **Can be reused, recycled and disposed of sustainably at end of life.**
- **Ensure that new buildings are flexible and adaptable to future uses, reducing the need for future redevelopment.**

Development should set out through the Sustainability Statement how these issues will be addressed.

Embodied carbon – major applications

Major development will be required to undertake an embodied carbon assessment, submitted as part of the Sustainability Statement using a nationally recognised embodied carbon assessment methodology, and demonstrate actions taken and an ongoing strategy to reduce embodied carbon emissions.

New development will be expected to achieve the following targets as a minimum:

Upfront embodied carbon (construction phase):

- Residential (4 storeys or fewer) - <400 kgCO₂e/m²
- Residential (5 storeys or greater) - <500 kgCO₂e/m²
- Major non-residential schemes - <600 kgCO₂e/m²

Whole life-cycle embodied carbon:

- Residential (4 storeys or fewer) - <625 kgCO₂e/m²
- Residential (5 storeys or greater) - <800 kgCO₂e/m²
- Major non-residential schemes - <970 kgCO₂e/m²

Where these targets cannot be feasibly met, a full justification will be required as part of the embodied carbon assessment.

Any shortfall against the upfront embodied carbon targets will be offset through a financial contribution towards the council's carbon offset fund. The value of a tonne of CO₂e is tied to the high scenario in the Valuation of Energy Use and Greenhouse Gas supplementary guidance to the Treasury's Green Book (currently £373).

Refrigerants

In all development with fixed building services that include a refrigerant, the global warming impact of the refrigerants should be minimised by:

- Designing to minimise the volume and mass of refrigerants.
- Selecting equipment that uses refrigerant with low global warming potential.
- Implementing measures to minimise the risk of and detect refrigerant leakage.

Refrigerants and their associated impacts should be included within the embodied carbon assessment.

Materials

Development proposals should seek to minimise the wider environmental impacts arising from their sourcing, manufacture, construction, and end of life demolition and disposal.

Development will be expected to minimise the use of tropical hardwoods.

Circular economy and construction and demolition waste

The sustainability statement should demonstrate how circular economy principles have been embedded in the design of the proposal, including seeking to maximise re-use of materials, both from any existing development on site and in products and materials imported to the site.

Development proposals should seek to minimise and design-out construction and end-of-life waste, ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build, designing for deconstruction, and reuse of secondary products and materials. Where waste is generated, reuse and recycling should be maximised.

Where development proposals include demolition, this should aim to maximise the amount of material recovered for reuse and recycling, either on-site or at another site (either directly or via broker). Demolition materials should be recovered at their highest value possible.

Major proposals should submit a site waste management plan as part of their Sustainability Statement.

Explanation

Major development

12.1.50 For the purposes of this policy, major development is defined as development of 10 or more dwellings, or development exceeding 1,000m² of non-residential floorspace.

Embodied carbon

12.1.51 An embodied carbon strategy should be included within the Sustainability Statement. This should demonstrate how embodied carbon has been minimised through following the principles in the policy. Demonstrating that the development will meet the appropriate embodied carbon limits from the UK Net Zero Carbon Buildings Standard is one method of demonstrating that the development has minimised embodied carbon.

12.1.52 Embodied carbon assessments should be undertaken using a council approved methodology, which is proven to accurately assess embodied carbon and should demonstrate actions taken to reduce life-cycle carbon emissions. Currently, the approach in the RICS Professional Statement Whole Life Carbon Assessment for the Built Environment is the preferred methodology.

12.1.53 The scope should include the substructure, superstructure, finishes, fixed furniture, fixtures and equipment, building services and associated refrigerant leakage.

12.1.54 The following life-cycle stages as defined in BS EN 15978 Sustainability of Construction Works should be included within the assessment and reported on both separately and in aggregate:

- A1-A5
- B1-B5
- C1-C4

12.1.55 The upfront embodied carbon targets refer to life-cycle stages A1-A5 and the whole life-cycle embodied carbon target refer to life-cycle stage A1-A5; B1-B5; and C1-C4. The assessments will be expected to address a minimum of 95% of the cost associated with each of the following elements:

- Demolition.
- Substructure.
- Superstructure.
- Internal finishes.
- Fixed furniture, fixtures and equipment.
- Building services.

12.1.56 The carbon assessment targets do not include external works outside the building footprint.

12.1.57 Where the embodied carbon assessment indicates that the policy's targets cannot be feasibly met, the applicant's justification will be scrutinised for technical quality and whether the applicant has demonstrated appropriate actions have been taken throughout the project's development. Any change to this will be detailed in further guidance issued by the council.

Carbon offset fund

12.1.58 For the offset mechanism to be permissible, the applicant will be expected to justify and demonstrate to the satisfaction of the planning authority that it is not possible to achieve the embodied carbon targets. The council's carbon offset fund will be spent on built environment carbon reduction projects.

Refrigerants

12.1.59 Many refrigerants used in fixed building services like heating and cooling systems have the potential to make significant contributions towards global warming and climate change if released to the atmosphere. Refrigerants often have a global warming potential considerably higher than that of CO₂. For reference, R32 has a global warming potential 675 times that of CO₂ and R410A is a greenhouse gas 2,088 times more potent than CO₂.

12.1.60 Emissions associated with refrigerants form part of BS EN 15978 life-cycle module B1 and as such form part of the life-cycle embodied carbon of a development.

12.1.61 As heat pumps become more common in the transition to a zero carbon society, it is becoming increasingly important to consider the climate impact of the refrigerants they use.

12.1.62 The potential global warming impact of refrigerants should be minimised by:

- Minimising the volume and mass of refrigerants by:
 - Minimising or eliminating the need for heating or cooling systems through energy efficient design.
 - Avoiding the use of systems that have high refrigerant charge per kW capacity, such as systems that use refrigerant as the distribution medium to emitters.
- Minimising the potential impact of the refrigerant used by selecting equipment that uses refrigerants with a low global warming potential.
- Minimising the risk of refrigerant leakage through:
 - Avoiding the use of systems that use refrigerant as a distribution medium, particularly where refrigerant is distributed to emitters as this increases the risk of leakage during installation, maintenance and removal.
 - Specifying leak detection and monitoring systems in accordance with industry best practice.
 - Regular maintenance.
 - Ensuring that installation, maintenance, decommissioning and disposal of all appliances using refrigerants is only ever undertaken by suitably qualified persons.

12.1.63 Where a developer proposes using a system with refrigerants with a global warming potential greater than 750, full justification will be required including numerical whole-life carbon modelling compared to a low global warming potential option.

Materials

12.1.64 Construction products often involve complex supply chains and can have a wide range of negative environment impacts. Development proposals can demonstrate reducing these impacts through committing to purchase construction products with credible responsible sourcing certification.

12.1.65 Tropical forests have an essential role to play in providing eco-system services, biodiversity and climate change mitigation and adaptation but are vulnerable to deforestation, degradation and the direct impacts of climate change. Research has found that even ‘sustainable harvesting’ of timber can lead to degradation. Developers are strongly encouraged not to specify any tropical hardwoods in new development, unless these are shown to be reclaimed, reused or recycled.

Circular economy and construction and demolition waste

12.1.66 The Sustainability Statement should demonstrate how the development proposals have adopted circular economy principles and what actions will be undertaken during detailed design and construction. Where there is existing development on the site, the statement should include an assessment of the appropriateness and feasibility of reusing/refurbishing buildings.

12.1.67 Major developments should define measurable targets, compare them to good practice values and report on performance at practical completion. Appropriate targets include:

- Materials used from reused, remanufactured and recycled sources (% by weight).
- Proportion of the project designed for disassembly and reuse (% by weight).
- Proportion for building designed for adaptability (% by area).
- Construction waste generated (non-hazardous and excluding demolition and excavation waste) (weight per 100 m² GIA).
- Re-use, recycling or recovery of non-hazardous construction and demolition waste (% by weight).
- Beneficial use of excavation waste (% by weight).

Policy NZC4: Adaptation to a changing climate

12.1.68 This policy sets out the council’s approach to ensuring development in the city is designed to cope with the effects of climate change, both now and in the future.

12.1.69 The impact of climate change is already becoming apparent across the UK. In general, the climate change impacts that are expected in the UK are:

- Warmer, wetter winters.
- Hotter, drier summers.
- Rising sea levels.

- More extreme weather events.

12.1.70 These impacts give rise to a number of hazards including, but not limited to extreme high temperatures, drought and water stress, flood events, subsidence and soil erosion; and a number of associated risks including impacts to human health, damage and degradation to the built and natural environment, increased building energy and maintenance costs or interruption to utility services.

12.1.71 The magnitude of these impacts hazards and associated risks will depend on how successful attempts to reduce greenhouse gas emissions are and how complex planetary systems respond to the changing climate. As of November 2022, the global climate is already 1.2°C warmer than the pre-industrial average. Current committed policies and action are likely to result in between a 2.2°C and 3.4°C global rise by 2100, while if all pledges and targets are implemented, between a 1.6°C and 2.5°C rise is likely.

12.1.72 Different areas of the city will be affected by climate change in different ways and communities will have varying needs and levels of vulnerability – for example, some communities may have insufficient access to external cool spaces during hot weather, while other areas, for example leisure and retail areas may benefit from the increased footfall arising from generally warmer weather. Development in some areas may exacerbate climate change risks in the surrounding area or elsewhere in the city – for example buildings with large amounts of active cooling reject heat into the air outside the building, potentially increasing temperatures for neighbours.

12.1.73 To ensure the future liveability and sustainability of our city, it is necessary for development proposals to take steps to understand and adapt to its context in terms of the risks arising because of climate change, whilst taking advantage of any opportunities, such as the incorporation of new green and blue infrastructure and meeting local needs associated with climate change where appropriate.

Policy text

Development proposals should be resilient to the effects of a changing climate. Applicants should submit an adaptation strategy that demonstrates how the proposal has been designed to achieve this. It should also show how the development will provide for the comfort, health and wellbeing of current and future occupants and the surrounding environment.

Assessment of context

Adaptation strategies should include an assessment of the proposal's context using the latest evidence base and climate change projections available for the lifetime of the development, taking into consideration the probability and consequences of the risks and the changing level of risk over time. This assessment should:

- **Identify climate change hazards, associated risks, and opportunities including but not limited to more extreme temperature, drought and flooding for:**
 - **The development and associated infrastructure.**
 - **Current and future occupants.**
 - **Development's surroundings.**

- Identify the vulnerability of the development's present and future occupants, and inhabitants of the proposal's surroundings.
- Identify local needs and opportunities relating to climate change impacts.
- Identify whether the development is in a location that could exacerbate climate change risks in the surrounding area or elsewhere in the city.

Informed design

The adaptation strategy should demonstrate that the development's design has been informed by the assessment of context through:

- Layout, form, massing and orientation of the development.
- External hard and soft landscape design.
- Building design and building integrated measures.
- Use of green and blue infrastructure.

The strategy should demonstrate how an adaptation pathway approach has been taken to ensure the development has been designed to:

- Be resilient to climate change impacts for the lifetime of the development.
- Be adapted to risks and to take advantage of opportunities.
- Provide for the comfort, health and wellbeing of current and future occupants.
- Not make the surrounding area less resilient to climate change impacts, and where appropriate is designed to support identified local needs and opportunities associated with climate change.

General principles

The adaptation strategy should include:

- Technical modelling and assessment of the risk of overheating in current and future climate change scenarios and demonstration of how this modelling has informed the design so that overheating risk is minimised, and any residual risk is overcome ensuring that cooling needs are met sustainably in accordance with policy NZC2 'Net zero carbon development – operational carbon'.
- Demonstration of how water supplies will be conserved.
- Demonstration of how multifunctional blue and green infrastructure has been used to provide both climate adaptation (e.g. shade to indoor and outdoor spaces, reduction of surface water run-off rates, reduction of the urban heat island effect) and biodiversity benefits.
- Demonstration of how comfort will be maintained in outdoor spaces.
- Description of how the development is resilient to flooding and use multi-functional SuDS.
- A description of how the development responds to other significant climate risks identified.

- **Demonstration of how the responses to climate change avoid or minimise increases to energy use and CO₂ emissions.**

Explanation

Adaptation strategy

12.1.74 The adaptation strategy should form part of the overall Sustainability Statement submitted with the planning application. The strategy should identify climate change related hazards, risks and opportunities affecting the development over its lifetime (100 years for residential development, 60 years for non-residential). The strategy should show that the development has been designed to be resilient to the identified risks and take advantage of any opportunities. The strategy should take into consideration the vulnerability of the development's present and future occupants, and inhabitants of the proposal's surroundings, and local needs and opportunities relating to climate change impacts. It should consider whether the development could exacerbate climate change risks in the surrounding area or elsewhere in the city. Both site and building-level adaptation measures should be set out in the adaptation strategy and included on the application drawings.

12.1.75 Climate change hazards are climate-related physical events or trends, for example extreme high temperatures or extreme precipitation. Climate change risk is the potential for adverse consequences of a climate-related hazard, for example on human health, ecosystems, or impacts on the function of the built asset or impacts on the occupants. Climate change opportunities refer to the potential for a beneficial consequence, as a result of a changing climate. Further guidance on the identification of relevant hazards, risks and opportunities will be provided in supporting guidance.

12.1.76 In identifying climate hazards, risks and opportunities over the lifetime of a development, the adaptation strategy should take account of the latest evidence base. At time of writing, this includes:

- The UK Climate Projections.
- Bristol's heat vulnerability mapping, which assesses heat related risks particular to the development's location in the city.
- For residential development, the Good Homes Alliance Early Stage Overheating Risk Tool checklist.
- Bristol's Strategic Flood Risk Assessment (SFRA)

12.1.77 The UK Climate Change Committee has warned that expected changes to the UK climate by 2050 are largely locked in, regardless of any current pathways in place to reduce global emissions. Development proposals should reflect this level of certainty in their design and ensure development is resilient to these predicted climate conditions. Beyond this, there is a range of potential future climates that could occur, and the strategy should take an adaptation pathway approach. An adaptation pathway approach involves planning for this uncertainty, identifying thresholds and trigger points at which certain actions need to be taken. This allows for adaptation to be targeted to climate outcomes as they occur, ensuring the best allocation of resources and eventual outcomes.

Vulnerability, climate hazards and climate risks

12.1.78 Certain groups are more vulnerable to climate change hazards and risks including infants, elderly people, people with chronic health conditions and people with extra care needs. These groups are particularly vulnerable to extreme high temperatures and the risk of overheating and other heat-related illnesses. Where the occupants of a proposed development are more vulnerable to the impacts of climate change, it should be clear how this has been taken into account in the proposals.

12.1.79 The adaptation strategy should include a checklist of site features affecting vulnerability to climate risks, including but not limited to overheating and more extreme temperatures, droughts and flooding. Reflecting this, it should demonstrate how the development will provide for the comfort, health and wellbeing of current and future occupiers and the surrounding environment over the lifetime of the development.

12.1.80 The risk of overheating within the building should be assessed using the following methodologies or future replacement standards:

- CIBSE TM52 for non-residential buildings.
- The dynamic thermal modelling method of Part O of the Building Regulations and CIBSE TM59 for residential buildings.

12.1.81 The assessment should be undertaken using current and future weather files for a range of different summer conditions (Design Summer Years) that cover the lifetime of the development. For residential buildings, the Part O methodology should be followed for the current weather file and the TM59 methodology may be used for future weather files. Further details will be set out in technical guidance published separately by the council.

12.1.82 Policy NZC2: 'Net zero carbon development – operational carbon' seeks to reduce any potential overheating and the need to cool a building through active cooling measures. Air conditioning systems are a resource intensive form of active cooling, increasing CO₂ emissions and emitting waste heat into the surrounding area. By incorporating sustainable cooling into the design process, buildings will be better equipped to manage their cooling needs and to adapt to the changing climate they will experience over their lifetime, whilst not relying on other more carbon and energy intensive means.

12.1.83 The adaptation strategy should incorporate the response to flood risk and water management required by the local plan, with specific reference to the impact of climate change over the lifetime of the development.

12.1.84 Certain adaptation measures, particularly well-designed sustainable drainage systems, urban greening and other forms of green/blue infrastructure, can contribute to the resilience of the surrounding area and the city as a whole. The benefits of such adaptations will be taken into consideration when assessing the adaptation strategy.

Multifunctional green and blue infrastructure

12.1.85 Green and blue infrastructure also has benefits beyond helping places adapt to a changing climate. It can also protect and enhance biodiversity, improve visual amenity, provide green and active travel routes, improve mental and physical health and wellbeing of individuals and local communities, provide space for food growing and improve water quality. When designing green and blue infrastructure for climate adaptation, the provision

for a wide range of multifunctional benefits will be encouraged in accordance with local plan policies.

12.1.86 A summary of the approach to flood risk and drainage should be included in the adaptation strategy, with the full details included in a separate Flood Risk Assessment.

Policy NZC5: Renewable energy and energy efficiency

12.1.87 This policy sets out the council's supportive stance on renewable energy generation in Bristol, particularly in the Bristol Port and Avonmouth area. The policy is also supportive of applicants seeking to improve the energy efficiency and sustainability of existing buildings.

12.1.88 The development of additional renewable and low-carbon energy capacity and energy storage is key to putting the city on course to meeting the city's commitments on carbon reduction. The One City Climate Strategy includes an objective for renewable generation in the city to be maximised, with approximately 350MW of solar electricity generation.

12.1.89 In 2009, the Citywide Sustainable energy strategy provided an assessment of renewable and low carbon energy sources in the city. As a largely urban area Bristol has potential for on-site and building integrated renewable heat, cooling and power. There is also potential to use renewable and low carbon heat from other sources such as the Floating Harbour, waste heat from industrial processes in Avonmouth, and from former mine workings across the city. Avonmouth is identified as the location with the greatest potential for on-shore wind power.

12.1.90 The One City Climate Strategy also sets out the importance of improving the energy efficiency of the city's existing building stock and supporting the installation of small scale renewables across the city. At the scale of individual buildings, many of these measures do not require planning permission; however, where it is required, the council will be supportive provided the proposal conforms with the wider local plan.

Policy text

Renewable energy

Proposals for the utilisation, distribution and development of new renewable energy capacity and energy storage, including large-scale freestanding installations, will be encouraged. The council will also support the expansion of heat networks in the city and their associated infrastructure.

In assessing such proposals the environmental and economic benefits of the proposed development will be afforded significant weight alongside considerations of public health and safety and impacts on biodiversity, landscape character, the historic environment and the residential amenity of the surrounding area.

Subject to the considerations set out above, the development of new renewable energy capacity and energy storage will be encouraged across the city, particularly in the Avonmouth Industrial and Bristol Port area as shown on the Policies Map.

Energy efficiency retrofit, sustainable heating and renewable energy systems

Proposals for energy-efficiency retrofit, the installation of heat pumps or other sustainable heating systems and building-level renewable energy generation will be encouraged.

Explanation

Renewable energy

12.1.91 There are considerable environmental and economic benefits from the development of large-scale renewable and low-carbon energy installations and supporting infrastructure.

12.1.92 The potential impact of renewables on residential areas and on natural and historic assets including conservation areas need not be seen as a barrier to renewable energy development. The balance between the benefits of development and any harm will be determined having regard to the circumstances of each case. In considering impacts, the council will have regard to any relevant nationally prepared planning guidance and its own supplementary guidance.

12.1.93 The Avonmouth area has been identified as a location with particular potential for the development of on-shore wind power and, since the Citywide Energy Study, a number of wind turbines have been constructed there. The area has also seen recent investment in large-scale solar power generation. The industrial and port areas remain suitable for wind and other renewable and low-carbon energy development where consistent with other policies in this plan.

12.1.94 The council will support the expansion of key heat network infrastructure across the city, particularly in areas already identified for the initial network (see Appendix C). The council will also support the development of infrastructure associated with the Strategic Heat Main.

Energy efficiency retrofit, sustainable heating and renewable energy systems

12.1.95 The council is supportive of applicants seeking to improve the energy efficiency of buildings, install sustainable heating systems such as air source heat pumps and renewable energy systems like solar panels across the city. Proposals should be designed in accordance with the other policies in this plan.

12.1.96 This includes areas covered by conservation area designations and listed buildings. Policy CHE1 'Conservation and the historic environment' notes that such measures can be incorporated into conservation areas or even listed buildings provided they are done sensitively and with regard to the character and appearance of the relevant asset.

12.1.97 Further guidance on incorporating such measures into existing buildings will be provided in the council's design guide.

Managing flood risk

Policy FR1: Flood risk and water management

12.2.1 This policy sets out the local plan’s approach to minimising the risk and impact of flooding in the context of new development. It reflects the sequential approach set out in national planning policy.

12.2.2 Increased risk from fluvial and tidal flooding as well as localised flooding caused by rainfall is set to be a significant consequence of climate change. Bristol contains land at risk of flooding, most notably at Avonmouth, St. Philip’s Marsh and in the vicinity of the city’s main rivers, and the risk of flooding in these areas is set to increase in the ‘with climate change’ scenario, as set out in the Bristol Strategic Flood Risk Assessment (SFRA). Defences are being implemented at Avonmouth and the Bristol Avon Flood Strategy will address flood risk in central Bristol.

12.2.3 The risk of flooding has informed the spatial strategy for the city, which proposes to locate development predominantly in areas with a lower risk of flooding and avoids further greenfield development on the functional floodplain. However, there is also provision for development in land to be defended in future as discussed in the policies below. In all locations development has a role in managing flood risk elsewhere by minimising its own surface water run-off.

Policy text

Development in Bristol will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater risk of flooding will be considered where essential for regeneration or where necessary to meet the development requirements of the city.

Development in areas at risk of flooding will be expected to:

- **Be resilient to flooding through design and layout, and / or**
- **Incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and / or a contribution towards or a commitment to undertake such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime.**

All development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

Explanation

12.2.4 New development in Bristol will follow the sequential approach to flood risk, as set out in national planning policy. In accordance with the sequential test, new development will be directed where possible to the areas with the lowest risk of flooding (Flood Zone 1). Where it does become necessary to consider development on land with a greater risk of flooding, development will, where required by national planning policy, also be expected pass the exception test, which assesses the development against other considerations such

as its broader sustainability benefits, the use of previously developed land and the potential to make the development safe through mitigation.

12.2.5 In Bristol, the sequential and exception tests will be undertaken on the basis of the climate change flood zones set out in the SFRA. In areas of the city not covered by the climate change flood zones as set out in the SFRA, it can be assumed that Flood Zone 2 as existing as set out in the SFRA becomes Flood Zone 3 with climate change, unless there is credible, more detailed and up to date evidence, such as in a site specific FRA.

12.2.6 The level and distribution of development set out in the Local Plan is considered to pass the sequential test. In short, however:

- Since there is sufficient capacity in Flood Zone 1, development of sites lying in undefended Flood Zone 3 as existing or with climate change will not be required in order to meet the target of 1,925 homes per year.
- It is not proposed to designate greenfield sites for industrial and warehousing use where that land is at undefended risk of flooding and does not already benefit from planning permission.
- Some office development may be necessary on land at risk of flooding in the city centre in order to meet identified employment development needs, given that there are insufficient sites on Flood Zone 1 either in the city centre or elsewhere in the city that would accord with the approach to locating main town centre uses as set out in national planning policy and would therefore be considered “reasonably available” for the purpose of the Sequential Test as set out in national policy.

12.2.7 Development proposed on sites not allocated in this local plan that are at risk of flooding will also need to pass the Sequential Test and, where required, the Exception Test, other than in the case of changes of use and development defined in national planning policy as ‘minor development’. The Sequential Test should be undertaken as part of the application for planning permission. Further detail on the Sequential and Exception Tests is available in national policy and guidance and the Environment Agency’s standing advice.

12.2.8 Flood mitigation measures should be outlined in flood risk assessments submitted with applications for planning permission. Mitigation measures may take the form of on-site works, or may take the form of a contribution towards or a commitment to undertake such off-site works as may be required to minimise the vulnerability of the development to flooding. The extent of mitigation measures required will be determined having regard to the Strategic Flood Risk Assessment, the advice of the Environment Agency and any relevant flood risk management strategies. In designing these flood mitigation measures, regard should be had to the impact on the visual and amenity value of the built and natural environment.

12.2.9 A strategy for SUDS should be included in the Sustainability Statement submitted in accordance with other policies in this chapter. The strategy should demonstrate that the optimal approach to SUDS has been taken for the site, having regard to the type of development proposed and any constraints that may limit the options available.

Policy FR2: Bristol Avon Flood Strategy

12.2.10 Parts of Bristol’s central area are vulnerable to flooding from the River Avon, and the risk is increasing due to climate change causing sea levels to rise and storms to increase in frequency and severity. The Bristol Avon Flood Strategy is the long-term plan to better protect homes, businesses, and infrastructure from flooding from the river Avon. The strategy will enhance the river for all by creating a more resilient, active, and sustainable city.

12.2.11 The ambition is for a strategy that works for Bristol year-round, not just when the river floods. Defences design to improve public spaces can provide new green spaces, better access to the river, enhanced heritage features, and improved transport connections. This will include the creation of an enhanced multi-purpose greenway along the line of the defences.

12.2.12 A key objective of the strategy is to facilitate the sustainable growth of Bristol by supporting opportunities for employment, residential land, and infrastructure. Several areas identified for growth and regeneration in Bristol are impacted by flood risk, but the future delivery of the Strategy will greatly reduce the burden of managing flood risk on a site-specific basis. The degree to which new development can rely on the strategy defences being built out will evolve as progress is made. As certainty over funding and consenting the scheme improves, reliance on its delivery can increase.

12.2.13 Funding the strategy is a key consideration. The approach to funding the proposals follows the beneficiary pays principle. Public sector funding cannot deliver the project without private sector contributions. As such, new development that stands to benefit from reduced flood risk from the future delivery of the strategy will be expected to facilitate the delivery of the flood defences, including financial contributions where appropriate.

12.2.14 This policy expects development located within or adjacent to areas that are essential for the delivery of future flood defences to accommodate space for and/or deliver flood protection and associated infrastructure required as part of the development of the area.

Policy text

Flood risk from the River Avon will be addressed on a strategic basis consistent with the Bristol Avon Flood Strategy.

Development in an area that benefits from a reduction in flood risk by the future delivery of the Bristol Avon Flood Strategy will be expected to:

- **Incorporate adequate mitigation measures to make the site safe from flooding in the period up to the delivery of strategic flood defences;**
- **Respond to the residual risk of flooding associated with the potential for existing and planned flood defences failing or being overtopped on-site flood defence works; and**

- **Facilitate the delivery of future flood defences and an enhanced multi-purpose greenway along the river Avon frontage including through financial contributions where appropriate.**

In addition, development located within or adjacent to areas that are essential for the delivery of future flood defences and enhanced multi-purpose greenway as shown on the Policies Map will be expected to accommodate space for and/or deliver flood protection infrastructure required as part of the development of the area including an enhanced greenway.

Development proposals will not be permitted if they prejudice the implementation of the Bristol Avon Flood Strategy.

Explanation

12.2.15 This policy ensures that flood risk from the Avon will be treated on a strategic basis. It enables development to take place in areas which will benefit from greatly reduced flood risk upon delivery of the planned strategy of flood defences. It also expects development to assist in delivering the flood defences and the associated greenway. Land is safeguarded for those purposes as shown on the Policies Map.

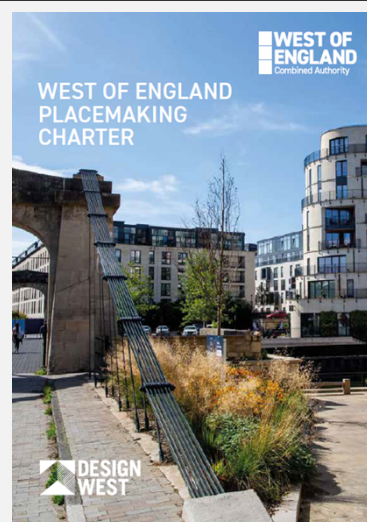
13. Design and conservation

13.1.1 As set out in the National Planning Policy Framework, the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

13.1.2 Design is also at the heart of creating inclusive and liveable communities and shaping successful places with a high quality public realm as part of an ‘urban living’ approach. Urban living optimises densities, balancing the efficient and effective use of land with aspirations for quality homes, successful placemaking and a positive response to context. The council has prepared a supplementary planning document on urban living that provides further guidance on making successful places at higher densities.

Bristol City Council is a partner in the [West of England Placemaking Charter](#). The Placemaking Charter sets out a shared vision and set of principles to guide development and regeneration that will bring health, happiness and quality of life into the heart of towns, cities and rural communities, shaping places that are:

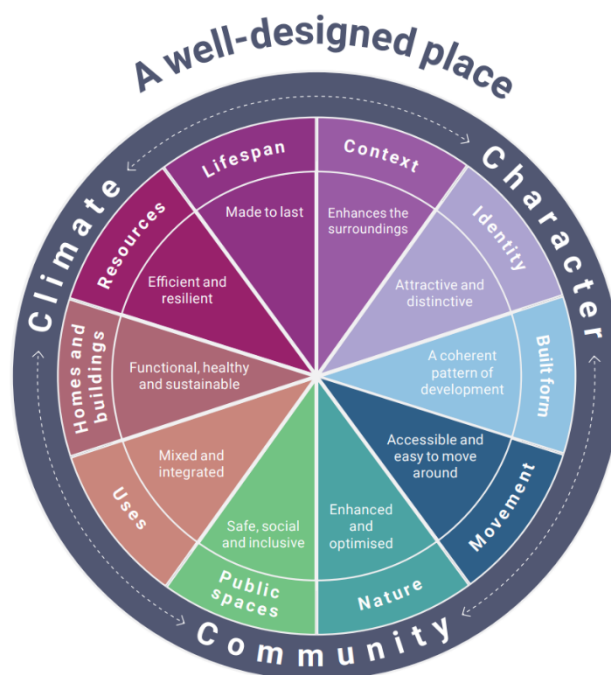
- Future ready
- Connected
- Biodiverse
- Characterful
- Healthy & inclusive



The charter’s accompanying action plan sets out how the charter principles will be reflected in local planning policies and design codes.

The Bristol Local Plan reflects these principles not just in its policies on design but also the related policies on climate change, transport, biodiversity, health and wellbeing.

13.1.3 The National Design Guide and National Model Design Code provide the framework for preparing local design guides and codes, including ten characteristics of well-designed places that should be reflected by local policy and guidance:



13.1.4 The council’s design guide and codes, using the ten characteristics as a framework, add further detail to the overarching design policy DPM1 ‘Delivering well-designed, inclusive places’, other design and conservation policies in this local plan and the design principles set out in the development strategy policies.

13.1.5 Appendix B acts a prospectus of the content of design guidance. It includes key design considerations as they relate to aspects of the ten characteristics of well-designed places. It can also be used with Policy DPM1 below.

Policy DPM1: Delivering well-designed, inclusive places

13.1.6 This overarching policy sets out high-level design principles for all new development in Bristol. Consistent with an urban living approach, the policy requires that new development is contextually appropriate, visually attractive, liveable and sustainable, creating successful places with a high quality public realm that make a positive contribution to the city’s character and distinctiveness.

13.1.7 The policy requires new development to be neighbourly in its impact on adjoining development, both in terms of amenity and environmental performance. Importantly, the policy also sets out the need for new development to be inclusive, creating equality of access and opportunity for all occupiers.

13.1.8 This policy reflects the content of the National Design Guide. It will be supported by local design guides and codes which provide further detail of the design requirements for development.

Policy text

New development in Bristol should create or contribute to well-designed places. To be considered well-designed, development will be expected to:

- **Deliver high quality, beautiful, safe, healthy and sustainable buildings and places;**
- **Be liveable, providing a safe, healthy, high-quality environment for future occupiers;**
- **Be neighbourly, safeguarding the amenity and sustainability of existing development; and**
- **Be inclusive, providing for equality of access and opportunity in its layout and design.**

Major applications will be expected to show how the design of development has been informed by early, proactive and effective engagement with the community and how proposals have responded to the results of that engagement.

Development that is not well-designed will not be permitted.

The ten characteristics of well-designed places

Consistent with national guidance and any published local design guides and codes, development will be expected to demonstrate how it will achieve good design, taking account of the ten characteristics of well-designed places as set out in the National Design Guide:

- **Nature – enhanced and optimised.**
 - **Retain and integrate exiting blue/green infrastructure in and around the site.**
 - **Provide complementary and multi-functional blue/green infrastructure and integrated landscape design.**
- **Movement – accessible and easy to move around.**
 - **Create legible, permeable and inter-connected public realm.**
 - **Promote active travel by delivering multi-modal streets that reduce the role of the car and support walking, cycling and public transport provision.**
 - **Incorporate blue/green infrastructure along movement corridors.**
- **Context – enhances the surroundings.**
 - **Demonstrate an understanding and respect for an area’s unique built, natural and cultural characteristics.**
 - **Integrate and reuse existing natural and built assets of value.**
 - **Integrate and contribute positively to the site’s context.**
- **Identity – attractive and distinctive.**
 - **Enhance, or where appropriate create, distinct identity of place reflecting its past, present, and future.**
 - **Support a sense of community pride, belonging and cohesion.**
 - **Create visually attractive buildings and spaces.**
- **Built form – a coherent pattern of development.**
 - **Deliver contextually appropriate balance between buildings, spaces, and liveability considerations.**

- Enhance placemaking through the legible organisation of streets, spaces and buildings.
- Deliver an integrated, efficient and secure built form that clearly defines public and private space. Create active frontages that address the public realm. Ensure appropriate relationship with the building edge and a suitable transition between the spaces.
- **Public and communal spaces – safe, social and inclusive.**
 - Deliver well-designed public and communal spaces that support interaction, wellbeing, relaxation, and recreation.
 - Create safe, secure, and attractive settings for the spaces.
 - Incorporate blue/green infrastructure.
- **Uses – mixed and integrated.**
 - Major development proposals should provide or contribute to an appropriate mix of uses and facilities.
 - Promote a diverse mix of compatible uses, building types, unit sizes and tenures.
- **Homes and buildings – Liveable, functional, healthy and sustainable.**
 - Deliver liveable buildings with healthy/quality indoor and outdoor living environment.
 - Provide adequate natural lighting, ventilation, accessibility, privacy, outlook, and amenity arrangements.
 - Provide integrated storage and servicing provisions.
- **Resources – efficient and resilient.**
 - Efficient use of land, energy and water through design, construction and management of buildings.
- **Lifespan – made to last.**
 - Design robust and adaptable buildings and spaces.
 - Maintaining high quality and design integrity through design and development stages.
 - Enable long term stewardship of buildings and spaces.

Proposals should have regard to the matters referred to in Appendix B ‘Design Guidance’.

The response to national and local design policies, guides and codes should be set out in the Design and Access Statement submitted with planning applications.

Urban living

Development in Bristol will be expected to optimise densities, balancing the efficient use of land with a positive response to context, successful placemaking and liveability, considerations consistent with an urban living approach.

Liveability considerations should ensure an attractive environment for users by providing dwellings with adequate accessibility, natural lighting, ventilation, privacy, outlook and

amenity, and communal spaces with sufficient natural light and ventilation as set out in the Urban Living SPD.

Mixed-use development

Major development proposals should provide or contribute to an appropriate mix of uses.

Local character and distinctiveness

The design of development proposals will be expected to contribute positively to local character and distinctiveness. Development proposals which introduce new types of design, scale and form into its context will be appropriate provided that there is no harmful impact on local character.

Co-ordinated development

Proposals should not prejudice the existing and future development potential of adjoining sites or the potential for the area to achieve a coherent, interconnected and integrated built form.

Where such potential may reasonably exist, including on sites with different use or ownership, development will be expected to either progress with a comprehensive scheme or, by means of its layout and form, enable a co-ordinated approach to be adopted towards the development of those sites in the future.

Public art and cultural activity

New development should enable the delivery of permanent and temporary public art and other cultural activity.

Development proposals which are over 100 dwellings or 1,000m²; or open to the public; or which interact with or create significant areas of public realm will be expected to demonstrate how the provision/promotion of public art and cultural activity has been addressed.

Design guides and codes

Proposals will be expected to be consistent with the council's published design guides and codes. Regard should also be had to masterplans and spatial frameworks where they contain considerations relating to design.

Explanation

13.1.9 Mixed use development helps to secure healthy, inclusive and safe places by promoting social interaction and they enable multiple benefits to be delivered from urban land. This policy expects development to provide for mixed uses either on site or as part of the wider mix of uses in the surrounding area.

13.1.10 Design and Access Statements should set out how the design of new development addresses the overarching design principles set out in this policy and the ten characteristics of well-designed places set out in the National Design Guide.

13.1.11 The design of development should follow the detailed guidance set out in local design guides and codes prepared by the council and other relevant guidance such as Urban Living: Making Successful Places at Higher Densities. Account should also be taken of area-specific guidance such as masterplans and spatial frameworks.

13.1.12 Local design guides and codes will be prepared separately to the local plan and will cover a wide range of design issues with reference to the overarching principles of this policy and the ten characteristics.

Public art and cultural activity

13.1.13 By providing space and infrastructure for public art and activity, development can both respond and contribute to local character and identity. Applicants are encouraged to consider ways to incorporate space; commission cultural happenings; utilise artist-led design, such as lighting, wayfinding and landscaping; and temporary or permanent artworks in the public realm. The processes involved in delivering public art and cultural activity can contribute to community health, wellbeing and cohesion.

13.1.14 The delivery of permanent temporary public art and other cultural activity can assist in meeting the council's five key principles for public art which are:

- Socially engaged.
- Contributing to vibrant place making.
- Sustainable.
- Contributing to quality urban design.
- Nurturing Bristol's creative ecology.

13.1.15 Development proposals which are required to demonstrate how the provision/support of public art and cultural activity has been addressed should do so in their design and access statement.

Policy DC1: Liveability in residential development including space standards, aspect and private outdoor space

13.1.16 When developing at higher densities and making efficient use of land, it is important to ensure that development creates a liveable environment for future occupiers, neighbouring development and in the public realm.

13.1.17 This policy sets out essential criteria and standards for how successful liveable places are created through optimising densities. The local plan also contains a number of other policies related to urban design, transport and green infrastructure that support the criteria set out in this policy

13.1.18 The council's supplementary planning document 'Urban Living: Making Successful Places at Higher Densities' explores these liveability considerations in more detail. Additionally, any proposals should be consistent with Policy DPM1 'Delivering well-designed, inclusive places' and the council's design guides and codes.

Policy text

Development proposals should develop land to its optimum density having regard to the minimum densities sought by Policy UL2 'Residential densities' and create a liveable environment having regard to all other relevant policies in this plan.

Proposals should follow the guidance set out in the council’s supplementary planning document ‘Urban Living: Making Successful places at Higher Densities’ and the council’s design guides and codes.

Development that does not create a liveable environment for future occupiers and neighbouring development will not be permitted.

Internal space standards

Residential development intended for permanent or long-term occupation (generally those within use Class C3) should provide sufficient space for everyday activities and to enable flexibility and adaptability by complying with national described space standards.⁶

Aspect

Residential development should maximise the provision of dual aspect homes and avoid the provision of single aspect homes.

Private outdoor space

The development of new homes intended for permanent or long-term occupation (generally those within use Class C3) will be expected to incorporate high quality safe and usable private amenity and play space. This should be provided as private balconies or gardens. Communal gardens and roof terraces accessible to all dwellings may be used where it is demonstrated that it is not feasible to provide individual private outdoor spaces.

The size and design of private and communal outdoor and play space should follow the guidance set out in the council’s supplementary planning document ‘Urban Living: Making Successful Places at Higher Densities.’

Explanation

Space standards

13.1.19 The nationally described space standard is published by the Government and sets out a minimum internal floor area in m² that is appropriate for dwellings with different numbers of bedspaces and storey heights. It also includes other technical requirements such as a minimum floor to ceiling height.

13.1.20 This policy aims to ensure space for everyday activities. The nationally described space standards are the appropriate level for most permanent new homes and their occupiers. Those standards may not be necessary for all users. People occupying temporary accommodation may have less need for total amounts of space and its configuration. They may also be able to use communal space that is shared with other occupiers. The policy therefore allows for specialist forms of accommodation which do not conform with the national standards but which also provide sufficient space so as to be liveable for their intended users.

⁶ The nationally described space standard is published by the Government and sets out a minimum internal floor area in m² that is appropriate for dwellings with different numbers of bedspaces and storey heights. It also includes other technical requirements such as a minimum floor to ceiling height.

Aspect

13.1.21 Homes with opening windows on at least two sides are more likely to result in liveable accommodation due to better daylight, a greater chance of direct sunlight for longer periods, natural cross-ventilation, a greater potential to address overheating, a choice of outlook, access to a quieter sides of a building, greater flexibility in the use of rooms, and more potential for future adaptability. Conversely, single aspect homes are more likely to present liveability challenges such as being more difficult to ventilate naturally and more likely to overheat.

Private outdoor space

13.1.22 Private open space can make an important contribution to quality and liveability of new housing developments. Private and communal open space should be designed to be safe, accessible, inviting and well used, without the fear of crime. It should encourage an appropriate sense of ownership and should be managed to ensure that it remains useful and welcoming to all residents. Where appropriate this should creatively integrate opportunities for children's play. The council's SPD on urban living provides guidance on the appropriate size and design of private and communal outdoors spaces.

Policy DC2: Tall buildings

13.1.23 Tall buildings can contribute to helping Bristol accommodate new development as well as communicating ambition, energy and innovation. They can contribute to making efficient use of land to deliver jobs, homes and mixed communities. Tall buildings in the right locations and of the right design have the potential to enhance the appearance and character of areas and to contribute to regeneration.

13.1.24 Tall buildings may be proposed for a variety of uses, including workspace (particularly in Bristol City Centre) and new homes. In all cases the design of a tall building should create a high quality environment both for its users and also for surrounding development and the public realm.

13.1.25 Tall buildings also give rise to particular issues related to their height, massing and prominence as set out in this policy. All the design principles for high density development set out in other policies of the local plan are equally applicable to tall buildings, including liveability considerations for residential development.

Policy text

In the locations for the most intensive forms of development set out in Policy UL1 'Effective and efficient use of land' (Inner Urban Area, Bristol City Centre, Temple Quarter and St Philip's Marsh) or as identified in policies for specified regeneration areas, tall buildings may be appropriate where they would contribute positively to the character and function of the urban environment.

Tall buildings should be designed and located to be visually attractive, creating a positive feature in the urban environment from nearby viewpoints through to distant views, taking into account their individual and cumulative contribution with other existing and proposed tall buildings.

Proposals for tall buildings will be expected to demonstrate high quality design throughout their height to reflect their wider impact on the urban environment and skyline.

Tall buildings should not have a harmful impact by reason of:

- i. Creation of excessive shadowing and wind deflection or other harmful micro climate effects;**
- ii. Unneighbourly impacts on the users of existing buildings due to unacceptable impacts on daylight, privacy and outlook (Policies DPM1 and DC1);**
- iii. Unduly dominating impacts on adjoining buildings and the public realm; and**
- iv. Inappropriate visual impacts over a wider area, including on the setting of heritage assets.**

Residential tall buildings should be liveable in accordance with Policies DPM1 (Delivering well-design, inclusive places) and DC1 (Liveability in residential development including space standards).

Proposals for tall buildings should be accompanied by sufficient information on which to assess their impact and will not be permitted where the required information has not been provided.

Proposals will be expected to conform with relevant local design guides and codes and should also be consistent with the guidance for tall buildings set out in the council's supplementary planning document 'Urban Living: Making Successful Places at Higher Densities'.

Explanation

13.1.26 For the purposes of this policy tall buildings are defined as those of 30 metres or more (equivalent to 10 storeys).

13.1.27 This policy does not aim to conceal tall buildings from view, but to ensure that they are located and designed to create a positive feature in the urban environment from nearby viewpoints through to distant views.

13.1.28 In designing tall buildings, particular emphasis should be given to the appearance of the roof form, recognising the building's impact on the skyline and topography, and also the relationship of the base section of the building to the surrounding environment, to ensure there is enough activity and interest to counter the potentially dominating impact of the building's greater height. It may be appropriate to set taller elements of the building back from the street frontage.

13.1.29 Landscape and Visual Impact Assessments will be necessary to enable the visual impact of tall buildings from near and distant viewpoints to be assessed. This should pay particular attention to impacts on skyline views and on the topography of the area. Accurate visual representations of the submitted scheme should be provided from key viewpoints agreed with the local planning authority. Information on local micro-climate impacts should also be submitted, as a separate assessment or as part of the Design and Access Statement.

Policy DC3: Alterations to existing buildings

13.1.30 This policy reflects the wider design principles and ambitions of the local plan and the council's design guides and codes when considering extensions and alterations to existing buildings of all types. It seeks to ensure that such alterations to existing buildings result in high quality development and make a positive contribution to the area's character and identity whilst safeguarding the amenity of existing development.

Policy text

Extensions and alterations to existing buildings will be expected to:

- i. Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene;**
- ii. Retain and/or reinstate traditional or distinctive architectural features and fabric;**
- iii. Safeguard the amenity of the host premises and neighbouring occupiers; and**
- iv. Leave sufficient usable external private space for the occupiers of the building.**

Extensions should be physically and visually subservient to the host building, including its roof form, and not dominate it by virtue of their siting and scale.

The principles set out in policy DMP1 'Delivering well-designed, inclusive places' also apply to development involving the alteration of existing buildings and the council's design guides and codes.

Proposals that would sensitively adapt existing buildings to alternative uses as an alternative to demolition will be supported. Proposals that would retrofit existing buildings with sustainability measures will also be encouraged subject to an assessment against the above criteria.

Explanation

13.1.31 The retention and re-use of existing buildings throughout the city can have significant sustainability and regeneration benefits, as well as helping to preserve local character. Reusing buildings avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.

13.1.32 Poorly conceived building extensions and alterations can have a detrimental impact upon a neighbourhood and the amenity of nearby occupiers. Where possible, significant extensions and alterations should be confined to the rear and minor elevations of a building.

13.1.33 In most instances, it will be appropriate for proposed works to retain and reflect the character and appearance of the existing building. In these cases, innovative design solutions will also be acceptable if they would be of exceptional design quality and would complement rather than detract from the existing building. There will, however, also be instances where the existing building is architecturally unremarkable or poor. In such circumstances, it might be appropriate to significantly remodel the appearance of the building or for extensions and alterations to sensitively contrast with the character of the building.

13.1.34 Every effort should be made to retain traditional or distinctive architectural features and fabric that contribute positively towards the character of the building. Consideration should also be given to the sympathetic reinstatement of lost features and the removal of unsympathetic additions. If traditional facing materials exist and cannot be practicably retained in situ, they should be suitably reclaimed for re-use as part of the proposed development.

13.1.35 Care should also be taken to ensure that any extension or alteration does not result in a harmful loss of sunlight or daylight through overshadowing of its neighbours. Furthermore, extensions should not be overbearing or result in unacceptable overlooking or loss of privacy.

13.1.36 Any proposed extension should retain sufficient external private space to meet the continuing requirements of the building. These include the appropriate retention of usable amenity space, green infrastructure, off-street parking and storage provision.

13.1.37 All proposals involving the alteration of existing buildings will need to reflect the content of Policy DPM1 ‘Delivering well-designed, inclusive places’ and the council’s local design guides and codes.

13.1.38 Further information and guidance specifically in relation to householder applications can be found in Supplementary Planning Document No.2 ‘A Guide for Designing House Alterations and Extensions’.

13.1.39 Further information and guidance relating to shopfronts, security shutters and external signage can be found in Policy Advice Note 8 ‘Shopfront Guidelines’.

Policy DC4: Recycling and refuse provision in new development

13.1.40 Recycling and refuse storage is a practical requirement common to all development occupied by people. Poorly sited or designed recycling and refuse storage provision has the potential for considerable adverse impacts on the visual appearance of an area as well as its general amenity, for instance by odours and obstruction of footways. An untidy proliferation of bins in streets and forecourts is often one of the most visible signs of higher residential densities when development is poorly designed, particularly when houses are subdivided.

13.1.41 This policy sets out standards for recycling and refuse provision in new development. It seeks to ensure that all new development is accompanied by well-designed and accessible recycling and refuse provision of sufficient quantity and quality, in order that the visual appearance, amenity and safety of an area is maintained when new development is introduced, including higher density development and residential subdivisions.

Policy text

Recycling and refuse in new development

All new development will be expected to provide, as a minimum:

- **In the case of non-residential developments, shared housing and major flatted development, shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.**

- **In the case of other residential development:**
 - **Sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime; or**
 - **Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole (this could include whole street solutions).**

Recycling and refuse provision will be expected to be designed with regard to the accessibility needs of residents and users.

The specific standards for this provision at time of adoption can be found in the ‘Waste and Recycling Storage and Collection Facilities’ Guidance for Developers of Residential, Commercial and Mixed-Use Properties (March 2022). Any updates to this guidance should be reflected in development proposals.

Residential properties with private garden areas should also include provision for the separate storage of garden waste for collection or composting.

Design and Access Requirements

The location and design of recycling and refuse provision should be integral to the design of the proposed development and in reflective of the council’s wider design policies, guidance and codes. In assessing recycling and refuse provision, regard will be had to the following considerations:

- i. The level and type of provision, having regard to the above requirements and relevant space standards;**
- ii. The location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives;**
- iii. The impact of the provision on visual amenity, having regard to the need to minimise the prominence of the facilities and screen any external provision;**
- iv. The impact of the provision on the health and amenity of neighbouring development and the proposed development; and**
- v. The security of the provision against scavenging pests, vandalism and unauthorised use. Recycling and refuse storage should be separate from cycle storage, car parking and key circulation areas.**

Development will not be permitted if recycling and refuse provision that meets the above capacity, design and access requirements cannot feasibly or practicably be provided.

Recycling provision for public use

Major developments which draw large numbers of visitors will be expected to provide an element of appropriately sited and designed recycling provision for public use. Proposals to extent this provision to serve the wider community will be encouraged.

Explanation

13.1.42 Recycling and refuse storage facilities should provide sufficient space for the storage of bins but also sufficient space for unobstructed access and circulation. Access to bins should be possible without presenting a hazard to occupiers of the development, recycling and refuse collectors or the public. Storage on the public highway will not be an acceptable substitute for proper on-site provision.

13.1.43 The collection regime for recycling and refuse, particularly in the case of residential development, is likely to vary within the plan period. The ‘Waste and Recycling Storage and Collection Facilities’ Guidance for Developers of Residential, Commercial and Mixed-Use Properties (March 2022) sets out the standards at time of the plan’s adoption. It provides further guidance on designing recycling and refuse storage facilities and will be relevant to the interpretation of this policy. The guidance note also contains information on the precise dimensions of different size bins, which should be taken into account when assessing the fitness for purpose of recycling and refuse storage solutions.

13.1.44 Any updates to this guidance should be reflected in planning proposals.

Non-Residential Development

13.1.45 Non-residential development will be expected to provide an appropriate level of storage for recycling and refuse, generally in 1100 litre bins. Since non-residential waste is not collected by the local authority, non-residential waste should be kept strictly segregated from residential waste when mixed-use development is proposed.

Access to Recycling and Refuse Storage

13.1.46 For all recycling and refuse provision, sufficient space should be provided for independent, safe and convenient access to and manoeuvre of each bin.

13.1.47 The location from which recycling and refuse is to be collected should be as close as possible to where the vehicle stops and the design and length of the route over which loaded bins must be transported should be within acceptable operating limits as set out in the council’s supplementary guidance note, “Waste and recycling collection and storage facilities – Guidance for developers, owners and occupiers”. In many cases, the optimum location, having regard to the need to make efficient and effective use of land, will be one that is accessible from the public realm. However, the refuse storage and collection arrangements should not be detrimental to highway safety or the personal safety of occupiers, refuse collection operatives or the general public.

Design of Recycling and Refuse Storage

13.1.48 The appropriate screening of recycling and refuse storage can minimise the impact on visual amenity. Poorly sited or designed refuse storage can also be harmful to the health and amenity of the occupiers of development by reason of odours or loss of privacy or outlook. This can be avoided by ensuring that recycling and refuse storage is separate from all habitable areas and key circulation areas and is independently ventilated.

13.1.49 Proposals for public recycling facilities, for instance in car parks and public spaces, should also be sited so as to minimise their impact on visual amenity and highway safety and screened where it is safe and practical to do so.

Heritage and the historic environment

13.2.1 Bristol's heritage is an important part of our city's identity and culture. Bristol has one of the largest concentrations of heritage assets of any of the English core cities. Over one third of the city lies within its 34 conservation areas, there are over 4,000 listed buildings and numerous nationally and locally designated historic parks and gardens. These assets contribute to a unique historic environment where each of the city's neighbourhoods has an individual physical identity and distinctiveness that has developed incrementally over many generations.

13.2.2 We have inherited an outstanding legacy of iconic and everyday buildings, structures and landscapes that positively contribute to the economic, environmental and social wellbeing of Bristol.

Policy CHE1: Conservation and the historic environment

13.2.3 This policy aims to ensure that this legacy is stewarded with sensitivity, creativity and innovation to ensure that the benefits it brings continue to be realised into the future. Great weight is given to the conservation of designated heritage assets.

13.2.4 The sympathetic management of heritage assets requires an understanding of the assets themselves and the context in which they exist. Early discussions on development proposals, before the submission of a planning or listed building application, may also assist in avoiding costly work at a later stage.

13.2.5 This local plan includes an objective to cherish the city's historic environment and harness the benefits of heritage sensitive regeneration. This policy sets out how the council proposes to secure the conservation and enhancement of heritage assets. It should be read in conjunction with the wider suite of design policies and the council's design guides and codes. The submission of other documents such as a Heritage Statements may be required to demonstrate compliance with this policy in accordance with heritage guidance.

Policy text

Bristol's heritage assets will be conserved and enhanced, ensuring that they continue to make a positive contribution to the character of all parts of the city.

General principles

Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance. Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the existing asset or its setting.

Archaeology:

Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. Where clear and convincing justification is provided for the loss of archaeological significance, provision should be made for the preservation by record of the affected assets. The appropriate publication and archiving of the results from any fieldwork will be expected in accordance with heritage guidance.

Listed Buildings:

Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

Conservation Areas:

Development within or which would affect 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.

Registered Historic Parks and Gardens:

Development will be expected to have no adverse impact on the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which form an integral part of their character and appearance.

Locally important heritage assets:

Proposals affecting locally important heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.

Understanding the asset

Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance.

Conserving heritage assets

Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:

- i. Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and**
- ii. Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and**
- iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and**
- iv. Demonstrate how the local character of the area will be respected.**

Recording the asset

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:

- i. Instigate a programme of recording of that asset; and**
- ii. Ensure the publication and archiving of that record in an appropriate form.**

Energy efficiency retrofit, sustainable heating and renewable energy systems

The installation of energy efficiency measures, sustainable heating and renewable energy generation systems in listed buildings or those within conservation areas will be

supported provided that the proposals would not adversely affect the character and appearance of the heritage asset.

Explanation

Heritage assets

13.2.6 Heritage assets are defined as buildings, monuments, sites, places, areas and landscapes positively identified as having a degree of historic significance meriting consideration in planning decisions.

13.2.7 Heritage assets of national importance will generally be protected as designated assets under the Listed Buildings and Conservation Areas Act (1990) or the Ancient Monuments and Archaeological Areas Act (1979). However, the historic environment comprises a wide range of assets, which may not merit formal designation, but are nevertheless highly regarded and often much-loved elements of an area. They may be identified during the planning process or during the process of assessments of local character, such as Conservation Area Character Appraisals. Equally, they may be identified by local communities and individuals as part of the preparation of a Local List. Locally listed historic parks and gardens are designated on the Policies Map. These are considered to be non-designated heritage assets that would in future form part of a Local List and are therefore subject to this policy.

13.2.8 The concept of the significance of an asset is an important consideration in assessing and determining applications that may affect a heritage asset. The definition of significance is given in the National Planning Policy Framework and the various means by which the significance of an asset can be measured are set out in the Practice Guide to PPS5: Planning for the Historic Environment.

Heritage Statements

13.2.9 A Heritage Statement should be submitted with planning applications to show how the proposal addresses this policy. The heritage statement should set out and address any impacts the proposed development may have on heritage assets.

13.2.10 In order that the degree of impact of a development proposal can be fully appreciated, it is essential that there is a full understanding of the asset and its significance, proportionate to its relative importance, against which to measure that impact. An understanding of the context of the asset is also important to appreciate its place in the historical development pattern of the area. The primary source of data is the Historic Environment Record, a comprehensive data source covering all heritage assets, as well as evidence from previous recording activity, such as archaeological surveys and excavations, and antiquarian observations.

13.2.11 A desk-based assessment using relevant data sources may allow an understanding to be obtained of the significance of an asset. In some cases, this will be insufficient and further information will be required in order to assess the degree of impact of a development proposal. The collection of such information could take one of a number of forms as appropriate to the asset, including on-site evaluation, perhaps by trial trenching or geophysical survey in the case of buried archaeological sites, to more detailed building survey and selective removal of fabric such as plaster and other wall coverings. Such work

should be carried out well in advance of the determination of an application so that their results can be given proper weight in decision-making.

13.2.12 The fact that heritage assets are irreplaceable means that great care must be taken when deciding on the destruction, either partial or total, of those assets. Even the most comprehensive record of an asset can never replace the asset itself. However, there will be occasions where other factors may dictate that a record is an acceptable alternative to the destruction of a heritage asset. Such a record should be in proportion to the significance of the asset itself and be carried out by suitably qualified people with provision for the publication of the results of the work to a wider audience.

Bristol's heritage record

13.2.13 Bristol's rich historic fabric of both buildings and landscapes is well documented. The council maintains various resources that can be used by applicants to help assess a proposal's historic context or the impact on any locally or nationally listed assets. These include:

- The Historic Environment Record (HER) – This is the primary resource for recording and managing the city's heritage. The majority of the HER's content can be viewed via the council's Know Your Place online platform.
- Character appraisals and conservation area enhancement statements – These documents provide an overview of the specific character of the areas of the city covered by conservation areas. They should be used to inform the design of proposals in the areas they cover.

13.2.14 In addition to these resources, the council has produced Our Inherited City, a strategy for managing Bristol's heritage. Applicants should refer to the Our Inherited City Heritage Statement Guidance (2020). This guidance has been prepared to assist developers, planners and other stakeholders engaged in projects that have the potential to impact the historic environment. Details of listed buildings, both nationally and locally, can be found on the council's website.

Energy efficiency measures and renewables

13.2.15 The installation of renewable energy generation or energy efficiency measures into historic buildings, including those not listed or outside of conservation areas, can have significant benefits in terms of reducing their climate impact and ensuring their long-term usability. However, proposals should always be sensitive to the design, construction and heritage value of the proposal building. Further guidance on this will be provided in the council's design guide.

Additional guidance

13.2.16 The following adopted supplementary planning documents and supplementary planning guidance will continue to be used to guide decisions on development proposals:

- SPD7 'Archaeology and Development'
- SPD2 'A guide for designing house alterations and extensions'
- Urban Living SPD 'Making successful places at higher densities'

- PAN6 ‘Off-Street Residential Parking in Conservation Areas’
- PAN8 ‘Shopfront Guidelines’
- Conservation Area Character Appraisals and Enhancement Statements.

13.2.17 This guidance should be read in conjunction with the council’s design guides and codes and may be subject to future update or replaced during the lifetime of the plan.

Policy AD1: Advertisements

13.2.18 As set out in The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the LPA may exercise its powers in the control of advertisements in the interest of amenity and public safety only. This policy sets out criteria against which proposal’s response to amenity and public safety will be assessed.

Policy text

An advertisement will be considered to have an unacceptable impact on amenity where it would:

- **Create or reinforce an incongruous feature in, or result in a negative visual impact on, its immediate neighbourhood;**
- **Result in harmful clutter or visual commercialisation of residential areas;**
- **Detract from the character or setting of any feature of scenic, historic, architectural, cultural or similar interest;**
- **Be unduly prominent in medium or long-distance views;**
- **Cause a noise or other nuisance; or**
- **Result in a negative impact upon residents’ living conditions by reason of its siting or illumination.**

Advertisement proposals of all types will be considered harmful to public and road safety where they would:

- **Obscure views into an area, reducing natural surveillance;**
- **Create an unwelcoming sense of enclosure;**
- **Obscure safety cameras;**
- **Unsafely reduce natural or street lighting; or**
- **Create visual distraction which would be harmful to the attention of road users or the ready interpretation of road signs, traffic signals and visibility of junctions.**

Explanation

13.2.19 The policy aims to guard against proposals which would be harmful to local character and amenity. Perception of low visual amenity in any area will not serve as a benchmark for harmful proposals including increased clutter of advertisements.

13.2.20 The use of digital advertisements has increased in urban settings including within Bristol. The illumination and movement associated with such advertisements can considerably extend their capacity to harmfully impact the amenities of an area or to affect

public safety. Digital and illuminated advertisements should have regard to the Institute of Lighting Professionals (ILP) Professional Lighting Guide 05 'The Brightness of Illuminated Advertisements'. Such advertisement may be able to ensure they will not have harmful impacts associated with their luminance though:

- Restricted operation hours.
- Maximum luminance levels.
- Provision of ambient lighting sensors.
- Provision of a default black screen.

13.2.21 In conservation areas, proposals will also be expected to demonstrate how they would conserve or enhance the character and appearance of the area, as required under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

14. Health, wellbeing and food sustainability

14.1.1 Bristol’s Health and Wellbeing Strategy sets out the priorities for improving health and wellbeing in Bristol and identifies developing a healthy place as a core priority in creating a ‘city that supports citizen’s mental and physical health and wellbeing’. It further aims to reduce health inequalities across the city as identified in the [Joint Strategic Needs Assessment](#).

14.1.2 The National Planning Policy Framework recognises the key role the planning system plays in creating healthy, safe and inclusive places and communities. This chapter includes a range of policies addressing the health and wellbeing impacts of developments, local food availability and growing opportunities and pollution. These policies, in addition to other policies within the local plan including those guiding the quality and design of homes, public spaces, and transport, are central to ensuring that development contributes to Bristol becoming a healthier, safer and sustainable place for its present and future residents.

Policy HW1: Pollution control and water quality

14.1.3 This policy sets out a requirement for new development in Bristol to take into account its potential impact on pollution and the impact of existing sources of pollution.

14.1.4 Certain types of development pose risks to ground and surface water quality. The council has a statutory duty to improve the condition of water bodies within the Bristol area, working towards the target of ‘Good Ecological Status’. New development adjacent to underground or surface water bodies is expected to contribute towards this objective.

14.1.5 This policy seeks to ensure that any proposal for potentially polluting development is accompanied by an appropriate scheme of mitigation, and to resist potentially polluting development that cannot be satisfactorily mitigated. It also sets out the approach to water quality to meet the council’s statutory duties.

Agent of change

14.1.6 Certain types of development, such as new homes and schools, are vulnerable to existing sources of pollution such as noise.

14.1.7 Existing businesses, venues and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. This policy places the responsibility for addressing the impact of noise firmly on the new development – the ‘agent of change’ principle. This means that where new developments are proposed close to existing noise-generating uses, such as music and night time economy venues, developments will be designed in a way which protects the new occupiers from noise impacts so that the existing use is not threatened.

Policy text

Potentially polluting development

Development which has the potential either individually or cumulatively, for an unacceptable impact on human health, environmental amenity, biodiversity or water quality by reason of fumes, dust, noise, vibration, smell, light or other forms of air, land or water pollution but is considered desirable for reasons of economic or wider social need will be expected to provide an appropriate scheme of mitigation.

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

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

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

Development sensitive to pollution – agent of change

In areas of existing noise or other types of pollution, new development sensitive to the effects of that pollution should include measures to mitigate the impact of the existing pollution on future occupiers.

New development sensitive to pollution will not be permitted where the presence of that sensitive development could threaten the ongoing viability of existing uses that are considered desirable for reasons of economic or wider social need, such as music venues and industrial uses, through the imposition of undue operational constraints.

Water quality

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

Explanation

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

14.1.9 Light pollution occurs when the night sky, important views or other properties close to development sites become unduly lit by excessive or poorly directed lighting. Light pollution can be mitigated by reducing the overall levels of lighting and ensuring that light is directed away from the sky and nearby light-sensitive development such as housing. Where

14.1.10 necessary, the council will request a lighting plan setting out how light pollution resulting from a proposed development will be minimised.

14.1.11 The impact of existing sources of pollution should also be taken into account when locating new development. New development sensitive to pollution will not be appropriate where existing sources of noise or other pollution cannot be satisfactorily mitigated. New development will also not be appropriate where it would prejudice the viability of other important land uses by reason of its sensitivity to pollution. Residential development, for example, will not usually be appropriate in locations where the presence of residential uses is likely to give rise to the imposition of undue operational constraints on existing music and night time economy venues or industrial uses that might prejudice their ability to continue operation.

Water quality

14.1.12 The River Frome, Brislington Brook, Malago, River Trym and Colliter's Brook do not currently achieve Good Ecological Status due to impacts from flood protection / land drainage schemes and development. Measures will be sought from development adjacent to waterways covered by the Water Framework Directive, where feasible and viable, either through measures in the Severn River Basin Management Plan or other good practice such as naturalised river habitats, de-culverting and appropriate vegetation management plans.

14.1.13 Diffuse pollution from development close to watercourses can be reduced through filtration and interception.

Policy HW2: Air quality

14.1.14 Poor air quality is harmful to health. The Corporate Strategy 2022-2027 acknowledges this, setting out a key commitment to take action to improve air quality and minimise our environmental impact.

14.1.15 Although Bristol has made improvements to air quality over the last ten years, levels of air pollution continue to exceed legal limits for nitrogen dioxide (NO₂) in some parts of the city. In Bristol, an Air Quality Management Area has designated where local concentrations of NO₂ and particulate matter (PM10) exceed or potentially exceed national targets. There is currently one designated Air Quality Management Area within the city, which covers the central area and major roads into the city centre.

14.1.16 A Clean Air Zone was introduced in Bristol in November 2022, designed to achieve compliance with annual objectives for NO₂ pollution in the quickest time possible, as directed by Government. Despite the Clean Air Zone being projected to achieve legal compliance, the One City Plan 2023 sets goals to reduce pollution below the legal minimums. This will reduce the impact that air pollution has on public health, reduce health inequalities and support achieving the United Nations Sustainable Development Goal 'Good health and wellbeing' at the citywide level.

14.1.17 Regard will be had to opportunities to minimise the impact on new development of existing airborne pollution in all areas of the city and the impact of the new development on air quality.

Policy text

Air quality impact of new development

Development with the potential to generate significant numbers of additional journeys will be expected to provide an appropriate level of sustainable transport improvements consistent with Policy T1 ‘Development and transport principles’ and Policy T3A ‘Transport development management’.

Development with a specific local air quality impact

Development that has the potential for significant local emissions to the detriment of air quality will not be permitted unless it is essential for reasons of economic or wider social need. The development will be expected to provide an appropriate scheme of mitigation and will not be permitted in proximity to homes, schools or other existing sensitive uses.

Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design.

Explanation

Development with a specific local air quality impact

14.1.18 In considering whether to grant planning permission for a development that would cause a specific localised air quality impact but is considered essential for reasons of economic or wider social need, account will be taken of its location. Development will not be acceptable in proximity to existing sensitive uses such as homes and schools. In these cases, alternative locations should be considered.

14.1.19 In all cases, an air quality assessment is likely to be needed to determine an appropriate scheme of mitigation.

Development in areas where air pollution is detrimental to health

14.1.20 When mitigation measures for development in areas of elevated air pollution levels that are detrimental to health are required, the preferred option is to minimise future and current users exposure to air pollutants through measures including:

- Utilising co-benefits from green infrastructure such as trees.
- Considering orientation, siting and layout to reduce exposure of more sensitive uses or spaces.

14.1.21 Where exposure to poor air quality cannot be reduced to acceptable levels through passive measures, measures such as fix shut windows and mechanical ventilation may be appropriate. In such cases, account should be taken of other relevant planning considerations such as the energy efficiency implications of extensive mechanical ventilation.

14.1.22 The impact of the mitigation measures on the amenity of future occupiers and the need to maintain a positive relationship in design terms between the development and the public realm.

Policy HW1A: Noise

14.1.23 As with other types of pollution, noise pollution has the potential to impact adversely on environmental amenity and biodiversity. Particularly significant, however, are its impacts, both direct and indirect, on health and wellbeing, for instance through loss of sleep or other negative health externalities such as stress that can be caused by exposure to sustained noise over a longer term. This policy seek to address and mitigate these impacts, and should be read in conjunction with policy HW1 ‘Pollution control and water quality’.

14.1.24 Common sources of environmental noise are transport, industrial sites, some commercial and entertainment uses, and fixed plant. This can take the form of both ongoing background noise and discrete or repetitive noise events. This policy seeks to mitigate the impact of new noise-generating development, and to ensure that noise-sensitive uses are located and designed in such a way that they are protected from existing sources of environmental noise, avoiding the noisiest locations all together except where essential to regeneration.

14.1.25 This policy will be implemented primarily on the basis of site-by-site assessments of environmental noise. However, a Noise Action Plan for the Bristol area has also been published. The Noise Action Plan, published by DEFRA, identifies top priority areas for noise reduction in Bristol, where further noisy development should be resisted. In the longer term, DEFRA propose that local authorities will also be expected to identify ‘Quiet Areas’ within their boundaries, which should also be protected from noise-generating development; it is envisaged that these will, in the future, also be a material planning consideration.

Policy text

Noise-generating development

Development which would have an unacceptable impact on amenity or biodiversity by reason of noise will be expected to provide an appropriate scheme of mitigation.

Noise-sensitive development

Noise-sensitive development in locations likely to be affected by existing sources of noise such as busy roads, railway lines, industrial/commercial developments, some entertainment uses, waste, recycling and energy plant and sporting, recreation and leisure facilities, will be expected to provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers of the proposed development and in accordance with the agent of change principle (Policy HW1 ‘Pollution control and water quality’).

Noise mitigation schemes

In assessing such schemes for noise mitigation for either a noise-generating or noise-sensitive scheme, account should be taken of:

- i. The location, design and layout of the proposed development;**
- ii. Existing levels of background noise;**
- iii. Hours of operation and servicing (where relevant);**

- iv. **Measures to reduce noise within the development to acceptable levels, including external areas or screening with vegetation where possible; and**
- v. **The need to maintain adequate levels of natural light and ventilation to habitable areas of the development.**

Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design.

Explanation

Noise-generating development

14.1.26 Noise-generating development, including transport infrastructure, industrial/commercial developments, some entertainment uses, waste, recycling and energy plant and sporting, recreation and leisure facilities should not typically be located in areas of existing noise-sensitive development. Where impacts related to noise are unavoidable or likely, the applicant will need to demonstrate that any impact on the amenity of surrounding uses/users or biodiversity has been identified and mitigated through appropriate measures.

14.1.27 The council may use planning conditions to require relevant assessments. Details of these can be found in the Conditions & Reasons and Advices 2020 guidance.

Noise from plant and equipment

14.1.28 Building plant and equipment is a common source of environmental noise in developments of a wide range of types. The rating level of any noise generated by plant & equipment as part of the development should be at least 5 dB below the pre-existing background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Noise-sensitive development

14.1.29 Noise-sensitive development, including houses, hospitals and schools, will usually not be located next to existing sources of significant environmental noise. Depending on the level and type of environmental noise, the impact can often be satisfactorily mitigated, allowing the noise-sensitive development to proceed on the affected site. However, the design of mitigation measures should have regard to the need to provide a satisfactory environment for future occupiers and take account of other material planning considerations such as urban design.

14.1.30 Applications for residential development in areas of significant existing environmental and neighbourhood noise will not be permitted unless a robust scheme of mitigation is put forward and the benefits of the proposal in terms of regeneration are considered to outweigh the impacts on the amenity of future occupiers, for instance where the proposed development would support investment in centres. This should be demonstrated in a noise assessment submitted with the proposal which should reflect the Institute of Acoustics ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise: New Residential Development 2017 (or any subsequent versions).

14.1.31 In general, the following values will be sought for residential development:

- i. Daytime (07.00 - 23.00) 35 dB LAeq 16 hours in all rooms and 50 dB in outdoor living areas.
- ii. Night time (23.00 - 07.00) 30 dB LAeq 8 hours and LAmax less than 45 dB in bedrooms.

14.1.32 Where residential properties are likely to be affected by amplified music from neighbouring pubs or clubs, the following will be sought:

- i. Noise Rating Curve NR20 at all times in any habitable rooms.

14.1.33 Other proposals for noise-sensitive development in areas of existing noise and proposals for noise-generating development will be subject to a case-by-case analysis with reference to expert advice from the council's Pollution Control team.

14.1.34 In all cases, the assessment will be based on an understanding of the existing levels of environmental noise and the measures needed to bring noise down to acceptable levels for the existing or proposed noise-sensitive development. This will typically require the submission of an assessment of environmental noise and scheme of mitigation measures as part of the planning application.

14.1.35 In assessing development proposals against this policy, reference will be made to BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings. and the guideline values for community noise published by the World Health Organisation.

Policy HW1B: Contaminated land

14.1.36 The contamination of land can have adverse impacts on health and wellbeing, as well as damaging wildlife and contributing to the pollution of water bodies. Residual contamination of land from previous uses remains an issue in Bristol. New development, however, presents an opportunity to bring contaminated land back into beneficial use.

14.1.37 By providing specific guidance on contaminated land builds on the principles and requirements established in policy HW1 'Pollution control and water quality'.

Policy text

New development should demonstrate that:

- i. 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 of pollution within the site or in the surrounding area; and**
- ii. The proposed development will not cause the land to become contaminated, to the detriment of future use or restoration of the site or so that it would cause pollution in the surrounding area.**
- iii. Remediation measures will be expected to be appropriate for the lifetime of the development and factor in the potential impacts of climate change.**

Explanation

14.1.38 The council typically expects to encounter contamination of land in areas with a history of industrial activity, on made ground where waste materials may have been used to raise ground level, and in areas of the city where the disposal of ashes may have introduced heavy metals or other contaminants into the soil. Ground, coal mine and radon gas risk also need to be considered in areas which are potentially impacted by the relevant activities, for example, landfill sites, deeper made ground and coal mining high risk areas.

14.1.39 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. Further information, such as a preliminary site investigation, may be sought in some cases before planning permission is granted.

14.1.40 Should the initial supporting information identify 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 prior to commencement. Any remedial measures should be agreed by the council before they are undertaken, and a verification will report will be required to be submitted and approved prior to occupation.

14.1.41 When a new development is proposed that could cause land to become contaminated, for instance by nature of the proposed use or by reason of specific elements of the proposed development, the development should be designed in such a way as to minimise the risk of contamination occurring.

14.1.42 Applicants should follow as a minimum the guidance in the NPPG 'Land affected by contamination' and be undertaken in accordance with BS 10175:2011+A2:2017 'Investigation of Potentially Contaminated Sites Code of Practice'.

14.1.43 The following should be submitted with planning applications to demonstrate compliance with this policy:

- Where 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, a desk-based study and a site walkover as a minimum be submitted with the application.
- Where a proposed development may cause land to become contaminated, a risk assessment and, where required, details of the measures proposed to prevent this.

Health impacts of development

14.2.1 The following policies provides guidance on the health impacts of development including the approach to hot food takeaways.

Policy HW2B: Health and development

14.2.2 The environment is known to have a major impact on health and wellbeing and the wider social, economic, and environmental determinants of health. The National Planning

Policy Framework highlights the role of the planning system in supporting health, social and cultural wellbeing and creating healthy, inclusive communities. The local plan aims to deliver a safe and healthy city where development contributes to reducing the causes of ill health, improving the health and wellbeing of the local population, and reducing health inequalities.

14.2.3 This policy ensures the impacts on, and enablers of, good physical and mental health are considered from the outset in developing proposals and requires systematic health impact assessments to be undertaken where appropriate.

Policy text

Development should contribute to reducing the causes of ill health, improving health and reducing health inequalities within the city through:

- i. Addressing any adverse health impacts;**
- ii. Providing a healthy living environment;**
- iii. Promoting and enabling healthy lifestyles as the normal, easy choice;**
- iv. Providing good access to health facilities and services.**

Developments that will have an unacceptable impact on health and wellbeing will not be permitted.

Health impact assessments

A Health Impact Assessment will be required for residential developments of 100 or more units, non-residential developments of 10,000m² or more and for other developments where the proposal is likely to have a significant impact on health and wellbeing. Where significant impacts are identified, measures to mitigate the adverse impact of the development will be provided and/or secured by planning obligations.

Explanation

14.2.4 This policy ensures that health and wellbeing, including health inequalities, are considered in the design and determination of planning applications with the goal of creating healthy places that support residents' mental and physical health and wellbeing. Creating high quality environments which enable our citizens to grow, play, live, work and grow old in is a core priority of the council. To meet this priority, development should, wherever possible:

- i. Support and enable people to make healthy choices;**
- ii. make these choices easier;**
- iii. enable active ageing to become the norm rather than the exception; and**
- iv. address health inequalities.**

Health impact assessments

14.2.5 A health impact assessment may be required from proposals of a smaller scale than 100 dwellings or 10,000m² of non-residential floorspace. Depending on the development's location, proximity to certain uses and other characteristics, a health impact assessment may be required.

14.2.6 A health impact assessment should demonstrate how any likely impacts, both positive and negative, of a proposal on the health and wellbeing of future occupants and the surrounding community have been identified and addressed. It should demonstrate how, through appropriate measures, any potential negative outcomes may be mitigated, and any benefits maximised.

14.2.7 Applicants should refer to the council’s practice note ‘Planning a healthier Bristol: assessing the health impacts of development’ when assessing whether a health impact assessment is necessary and if so, during its preparation. The practice note provides details of what is expected in terms of appropriate methodology and approach and will be updated alongside the publication of this plan.

14.2.8 Design and access statements and/or planning statements should demonstrate how the outcomes of the health impact assessment process have been incorporated into the proposal. Possible considerations include:

- Neighbourhood and housing design.
- Ensuring access to infrastructure such as cycle routes, public transport, shops and services provision.
- Enabling access to the natural environment including private and open green space.

14.2.9 The council encourages applicants to seek to minimise adverse health and wellbeing impacts and promote population health and wellbeing.

14.2.10 Scoping for potential impacts early in the design processes is encouraged and will give a development the best chance of meeting the objectives of this policy.

Policy HW3: Takeaways

14.2.11 Takeaways are a well-established feature of Bristol’s town, district and local centres which offer services to customers and provide employment opportunities. However, when they are located close to schools, youth facilities and other locations where young people gather, takeaway uses have the potential to influence behaviour which is harmful to health and the promotion of healthy lifestyles. Moreover, there are clear and evidenced links between takeaways and fast food and obesity amongst all age groups. This policy takes those health considerations into account and seeks to support national and local promotion of healthy lifestyles and healthy weight.

14.2.12 Controlling the development of takeaways within walking distances of places where young people gather will limit children’s exposure to the influences on making less healthy food choices. This policy also seeks to avoid concentrations of takeaways which can harm the health of all sections of the community by reducing choice and opportunities for less healthy food choices and preventing such outlets from dominating the street scene of local centres.

Policy text

Proposals for takeaways in centres, edge of centre locations or at out of centre locations that are likely to influence behaviour harmful to health or the promotion of healthy lifestyles will not be permitted.

Impacts on young people

Proposals for takeaways located within approximately 5 minutes walking distance of schools, youth facilities, or other locations where young people gather will not be permitted if they would be likely to have a harmful influence on health including through a prejudicial effect on healthy lifestyle initiatives.

Concentration of takeaways

Proposals for takeaways will not be permitted where:

- There would be a harmful concentration of takeaways within a retail centre; or
- The development would result in three or more adjacent takeaways.

Amenity impacts

Proposals for takeaways will not be permitted where the impact of noise and general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas would have an unacceptable impact on surrounding amenity.

Proposals for takeaways will not be permitted where they would have an unacceptable impact on the character of the area, residential amenity and/or public safety, either individually or cumulatively.

In order to assess the impact of a takeaway proposal on an area, the following considerations will be taken into account:

- The impact of noise, general disturbance, fumes, smells, litter and late-night activity, including those impacts arising from the use of external areas;
- The impact on highway safety;
- The availability of refuse storage and disposal facilities; and
- The appearance of any associated extensions, flues and installations.

Where appropriate, the council will require conditions be placed on any permission to mitigate these potential impacts.

Explanation

14.2.13 The policy supports the aims and objectives of Bristol City Council in improving health and wellbeing, tackling obesity (particularly childhood obesity) and reducing health inequalities in the city. The policy aligns with and supports national public health and planning policy that seeks to ensure communities live in an environment which enables and promotes healthier lifestyles.

Young People

14.2.14 The policy applies to those facilities where young people's behaviour and dietary choices may be influenced by the proximity and concentration of takeaway outlets. The policy is supported by national strategies to reduce childhood obesity, which is identified as a public health priority with significant health and economic consequences. Locally, this policy seeks to help achieve Bristol City Council objectives to stop the increase

in childhood obesity and to close the childhood obesity gap, in which children in more deprived areas are more likely to be obese than those in less deprived areas.

14.2.15 ‘Schools and youth facilities or locations where young people gather’ is defined as the entry points to secondary schools, primary schools, youth and community centres, leisure centres and parks.

14.2.16 Within approximately 5 minutes walking distance (approximately 400 metres), a takeaway is never likely to be acceptable due to its close proximity to the facility used by young people and subsequent likelihood to influence unhealthy behaviours. In assessing whether a proposal for a new takeaway would be acceptable, its distance from the youth facility will be measured according to realistic walking routes. In some cases, a new takeaway located beyond 400m from the defined youth facilities may not be acceptable due to local factors which would result in the outlet being likely to have a harmful influence on children’s behaviour and choices, for example by being prominently located on a main walking route to the facility or near a key public transport facility.

14.2.17 It may also be necessary to reduce or limit the influence of a takeaway outlet through the use of a planning condition to restrict opening hours. This would seek to restrict opening hours during school lunch breaks and at the end of the school day, when the behaviours of children and young people are most likely to be influenced.

14.2.18 This aspect of the policy applies to proposals inside and outside centres. Proposals inside centres are as likely to influence behaviour as those outside, especially where they contribute to a proliferation of takeaways.

Concentration of takeaways

14.2.19 An overconcentration of takeaways is considered to be where they constitute 15% or more of the total number of units within Town, District, or Local Centre or parade (Policy SSE1 ‘Supporting Bristol’s Centres - network and hierarchy’). An unacceptable concentration will also be considered to arise where three or more takeaways would be adjacent to each other.

14.2.20 Over exposure to takeaways is shown to increase the risk of ill health and obesity by encouraging ‘out of home’ eating, where meals are more likely to contain high levels of sugar, salt and fat. A proliferation of takeaways is likely to be harmful to people’s health by reducing the diversity and range of food choices on offer, restricting potential access to healthy food.

14.2.21 It is considered that the concentration or clustering of takeaway uses in centres can dominate the retail environment, limiting the number of units available for healthier food choices and resulting in an over-exposure of takeaway uses which may influence behaviour. Managing the proliferation and overconcentration of takeaways in retail centres can help reduce the harmful impact and prevent the creation of fresh food deserts, in which residents have limited access to nutritious, affordable, and appropriate food.

Amenity impacts

14.2.22 Takeaways, whilst an important component of Bristol’s centres and highstreets, have the potential to negatively affect their surroundings due to issues

associated with noise, odour, fumes, litter, highways impacts and increased activity associated with both customers and delivery riders.

14.2.23 Litter has the potential to cause considerable annoyance to residents, other businesses and can even have public health implications, attracting vermin and other pests. Whilst takeaway operators cannot always control where waste is deposited by customers, the council may see fit to require conditions such as asking premises to undertake litter picking beyond the immediate vicinity for litter generated from off-sales and the provision of bins and advisory signage.

Food sustainability

14.3.1 There are clear links between food production, quality and security and the health and wellbeing of both people and the environment. Growing more food locally reduces food miles, lowering the climate impact associated with shipping food long distances. It can also promote a more seasonal diet which again, lowers food miles and is less resource intensive than growing crops out of season. Food growing also provides opportunities for healthy outdoor activity conducive of improved mental and physical health and encourages the consumption of healthier foods like fruits and vegetables.

14.3.2 Bristol City Council has taken concrete steps towards becoming a sustainable food city, including working in partnership with groups like the Bristol Food Policy Council and the Bristol Food Network; becoming the first local authority to introduce kerbside food waste collections since the Second World War; supporting the Bristol Good Food Action Plan 2030; and developing the Bristol Eating Better Award. This work was recognised in 2021 when Bristol was awarded Gold Sustainable Food City status.

14.3.3 The policies in this chapter build on these efforts and ensure that present and future Bristolians have access to food growing opportunities by increasing the provision of allotments; ensuring development incorporates spaces suitable for food growing and by protecting existing agricultural uses.

Policy FS1: The provision of allotments

14.3.4 This policy sets out the requirement for new large developments to provide allotment space for residents and the wider protection and retention of these sites as valuable community and green infrastructure assets.

14.3.5 To support creating a sustainable food system, this policy will require the provision of allotment space from all new large developments so as to expand the city's network of invaluable green infrastructure, reduce waiting lists, and provide opportunities for residents to become involved in food growing. In addition, it will ensure that all existing allotments, including those not owned or operated by the council, receive the recognition they deserve and are secured from future development.

14.3.6 Allotments provide opportunities for local food growing and greater access to healthier food, outdoor activity conducive to a healthy lifestyle, and increase local biodiversity through the cultivation of land and the retention of green space. They form a vital component of the city's green infrastructure network as well as providing a key community asset.

14.3.7 The requirement for large developments to contribute to the provision of allotments and the council's goal of protecting existing allotments and food growing land use is consistent with national policy which encourages local development plans to promote and ensure access to safe and accessible green infrastructure, healthier food, and allotments.

Policy text

Residential development will be expected to contribute one statutory allotment plot of 250m² for every 60 dwellings it creates.

Where it is not practicable to make provision on site, off-site provision or a financial contribution to support the improvement or rehabilitation of other allotment sites will be acceptable.

Explanation

14.3.8 Allotments are a valuable component of Bristol's green infrastructure network and provide residents with opportunities to grow their own food and contribute towards making our food system more sustainable. At present, Bristol has large waiting lists for many of its allotment sites, evidencing the clear unmet demand that Policy FS1 will help to meet.

14.3.9 The residents of all new dwellings should be able to access an allotment should they so choose. New development is expected to contribute towards maintaining the Bristol Park's and Estates Allotment Strategy minimum level of provision of 7 statutory plots per 1,000 residents where it contributes to the locality's population significantly.

14.3.10 This is defined as where development will create the need for one statutory allotment plot (250m² per 140 residents), roughly equivalent to 60 dwellings. Larger developments will be expected to provide proportionately more allotment space in line with this metric.

14.3.11 An allotment plot should include as a minimum:

- Be on a level site where possible with good potential growing conditions with regard to good soil condition, orientation, overshadowing and drainage.
- The site must have good accessible location, vehicular access, secure fencing and gates, haulage ways and adequate mains water provision.
- Land should also be free from excessive gradients, contaminants, invasive weed species, restrictions such as presence of major utilities and nature conservation designations.

14.3.12 Where on-site provision is not practicable, off-site provision will be acceptable.

14.3.13 Off-site provision will ideally be sought through financial contribution for the rehabilitation of disused plots, expansion of existing allotment sites/conversion of other agricultural type holdings, or the subdivision and improvement of existing plots. The contribution will also be used to provide or upgrade site facilities.

Policy FS2: Provision of food growing space in new developments

14.3.14 This policy sets out the requirement for new residential development to provide on-site space for food growing by residents.

14.3.15 Domestic food growing has many benefits, including improving the sustainability of food production, increasing access to healthier food, providing opportunities for healthy outdoor activity, and enhancing the city's network of green infrastructure and biodiversity. Food growing can also enable socialisation and learning of new skills, having a positive impact on health and wellbeing, particularly for vulnerable groups such as older persons and those with learning difficulties. Bristol has numerous community enterprises specialising in food growing which, in some areas, have become vital spaces for community development and cohesion. Encouraging and enabling more residents to grow food is an integral component of transitioning the city to a more sustainable future, and one which can be incorporated into developments of any size.

14.3.16 This policy requires the provision of suitable space for food growing in residential developments of all scales. The requirement for food growing space in new development is consistent with national policy which encourages local development plans to promote and ensure access to healthier food and to safe and accessible green infrastructure which helps to enable and support healthy lifestyles.

Policy text

All new residential developments intended for permanent or long-term occupation are expected to provide suitable space for on-site food growing by residents.

New space for food growing as part of a development will be expected to:

- i. Be of an appropriate size and quality, with larger developments providing appropriately scaled food growing opportunities and/or planting.**
- ii. Be appropriately designed to be safe, usable, accessible to all residents and integrated into the development site.**

Explanation

Access to food growing for all residents of new developments

14.3.17 The residents of all new developments intended for permanent or long-term occupation should be able to grow a proportion of their own food and receive the benefits to health and wellbeing associated with it, as well as contribute to the greater sustainability of the food system.

Providing food growing space in new developments of all scales

14.3.18 Providing food growing space or edible landscaping can be done easily and not necessarily at any greater cost to developers than more traditional landscaping or green space strategies. Developments should seek to create flexible space that is suitable for food growing which can be used as and when need or interest from residents arises.

14.3.19 The provision of food growing space may also be seen as a part of a development's wider green infrastructure, sustainable drainage and biodiversity

considerations and can help to achieve requirements set out by other policies in the local plan if handled appropriately and in accordance with other policies.

14.3.20 The provision of food growing space can be achieved through a variety of means, such as:

- Edible landscaping including orchards and hedgerows.
- Vertical wall planters.
- Raised beds.
- Therapeutic gardens.
- Communal gardens.
- Rooftop gardens.
- Balconies with space for planting.
- Private gardens.

14.3.21 These are just some examples of how food growing space can be provided and developers are encouraged to pursue new and innovative ways to meet this requirement. There is a wealth of good practice examples available both within the UK and abroad and creative solutions to this policy requirement will be viewed positively when assessing applications.

Practical considerations

14.3.22 Wherever food growing space is included in a development consideration should be given to:

- The location of the site and how this might affect exposure to factors such as strong winds or roadway pollution. Rooftop planters and balconies on tall buildings will likely be affected by winds more than other forms of development.
- The provision of adequate drainage for beds or planters.
- The quality and type of soil or growing medium most appropriate to the type of provision. For example, rooftop planters may require the use of a lighter weight medium.
- The presence and status of any land, water or soil contamination and measures to mitigate its impact. In areas of contaminated soil for example, raised planters may be required.
- That planters or beds are of a sufficient depth and size to enable food growing.
- If any associated storage space is required.
- The solar orientation, aspect and availability of light for the food growing provision and any potential sources of overshadowing.
- The provision of an adequate water supply proportionate to the scale/type of food growing space.
- Adequate access which is versatile and usable by all residents. Some forms of food growing space such as rooftop planters may require special consideration if heavy tools or materials need to be taken to the area.

- Where necessary, such as when utilising more specialised equipment or where food growing space may form part of communal areas, that an appropriate management regime is in place to ensure the continued usability and quality of any food growing provision.

14.3.23 This is not an exhaustive list of relevant considerations. The council will publish further planning guidance to aid developers in meeting the requirements of this policy.

Policy FS3: The protection of existing food growing enterprises and allotments

14.3.24 This policy sets out the importance of protecting existing food growing enterprises within the city from the effects that development may have on their ongoing viability. This is to help ensure that such sites remain in active use for local food production and are recognised as valuable assets contributing the city's transition to a sustainable future.

14.3.25 National planning policy expects local authorities to support the health and wellbeing of communities by, amongst other things, improving access to healthier food. Local agriculture and horticulture can support the creation of a sustainable food system by reducing food miles; providing green infrastructure assets and promoting biodiversity; promoting a fairer, localised food economy and providing jobs; as well as other benefits to health and wellbeing associated with access to healthier food and opportunities for outdoor activity.

14.3.26 This policy protects sites of existing food growing enterprises, both commercial and community oriented from development which may have an impact on it such that it becomes no longer viable. It aims to preserve these vital assets and safeguard them for the future.

Policy text

Development which would have an unacceptable impact on the viability of an existing local food growing enterprise will not be permitted.

Development which would result in the loss of active allotments or which would have a harmful impact on their community food growing role will not be permitted.

Explanation

14.3.27 Bristol is home to various community and private food growing enterprises which contribute to local food production and a more sustainable food system such as community farms and gardens, private farms, and plant and tree nurseries. This includes all forms of agriculture, including rearing livestock, arable crops and horticulture. Policy FS3 aims to protect these valuable local assets from the effects of development which could undermine their ongoing viability.

14.3.28 This means that where new development would potentially impact a local food growing enterprise or allotment such that it is unable to feasibly continue its operations, it will not be permitted Potential impacts include:

- Overshadowing.
- Pollution, water or soil contamination.
- Noise.
- Site fragmentation.
- Activities inconsistent with agricultural use.
- Harmfully reducing the amount of land available for the agricultural use.

14.3.29 Should the operators of the affected use not wish to continue the operation of the enterprise, then the proposed development may be acceptable should it meet other policy requirements.

15. Utilities and minerals

Policy UM1: Telecommunications

15.1 Bristol experiences continued interest in the development of telecommunications facilities, represented by frequent proposals for expansion or upgrade of the mobile data network.

Policy text

Proposals for new or upgraded telecommunications equipment and installations will be permitted provided that:

- **The telecommunications equipment and installation would respect the character and appearance of the area and would not be harmful to visual amenity by reason of its siting and design; and**
- **Opportunities have been sought to share masts or sites with other providers; and**
- **There are no suitable alternative sites for telecommunications development available in the locality including the erection of antennae on existing buildings or other structures; and**
- **The proposal conforms to the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, taking account where appropriate of the cumulative impact of all operators equipment located on the mast / site.**

Explanation

15.2 Modern and effective telecommunications systems are essential to the continuing development of the economy in Bristol. Government advice recognises the need to facilitate the growth of existing and new systems whilst ensuring that a balance is found to ensure amenity is protected. The council will seek to ensure that acceptable provision can continue to be made for information communications technology, whilst ensuring that the impact on the environment, visual and residential amenity is minimised. High priority will be given to the need to safeguard areas of particular environmental or historic importance such as Conservation Areas.

15.3 Development will be expected to demonstrate through the submission of evidence with applications for planning permission or prior approval that the above criteria have been met.

15.4 The government has given permitted development rights to a variety of minor forms of telecommunications development. In such cases, although the council cannot object to the principle of development, it can exercise control over the siting and appearance with the aim of protecting amenity. The council encourages early discussions with operators when they consider developing their networks and annual development plans.

Policy UM2: Unstable Land

15.5 In common with most major urban areas, Bristol has a legacy of sites which are unstable or potentially unstable. The causes of instability arise from a variety of factors. In Bristol, one of the main causes is historic coal mining activity. This has particular implications for some parts of east Bristol, Bedminster, Ashton and Brislington. Although most sites will be unaffected, there is a potential for direct risks associated with subsidence and the potential collapse of workings and shafts in these areas.

15.6 This policy sets out the approach to sites where there is reason to suspect unstable land and where the risk of instability has the potential to materially affect development.

Policy text

On sites where there is reason to suspect unstable land and the risk of instability has the potential to materially affect either the proposed development or neighbouring uses/occupiers, development will only be permitted where:

- **A desk-based study of available records has been carried out to assess the previous uses of the site and their potential for instability in relation to the proposed development; and**
- **Where the study establishes that instability is likely but does not provide sufficient information to establish its precise extent or nature, site investigation and risk assessment are carried out to determine the standard of remediation required to make the site suitable for its intended use. Where remediation measures are necessary, conditions or obligations may be applied to ensure that the development does not take place until appropriate works are completed.**

Explanation

15.7 The local plan promotes growth within the city, requiring the efficient use of land. The development of potentially unstable land can contribute to this, subject to measures which ensure that development is safe and does not adversely affect the safety of adjacent land and development. The Coal Authority has identified locations of potential instability arising from historic coal mining activity, which may contain one or more of such legacy issues, as 'Development High Risk Areas'. This mapping can be found on the Coal Authority website. Instability may also arise from factors such as natural underground cavities, natural or artificial slopes, subsidence, or ground compression. The council will liaise where appropriate with the relevant agencies such as the Coal Authority in the implementation of this policy.

15.8 Following consideration of the site investigation and risk assessment the council will advise whether further detailed geotechnical studies are required. On sites with a complex geology and where the exact ground conditions are not fully known evidence will be required of an insurance policy which covers the adverse effects works may have on the site and adjoining land; this will be included as a pre-commencement condition to any planning consent.

Policy UM3: Minerals Safeguarding Areas

15.9 Minerals Safeguarding Areas provide for the safeguarding of proven mineral resources which are, or may become, of economic importance from unnecessary sterilisation by non-mineral development. Minerals Safeguarding Areas are identified for land at south east Bristol related to the surface coal deposits identified in that area. There is no presumption that land within the Minerals Safeguarding Areas will ultimately be allocated for extraction.

Policy text

Minerals Safeguarding Areas – Surface Coal

Within the Minerals Safeguarding Areas at south east Bristol, as shown on the Policies Map, planning permission will not be granted for development that would lead to the unnecessary sterilisation of surface coal resources, unless:

- **It is demonstrated that the resource is not of economic value; or**
- **The resource can be extracted, where practicable and environmentally acceptable, prior to the development taking place; or**
- **The development is either a proposal for householder development, an alteration or extension to an existing building, or a change of use of existing development which would not intensify development on-site.**

Coal Resource Area outside Minerals Safeguarding Area

Within the Coal Resource Area outside the designated Minerals Safeguarding Areas the prior extraction of surface coal on development sites of 1 hectare or more will be encouraged where it is practicable and environmentally feasible.

Explanation

15.10 The Coal Authority, as the owner of coal seams and mine workings on behalf of the state, has published mapped data for Bristol showing Surface Mining Coal Resource Area. Within these areas the Coal Authority seeks consideration of the extraction of surface coal resources prior to development taking place, in order to prevent unnecessary sterilisation of the resource.

Coal Resource Area – Prior Extraction

15.11 Although there are identified surface coal deposits on the east side of Bristol and a smaller deposit in the south west, these occur within intensively built-up areas of the city, with most residual undeveloped sites already allocated for further development. As a consequence, most of the opportunities for surface coal extraction will already be sterilised or constrained by the close proximity of sites to sensitive urban environments: housing, public open space, offices, shopping centres and community uses. These areas are not, therefore, identified as Minerals Safeguarding Areas. However, on sites over 1 hectare within the Resource Area, the council will encourage prior extraction of any coal resources where this is practicable and environmentally acceptable. This will particularly be the case where prior extraction could ensure land stability. The Coal Authority will be consulted on such proposals. The council will advise applicants for development of sites of 1 hectare or

more of this policy in the course of any pre-application discussions. It will also add an advisory statement referring to this policy to any relevant planning permissions that are granted within the Coal Resource Area.

Policy UM4: Sewage Treatment Works

15.12 A need for future expansion of the sewage works at Kingsweston Lane has been identified. This policy safeguards an area on which such expansion could potentially take place.

Policy text

Land adjacent to Avonmouth Sewage Treatment Works as shown on the Policies Map is safeguarded to allow for future expansion. Development which could prejudice future expansion in the safeguarded area will not be permitted.

Explanation

15.13 The safeguarding zone allows for future expansion. However, any necessary permissions will still need to be sought should expansion proposals come forward. These should provide appropriate flood resilience and mitigation measures as set out in policy FR1 'Flood risk and water management'.

16. Development allocations

16.1 The proposed development allocations complement the areas of growth and regeneration set out in the Development Strategy (Policies DS1-DS14):

- DS1: Bristol City Centre
- DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City
- DS2: Bristol Temple Quarter
- DS3: St Philip’s Marsh
- DS4: Western Harbour
- DS5: Frome Gateway
- DS6: Lawrence Hill
- DS7: Central Fishponds
- DS8: Central Bedminster
- DS9: Brislington
- DS11: Development allocations – south west Bristol
 - Land at Ashton Vale (‘Longmoor Village’)
 - Land adjacent to Elsbert Drive, Bishopsworth
- DS12: New Neighbourhood – Bath Road, Brislington
- DS13: Lockleaze
- DS14: Central Southmead

16.2 In these locations, an overall approach to development is set out in the relevant policies.

16.3 The proposed development allocations across the city are accompanied by Policy E4 ‘Avonmouth Industrial Area and Bristol Port’ which includes a further series of allocations for development of industrial and distribution uses at Avonmouth:

- Land east of Chitting Road
- Land east of Packgate Road
- Land south of Seabank Power Station
- Land at Kings Weston Lane, south of Access 18

16.4 Policy DA1 ‘Proposed development allocations’ lists the new development allocations proposed in the local plan as well as those allocations from the Site Allocations & Development Management Policies (July 2014) and the Bristol Central Area Plan (March 2015) which are to be retained.

Policy DA1: Proposed development allocations

Policy text

The sites set out in the ‘Development Allocations’ annex of this plan are identified as being suitable for development and redevelopment for alternative uses.

The sites will be developed for the uses identified and in accordance with the accompanying development considerations and with all other relevant development plan policies.

Reference	Site address	Allocation
BDA0103	Land at Cheltenham Road / Bath Buildings, Montpelier	Housing, which may incorporate compatible workspace
BDA0105	Land to the rear of 64-68 Stokes Croft, St. Paul's	Housing, or housing-led mixed use with flexible workspace
BDA0302	Land to West of Ashton Gate Stadium, Marsh Road / Winterstoke Road	Mixed-use, which could include: offices, hotel, sports, leisure, and housing.
BDA0304	1-25 Bedminster Down Road, Parson Street	Housing-led mixed uses with flexible workspace
BDA0305	233-237 West Street, Bedminster	Housing-led mixed uses with flexible workspace
BDA0401	Land at Gloucester Road / Merton Road, Horfield	Comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses
BDA0601	Land at Latimer Close, Brislington	Housing
BDA0702	Land at Marmalade Lane (south), Brislington	Housing
BDA0703	Land at Marmalade Lane (north), Brislington	Housing
BDA0801	The Grove Car Park, The Grove and Prince Street, Harbourside	Site would be considered appropriate for a number of city centre uses including housing to create a more efficient use of land
BDA0802	Redcliffe Way	On appropriate sites the area would be suitable for residential led growth, supported by a mix of uses including offices, community infrastructure, leisure uses and culture / tourism uses, which may include hotel uses. An element of retail will be acceptable on appropriate sites subject to consideration of impact on designated shopping areas.

BDA0901	2-16 Clifton Down Road	Mixed uses, with active ground floor uses including retail, and offices and / or residential uses on upper floors
BDA1001	Land west of Hampton Lane, Clifton Down	Housing, which may incorporate compatible workspace
BDA1002	Land at Whiteladies Gate, Clifton Down	Housing, which may incorporate compatible workspace
BDA1003	Land adjacent Alma Vale Road and Alma Court	Housing
BDA1004	Barley House, Oakfield Grove	Housing, which may incorporate compatible workspace
BDA1101	Land at Gibson Road, Cotham	Housing
BDA1102	Land at Sydenham Lane, Cotham	Housing
BDA1201	16-20 Fishponds Road, Easton	Housing-led mixed uses with flexible workspace
BDA1301	Stapleton Cricket Club	Self-build, custom housebuilding or community-led housing, subject to providing a suitable alternative playing pitch for recreational uses.
BDA1302	Land south of Rose Green Close, Eastville	Housing, if not required for sport or recreation.
BDA1303	Land at Hendys Yard, Lower Grove Road	Housing
BDA1304	Land to the rear of Rose Green Road, Eastville	Housing, which may incorporate compatible workspace
BDA1305	525 Stapleton Road, Fishponds	Housing
BDA1401	Previously developed land at Hartcliffe Way, Bedminster	Housing-led mixed uses with flexible workspace
BDA1402	Previously developed land to the west of Redford House, Nover's Hill	Housing-led mixed uses with flexible workspace
BDA1501	Land at College Road, Fishponds	Self-build, custom housebuilding or community-led housing

BDA1601	Land to the rear of 96 Church Road/ Orchard Drive, Bishopsworth	Housing-led mixed uses with flexible workspace
BDA1702	14 Wyck Beck Road, Brentry	Housing, which may incorporate compatible workspace
BDA1901	Land at the corner of Lodge Causeway / Berkeley Road, Fishponds	Housing-led mixed use, with active ground floor uses fronting Lodge Causeway
BDA2001	3 Kelston Road, Horfield	Housing, which may incorporate compatible workspace
BDA2002	272-276 and 290-298 Southmead Road	Housing, which may incorporate compatible workspace
BDA2101	94-96 & 119 Cumberland Road, Spike Island	Housing
BDA2102	Maritime Heritage Centre Public Car Park, Gas Ferry Road	Residential-led mixed use
BDA2301	Land to the south of Warwick Road / Oxford Place, Easton	Housing-led mixed uses with flexible workspace
BDA2302	Former Barton Hill Nursery School, Queen Ann Road, St Philips	Housing, through retention and redevelopment of existing building
BDA2401	Bridge Farm, Land at South Hayes, Eastville	Self-build, custom housebuilding or community-led housing, with open space
BDA2501	Land south of Zetland Road, Redland	Housing, which may incorporate compatible workspace
BDA2502	Land at Cossins Road, Redland	Housing
BDA2601	Land at Two Mile Hill Road / Charlton Road, St George	Comprehensive development of housing, with flexible workspace
BDA2602	81-83 Two Mile Hill Road, St George	Housing, which may incorporate compatible workspace
BDA2603	Land at Two Mile Hill Road / Waters Road, St George	Housing-led mixed uses with flexible workspace
BDA2605	Land at Broad Road / Lodge Road, St George	Housing

BDA2702	Land at corner of Bryants Hill and Furber Road, St George	Housing, which may incorporate compatible workspace
BDA2703	Land at Nags Head Hill, St George	Housing
BDA2801	Land to the south of Blackswarth Road, Avonview	Housing-led mixed uses with flexible workspace
BDA2802	Part of Soaphouse Industrial Estate, Howard Street	Housing, which may incorporate compatible workspace
BDA2803	222-232 Church Road, St. George	Housing-led mixed use, with active ground floor uses
BDA2901	Land at Lanercost Road	Housing and / or housing for older people
BDA2902	Works at Felstead Rd	Housing-led mixed uses with flexible workspace
BDA3002	1-7 Smyth Road, Southville	Redevelopment for housing-led mixed uses with flexible workspace
BDA3101	Greville building, Lacey Road, Stockwood	Housing
BDA3201	Land at Sanctuary Gardens, Sneyd Park	Housing
BDA3301	Former St Ursula's High School, Brecon Road	Housing
BDA3401	122 Bath Road, Totterdown, Bristol	Housing, which may incorporate compatible workspace

Retained Allocations – Site Allocations & Development Management Policies Local Plan (2014):

Reference	Site address	Allocation
BSA0103	Land to the west and south-west of Deering Close, Lawrence Weston	Housing
BSA0111	Land off Ermine Way, Shirehampton	Housing
BSA0212	19-21 Pen Park Road, Southmead	Housing and business

BSA0302	Coombe House Elderly Persons' Home, Westbury-on-Trym	Housing
BSA0404	BT Depot, Filton Road, Horfield	Housing
BSA0502	Glenside Campus, Blackberry Hill, Fishponds	Housing with mixed uses
BSA0513	Garage site, Woodland Way, Chester Park / Hillfields	Housing
BSA0906	Car Sales site at 62-74 Bell Hill Road, St George	Housing
BSA0907	47 - 49 Summerhill Road, St George	Housing
BSA1011	Site adjacent to Holy Cross Church, Dean Lane, Bedminster	Housing
BSA1101	Bath Road Open Space (west of Totterdown Bridge), Totterdown	Temple Quarter Enterprise Zone Opportunity Site
BSA1103	Red Lion Works, Greenleaze Road / Wells Road, Knowle Park	Housing
BSA1108A	Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane	Housing
BSA1109	Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court.	Housing - There is a planning permission (22/02345/F) on part of the site for a Youth Zone facility including a 5 a-side (MUGA) pitch.
BSA1115	Former Florence Brown school, west of Leinster Avenue	Housing
BSA1116	Open spaces either side of Inns Court Drive	Housing
BSA1118	Broad Plain House and associated land, Broadbury Road	Housing

BSA1120	Land and buildings between 2 to 20 Filwood Broadway	Retail, business and housing
BSA1122	Sports court and former swimming pool site on the north-east corner of the Filwood Broadway and Creswicke Road junction	Business, retail and housing
BSA1123	Filwood Library and adjoining land, Filwood Broadway	Housing
BSA1207	493-499 Bath Road, Kensington Park, nr Arno's Vale	Housing
BSA1305	Land to the north-west of Vale Lane, Bedminster Down	Industry and warehousing
BSA1402	Former New Fosseyway School, Hengrove	Housing

Retained Allocations – Bristol Central Area Plan (2015):

Reference	Site address	Suggested uses
SA101	Wapping Wharf, Wapping Road	Housing/Offices
SA102	Waterfront Site, Millennium Square	Offices/Culture & Tourism/ Housing
SA202	Land to the west of Lodge Street	Housing, specialist student accommodation
SA301	55-59 St. Michael's Hill	Housing, specialist student accommodation, educational use
SA403	Old Seaman's Chapel, Royal Oak Avenue	Office/Workspace/Leisure/Housing
SA404	Gap site, 16 Narrow Quay	Office/Workspace/Leisure/Housing
SA501	Lakota Nightclub / Former Coroner's Court, Upper York Street / Backfields	Housing
SA506	97-101 Stokes Croft	Housing
SA507	27-33 Jamaica Street	Arts & Cultural/Housing/Office

SA509	Land at Wilder Street / Argyle Road	Housing/Office/ Workspace
SA510	Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside	Housing/Office/ Workspace/ Community Facilities
SA511	F C Hammonds 13-17 Dove Lane St Pauls	Housing/Offices
SA512	109 - 119 Newfoundland Road	Offices/Workspace/ Culture & Tourism
SA608	Land and buildings at Victoria Street / Temple Street	Offices/Housing
SA610	Railway cutting, Lower Guinea Street	Offices/Workspace/ Leisure
SA612	The Bell and adjoining buildings, Prewett Street	Housing/Pub and housing

Explanation

16.5 Full details of the proposed allocations are set out in the Development Allocations annex accompanying this plan.

16.6 For those sites with a proposed housing allocation, an estimated number of homes which could be developed on the site is usually provided. Once adopted, the precise number of homes to be developed will be determined through the planning application process.

Estimated capacities

16.7 Capacities as set out in the annex are an estimate based on achieving an efficient use of land. They do not represent a maximum number of homes. If the capacity indicated is not possible due to site considerations, a lower number of homes than the one stated would be appropriate. Where an allocation is for mixed-use development, the mix of uses may also change the estimated capacity.

Appendix A – List of strategic policies

In accordance with paragraph 20 of the national planning policy framework, ‘strategic policies’ cover matters related to:

- The overall strategy for the pattern, scale and design quality of places, and provision for:
 - housing (including affordable housing), employment, retail, leisure and other commercial development;
 - infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - community facilities (such as health, education and cultural infrastructure); and
 - conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

The policies listed below are the strategic policies of the local plan:

- DS1: Bristol City Centre
- DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City
- DS2: Bristol Temple Quarter
- DS3: St. Philip’s Marsh
- DS4: Western Harbour
- DS5: Frome Gateway
- DS6: Lawrence Hill
- DS7: Central Fishponds
- DS8: Central Bedminster
- DS9: Brislington
- DS10: The Green Belt
- DS11: Development allocations – south west Bristol
- DS12: New neighbourhood – Bath Road, Brislington
- DS13: Lockleaze
- DS14: Central Southmead
- IDC1: Development contributions and CIL
- UL1: Effective and efficient use of land
- UL2: Residential densities
- H1: Delivery of new homes – Bristol’s housing requirement
- AH1: Affordable housing provision
- H2: Preventing the loss of residential accommodation
- H4: Housing type and mix

- H5: Self-build and community-led housing
- H7: Managing the development of purpose-built student accommodation
- H8: Older peoples' and other specialist needs housing
- BTR1: Build to Rent housing
- H10: Planning for traveller sites
- E2: Economic development land strategy
- E3: Location of office development
- E4: Avonmouth Industrial Area and Bristol Port
- E5: Industry and Distribution Areas
- E6A: New workspace within mixed-use development
- SSE1: Supporting Bristol's centres – network and hierarchy
- SSE2: Development in Bristol's centres
- SSE3: Supporting Bristol's evening and night-time economy
- SSE4: Town centre first approach to development
- BG1: Green infrastructure and biodiversity in new development
- BG2: Nature conservation
- GI A: Open space for recreation
- GI1: Local Green Space
- GI4: Stapleton Allotments and Holdings – Food Growing Local Green Space
- T1: Development and transport principles
- T2: Transport infrastructure improvements
- T2A: Protected transport and movement routes
- NZC1: Climate change, sustainable design and construction
- NZC2: Towards zero carbon development: Operational carbon
- NZC3: Towards zero carbon development: Embodied and whole-life carbon
- NZC4: Adaptation to a changing climate
- NZC5: Renewable energy and energy efficiency
- FR1: Flood risk and water management
- FR2: Bristol Avon Flood Strategy
- DPM1: Delivering well-designed, inclusive places
- CHE1: Conservation and the historic environment
- HW1: Pollution control and water quality – agent of change
- HW2: Air quality
- HW2B: Health and development
- UM1: Telecommunications
- UM3: Minerals Safeguarding Areas
- DA1: Proposed development allocations

Appendix B – Design guidance

National planning policy and guidance expects local planning authorities to produce local design guides or codes that set out their detailed design guidance.

Bristol City Council will prepare local design guidance to accompany the design and conservation policies proposed for the new local plan. The guidance will be centred on the ten characteristics of well-designed places found in the National Design Guide and National Model Design Code.

The guidance will be accompanied by existing design guidance (including revisions to or replacements of this guidance) including:

- Urban Living: Making successful places at higher densities
- A Guide for Designing House Alterations and Extensions
- Design guidance in spatial frameworks, master plans, development briefs and area based supplementary planning documents
- Conservation area appraisals
- Shopfront guidelines
- Transport development management guidelines

This appendix provides an overview of some of the issues to be covered in local design guidance and how it will relate to many of the ten characteristics of well-designed places. The future guidance will expand on these issues linked to the ten characteristics.

The issues and themes referred to in this appendix are also used with the policies in this local plan (see Policy DPM1 'Delivering well-designed, inclusive places').

The ten characteristics in the National Design Guide are:

- Context
- Identity
- Built form
- Movement
- Public spaces.
- Nature
- Uses
- Homes and buildings
- Resources
- Lifespan

Design guidance to accompany the local plan will address the issues and themes below:

Context and identity

In terms of context and identity local design guidance will address:

- The response to existing landforms, green infrastructure assets and historic assets and features
- How development respects, builds upon or restores surrounding local pattern and grain of development, including the historical development of the area
- Local patterns of movement and the scale, character and functions of streets and public spaces
- The approach to retaining, enhancing and creating important views into, out of and through development sites
- Appropriate use of landmarks and focal features and preservation or enhancement of the setting of existing landmarks and focal features
- Response to height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes
- Locally characteristic architectural styles, rhythms, patterns, features and themes, taking account of their scale and proportion
- The approach to infill development and backland development
- Retrofit and reuse of existing buildings

Built form, movement and public spaces

Built form, movement and public realm aspects of local design guidance will address matters such as:

- The layout, form, pattern and arrangements of streets, open spaces, development blocks, buildings and landscapes
- How to achieve a coherent, interconnected and integrated built form
- How to secure a simple well-defined and interconnected network of streets and spaces that allows for convenient access to a choice of movement modes and routes, as appropriate to the size of the development and grain of the surroundings, without compromising the security of the development
- Provision and retention of direct, clear, safe and attractive links to existing routes, local and wider services, amenities and facilities including public transport
- Layout, scale and enclosure of streets and spaces that is appropriate to their function, character, capacity, hierarchy and local climatic conditions
- Incorporation of existing and new green infrastructure to reinforce the character of streets
- Provision of street linkages where the existing permeability of the area is poor, desire lines exist or where historic routes can be reinstated can help improve the pattern of movement and contribute to a well-designed place

In terms of the configuration of blocks and plots local design guidance will address:

- Achieving continuity of development edge that encloses and clearly defines the public realm whilst physically securing the private realm

- Creating distinct public fronts and private backs with clear and obvious ownership and responsibility for external spaces provided
- Enabling active frontages to the public realm and natural surveillance over all publicly accessible spaces
- Establishing coherent and consistent building lines and setbacks that relate to the street alignment
- Flexibility of development to accommodate alternative but appropriate building types, plot types and uses which could adapt or change independently over time, taking into account the possibility for future extension
- Height, scale and massing of development with regard to its immediate surroundings
- Public spaces aspects of local design guidance will address:
 - High quality landscape design
 - Safe and usable outdoor spaces planned as an integral part of the development
 - Servicing and long-term management of public or shared private spaces and facilities, including communal and landscaped areas
 - Secure, supportive, safe public or shared private spaces that helps to foster a sense of community and minimises opportunities for crime
 - How to provide for an appropriate range of activity within the public realm, including spill-out spaces for trade, events, relaxation and recreation
 - Integration and prioritisation of appropriate levels of movement infrastructure for different modes, including provision for convenient pedestrian and cycle movement
 - Provision of an appropriate relationship with the building edge and a suitable transition between clearly defined public and private spaces
 - Design to reduce crime and fear of crime and to ensure public safety and security
 - Creation of well-surveilled public realm that is well managed and cared for
 - Easy, inclusive access into and through the public realm and to buildings that provides adequately for the mobility needs of all users having regard to age, gender and disability
- Car parking and provision for servicing appropriate to the context and sensitively integrated so as not to dominate the public realm
- Integration of sustainable drainage systems, natural and historic features and any planting into the design of the public realm
- Incorporation of appropriate street furniture, lighting and surface materials of high quality, environmental performance and durability that enhance the quality, character and appearance of the public realm through their siting and design
- Retention of traditional surface materials, boundary treatments and street furniture or reclamation and reuse
- Shared spaces and Home Zones

Nature

Alongside planning policies for green infrastructure and biodiversity local design guidance will address:

- Incorporation of valuable existing natural and manmade landscape features
- Structural tree planting

When considering green infrastructure, landscape design and planting, local design guidance will address:

- How to take account of the function, circulation and servicing of places and site constraints including underground services
- Uses of trees and other plants appropriate to the character of the site and its context, including native trees
- Space for safeguarding valuable existing vegetation and the healthy establishment of trees and other planting
- Integration of sustainable drainage systems
- Incorporation of hard detailing and materials and planting appropriate to context and fit for purpose, for all elements, including surfacing, change of level, boundary treatments and site furniture
- Capacity for local food growing

Homes and buildings

When addressing the design of homes and buildings local design guidance will consider the living conditions of future occupiers and the broader context including:

- Sunlight and daylight to the proposed and existing homes and buildings
- Outlook of proposed and existing homes and buildings
- Privacy of future occupiers and existing development
- Organisation of form, internal layout and circulation
- Active frontages and defined entrances
- Response to the solar orientation of the building to support energy efficient design
- Natural surveillance of external spaces
- Future adaptation or extension to accommodate alternative uses or to respond to the changing future needs or circumstances of occupiers by means of their internal arrangement, internal height, detailed design and construction
- Inclusive access and circulation
- Incorporation of opportunities and use of green infrastructure - green roofs, green walls and green decks
- Visually organised and well-proportioned exteriors and elevations providing visual interest from a range of viewing distances and are
- High quality detail

- High quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that contribute positively to the character of the area

Uses, resources and lifespan

Local plan policies set out the approach to **uses, resources** and **lifespan**. Design guidance may give further detail on these matters.

Appendix C – Bristol heat networks

Bristol City Council, through the City Leap Energy Partnership has set ambitious growth targets to deliver extensive city-wide, low carbon heat networks. Bristol Heat Networks Ltd will be responsible for developing district heating across the city. They have committed to adding at least 10GWh of demand to the heat network each year for the next two decades, as an average from the start of the concession. This target serves as an incentive for new heat network connections to be established to decarbonise buildings identified in feasibility work undertaken to date by the council. This feasibility work identifies over 100 potential connections over the initial business plan time period to March 2028 with a total demand of over 120 GWh. Within the defined heat networks areas, the council will support classified heat network operators in connecting new developments and existing buildings that request or are required to connect to the network.

This approach builds on work already carried out by Bristol City Council, centred on the eight heat network areas identified in current feasibility work. Several of these areas already have operational networks or those which are under construction. Where possible, connections between these network areas are planned to create an interconnected, city wide Bristol Heat Network that will have greater redundancy and overall resilience.



Figure C1 Current and planned Bristol heat network areas

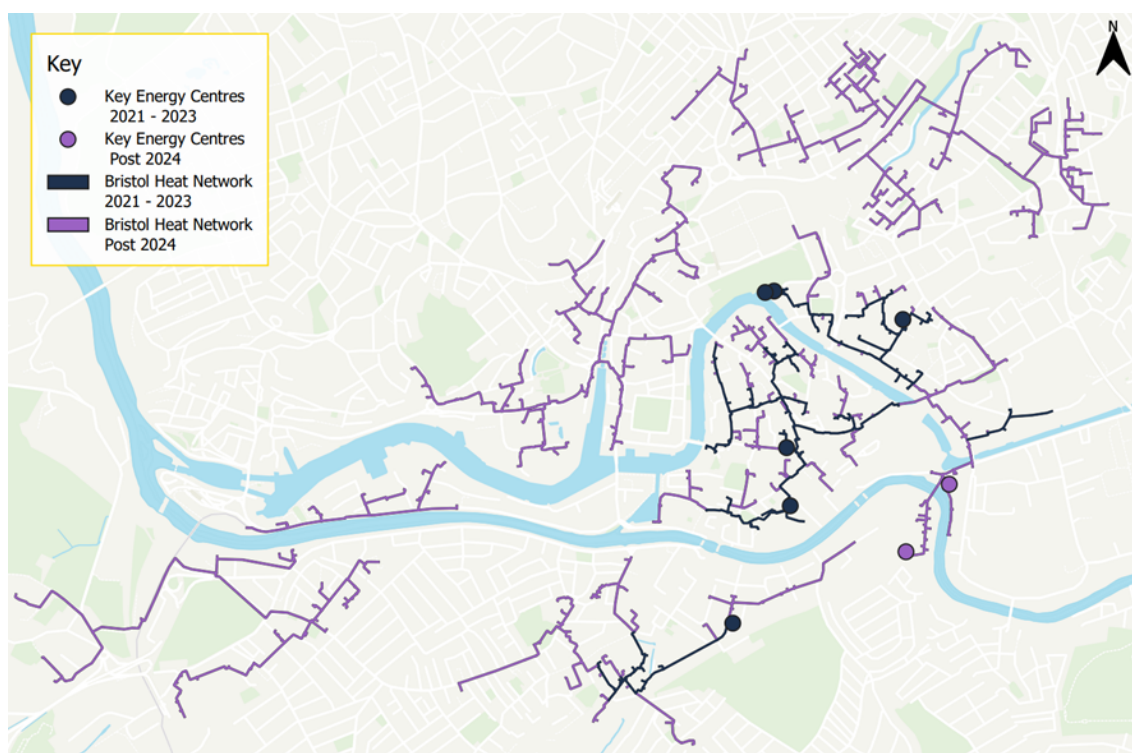


Figure C2: Indicative central Bristol heat network plans

As well as expanding the city’s heat networks, Bristol Heat Networks is committed to ensuring all new generating capacity is low carbon or renewable. They have committed to installing no new gas-fired assets and to phasing any existing ones by 2030 at the latest. The preferred strategy is to utilise low carbon heat from energy from waste (EfW) plants that would otherwise be vented into the atmosphere. To achieve this, a new Strategic Heat Main (SHM) is planned that will run from Avonmouth into Bristol city centre, connecting local energy centres along the way that use heat pumps and e-boilers.

The proposed SHM is a large district heating pipe, over 20km long, with an indicative route shown in Figure C3. As well as connecting the EfW plants to the city centre heat networks, it would also connect additional sources of demand along the route in South Gloucestershire and north Bristol and enable further low carbon heat sources to be connected from outside the city centre in the future. The feasibility of the SHM has been investigated previously by South Gloucestershire Council and Bristol City Council. Bristol City Council and its strategic partners will build on this work and develop the concept further during the initial business plan period. If proven viable, further detail on the SHM will be included in future City Leap business plans. If the SHM is not viable, an alternative approach utilising zero carbon heat generation such as heat pumps will be adopted.

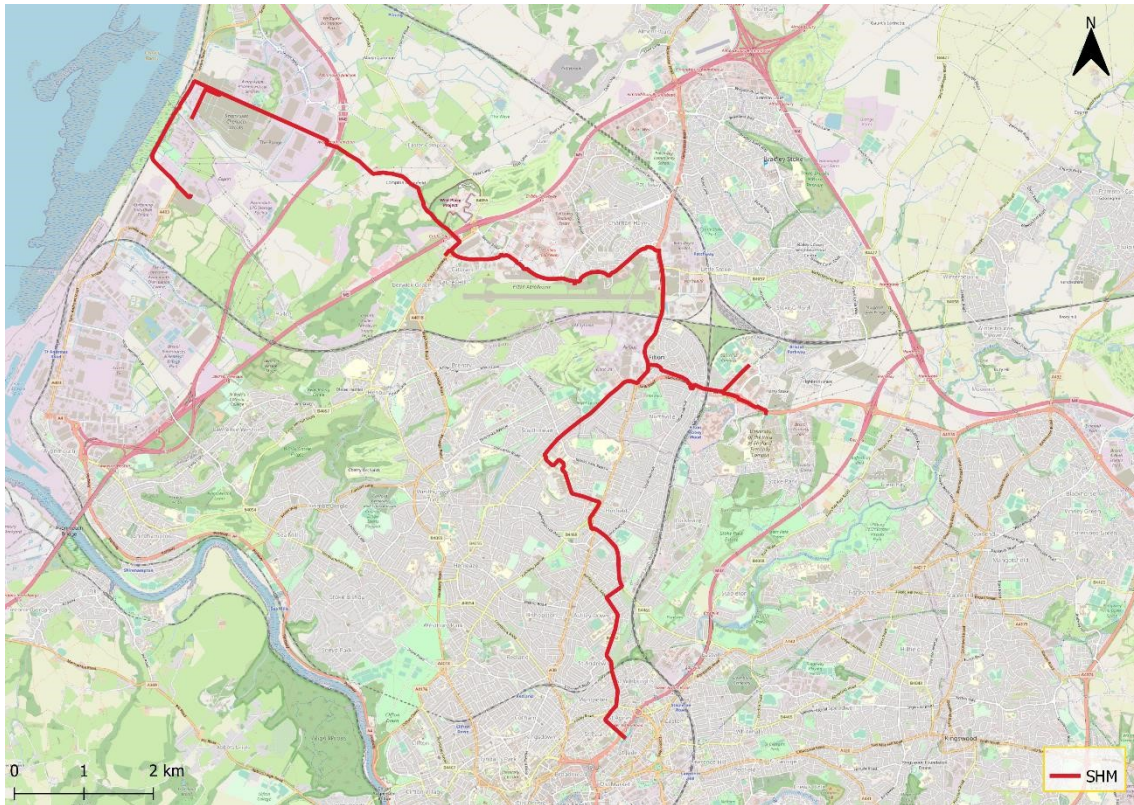


Figure C3 Indicative Strategic Heat Main route

Bristol Local Plan

Annex – Development Allocations



Introduction

This Annex provides details of the proposed development allocations listed under Policy DA1 'Proposed development allocations'. It also includes those site allocations retained from the Site Allocations and Development Management Development Policies (July 2014), and the Bristol Central Area Plan (March 2015). It is structured around the 34 Wards in Bristol.

The Annex includes sites outside the Areas of Growth and Regeneration set out in the Bristol Local Plan Publication Version (November 2023). The proposed development allocations across the city are accompanied by Policy E4: Avonmouth Industrial Area and Bristol Port which includes a further series of allocations for development of industrial and distribution uses at Avonmouth. A number of sites have already been allocated for development in Neighbourhood Plans.

Policy DA1 'Proposed development allocations' proposes that the sites listed will be developed for the uses identified in this Annex and in accordance with the development considerations which accompany each site and with all other relevant development plan policies.

Sites proposed for a residential allocation are for use class C3(a) unless stated otherwise in the proposed allocation. For those sites with a proposed housing allocation, an estimated number of homes which could be developed on the site is normally provided. Capacities are given as an estimate based on achieving an efficient use of land. They do not represent a maximum number of homes. If the capacity indicated is not possible due to site considerations, a lower number of homes than the one stated would be appropriate. Where an allocation is for mixed-use development, the mix of uses may also change the estimated capacity.

Once adopted, the precise number of homes to be developed will be determined through the planning application process, in accordance with the Urban Living Supplementary Planning Document and all relevant local plan policies.

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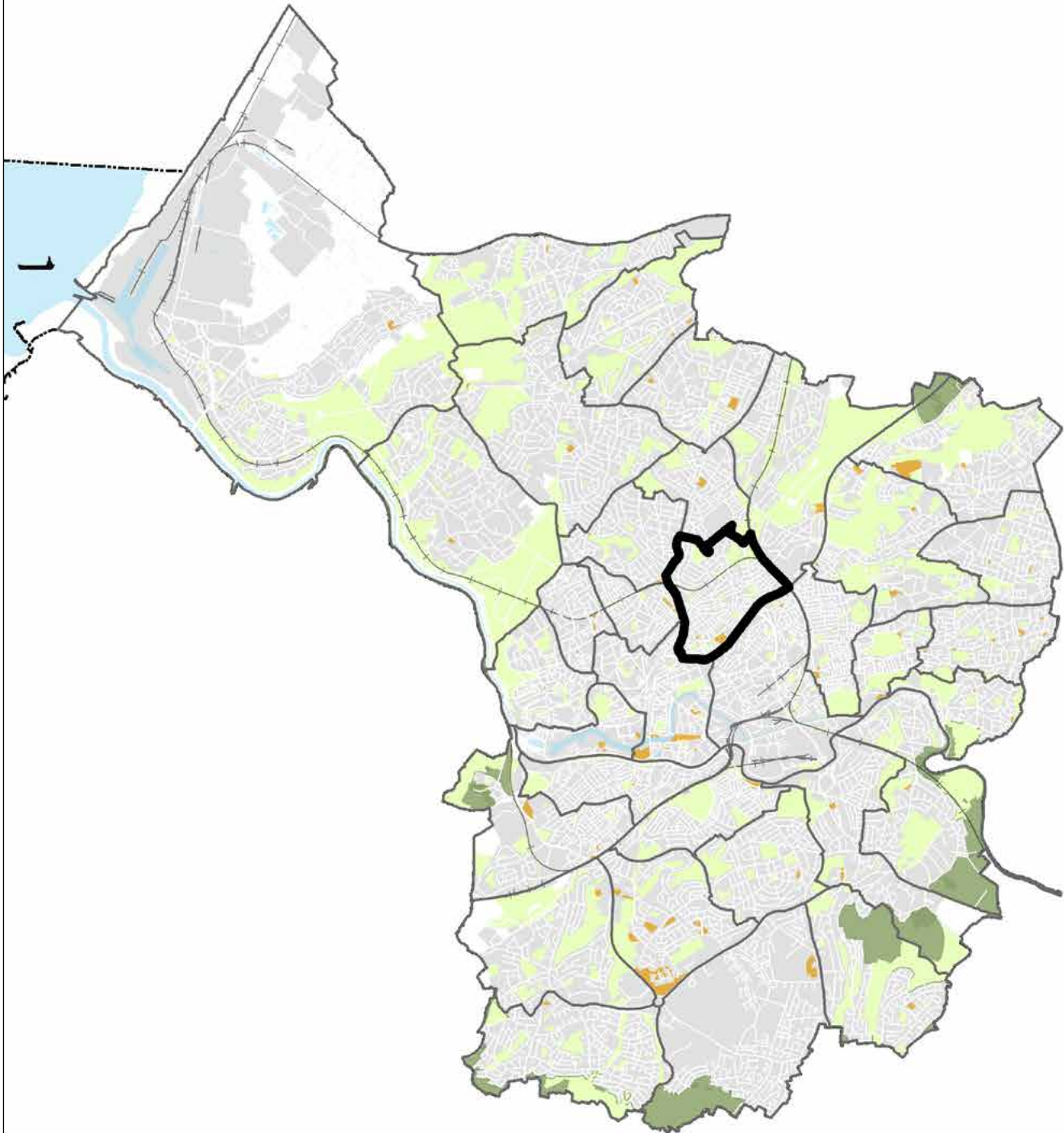
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Ashley Ward

This section sets out development allocations in the Ashley ward.



Site reference:

BDA0103

Ward:

Ashley

Site address/location:

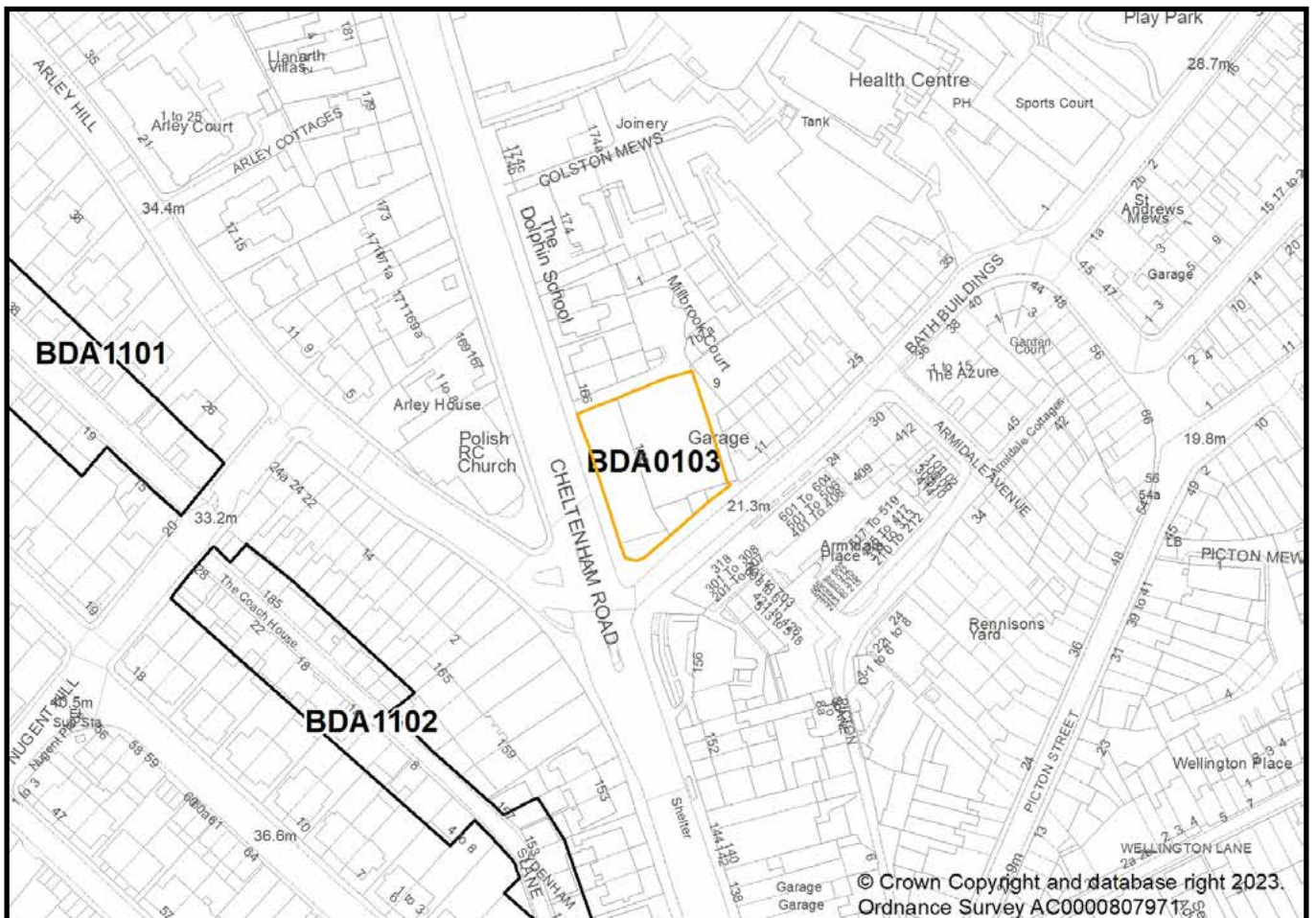
Land at Cheltenham Road / Bath Buildings, Montpelier

Site description:

The site is currently in use as a car-repair garage.

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would offer potential for more efficient use of the land.

Development considerations:

Development should:

- Provide suitable access from Bath Buildings which does not compromise the operation of the adjacent junction and enhances access for pedestrians;
- Take account of the Montpelier Conservation Area and preserve and enhance the setting of neighbouring Listed Buildings, including the Grade II Listed Buildings at Bath Buildings;
- Retain or re-provide existing tree on the boundary of the site and integrate this into new development;
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area; and
- Provide a drainage strategy which prioritises sustainable drainage systems and ensures no increased flood risk.

Estimated capacity

Estimated capacity of 20 homes.

Site reference:

BDA0105

Ward:

Ashley

Site address/location:

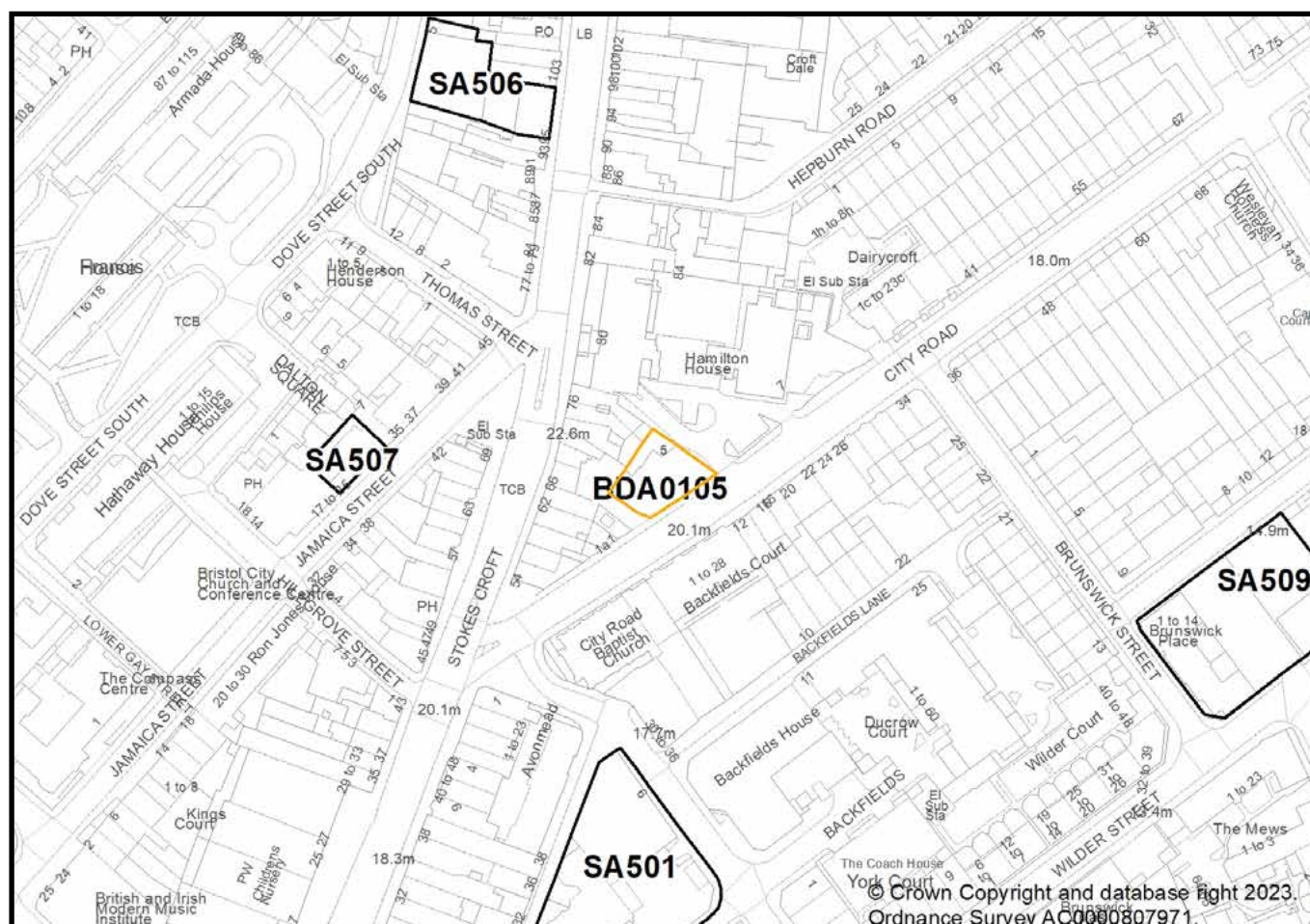
Land to the rear of 64-68 Stokes Croft,
St. Paul's

Site description:

The site is currently used as a garage and for parking

Site area:

0.04 hectares



Proposed allocation:

Housing, or housing-led mixed use with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes with workspace would offer potential for more efficient use of the land.

Development considerations:

Development should:

- Provide a contextual, heritage-led approach, taking account of the Stokes Croft Conservation Area and respecting the setting of the Grade II Listed Building at 62 Stokes Croft;
- Provide suitable access which takes account of servicing needs for properties fronting Stokes Croft;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Ensure that development would not cause harm to trees on adjacent land;
- Be informed by an air quality assessment and respond to emerging policies on Air Quality, as the site falls within an Air Quality Management Area; and
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.

Estimated capacity:

Estimated capacity of 8-10 homes.

Site reference:

SA501

Ward:

Ashley

Site address/location:

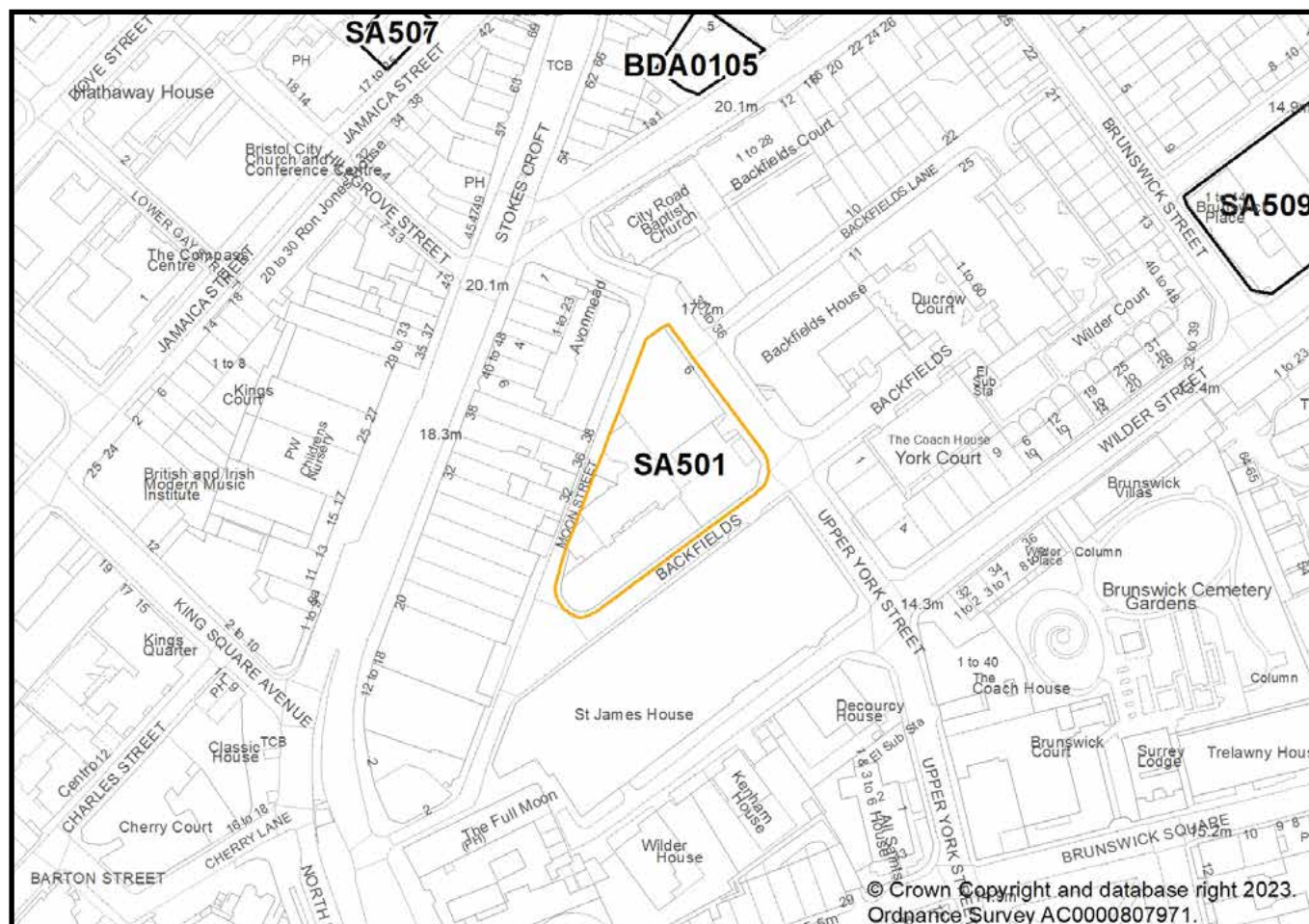
Lakota Nightclub / Former Coroner’s Court,
Upper York Street / Backfields

Site description:

The site is currently used as a leisure venue

Site area:

0.25 hectares



Proposed allocation:

Housing

Development considerations:

Development should:

- Take account of the Stokes Croft conservation area;
- Retain and sensitively restore the Grade II listed former Coroner’s Court and the Lakota nightclub building which is identified as an unlisted building of merit in the Stokes Croft Conservation Area Character Appraisal.
- The incorporation of active ground floor uses to Upper York Street will be encouraged.

Estimated capacity:

Estimated capacity of 60 homes

Site reference:

SA509

Ward:

Ashley

Site address/location:

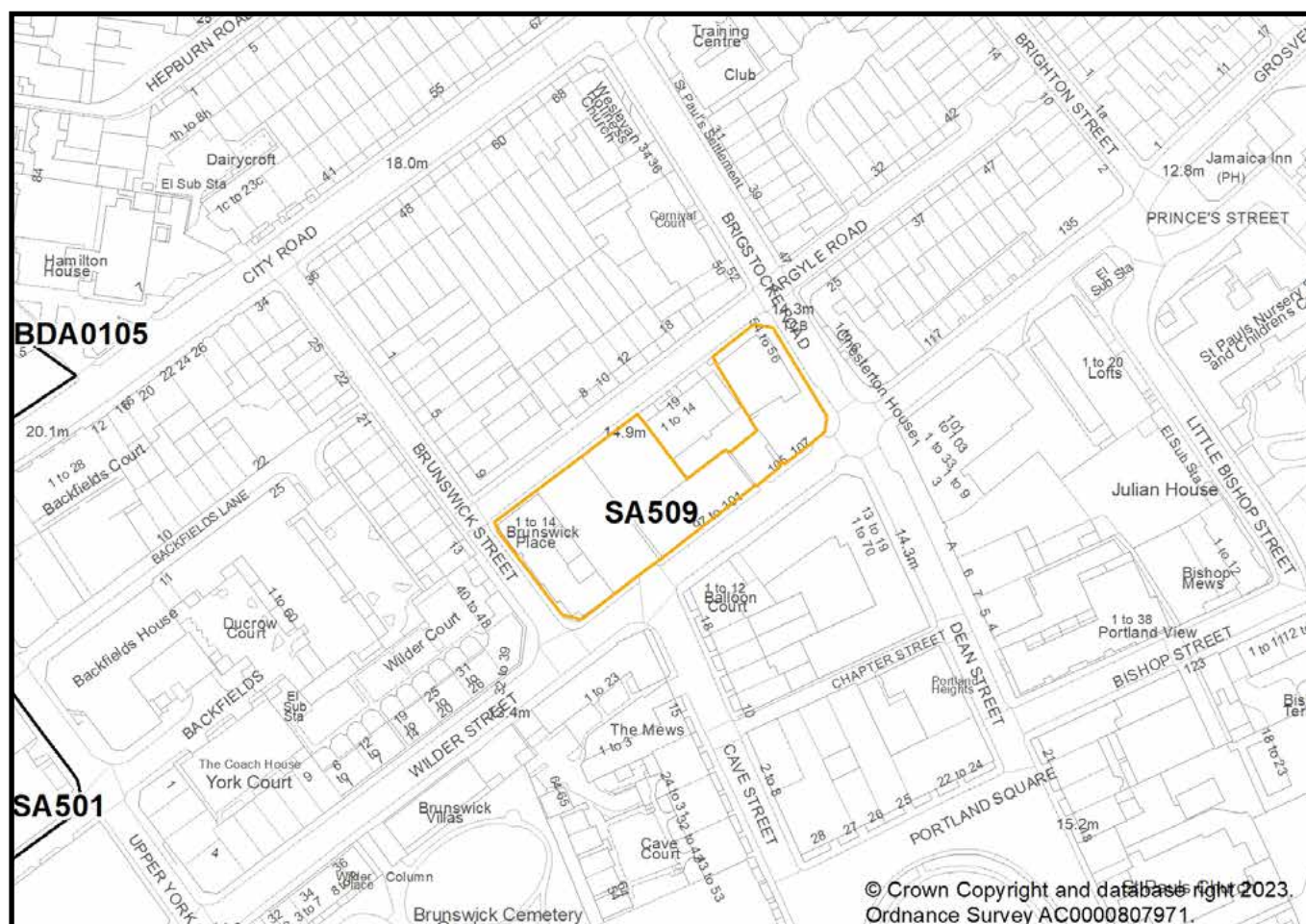
Land at Wilder Street / Argyle Road

Site description:

The partially developed site comprises commercial premises and parking

Site area:

0.29 hectares



Proposed allocation:

Housing/Offices/Workspace

Development considerations:

Development should:

- Take account of the Portland and Brunswick Square conservation area;
- Create suitable frontages to all the surrounding streets;
- Retain a significant element of employment and/or commercial training uses on the site, particularly on the Brigstocke Road and/or Wilder Street frontages;
- Retain and reuse Nos.105-107 Wilder Street, which are identified as unlisted buildings of merit in the Portland and Brunswick Square Conservation Area Character Appraisal;
- Be of a scale appropriate to a city centre location, but stepping down to reflect the more domestic-scaled residential context to the north of the site.

Estimated capacity:

Estimated capacity of 30 homes

Site reference:

SA510

Ward:

Ashley

Site address/location:

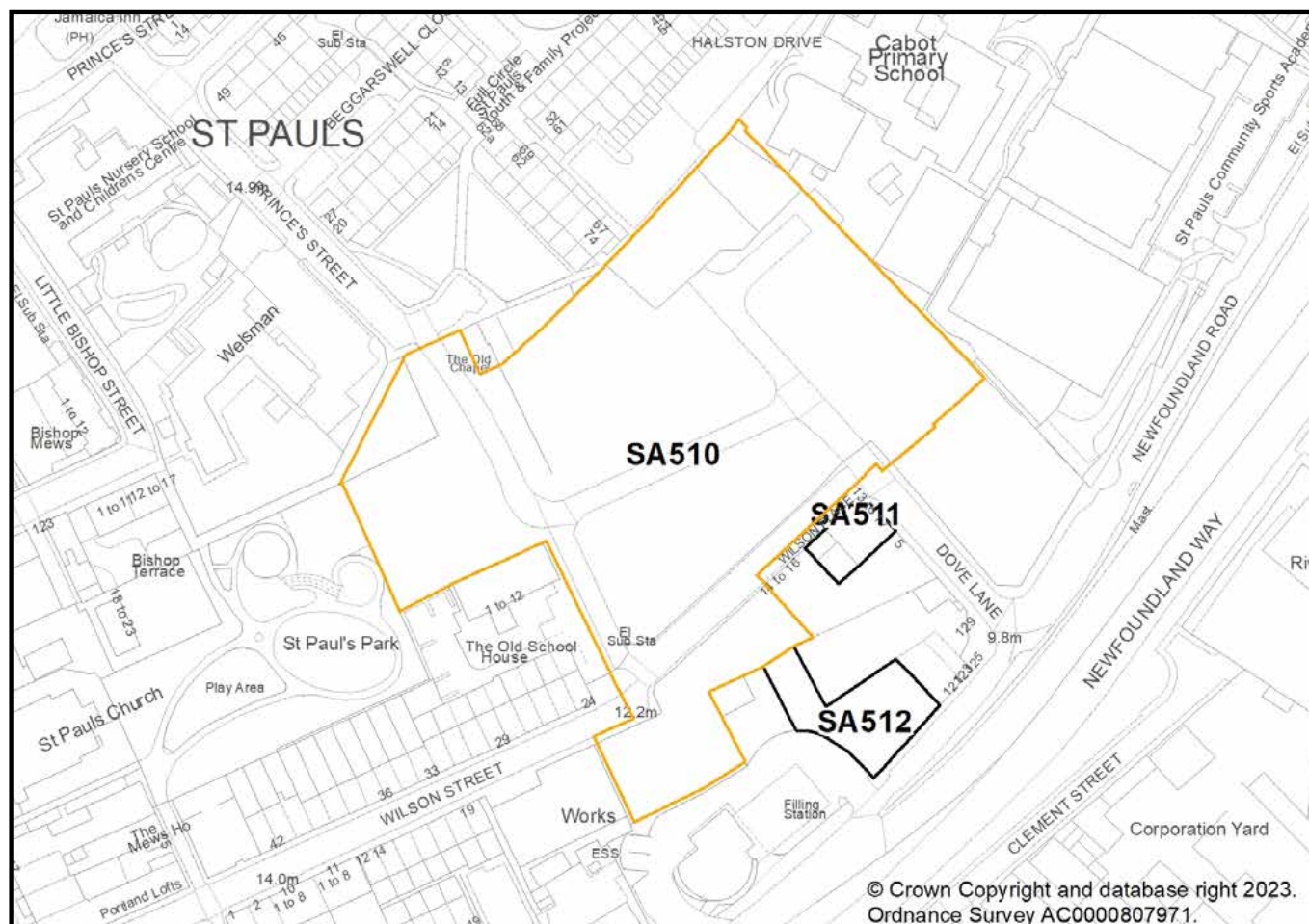
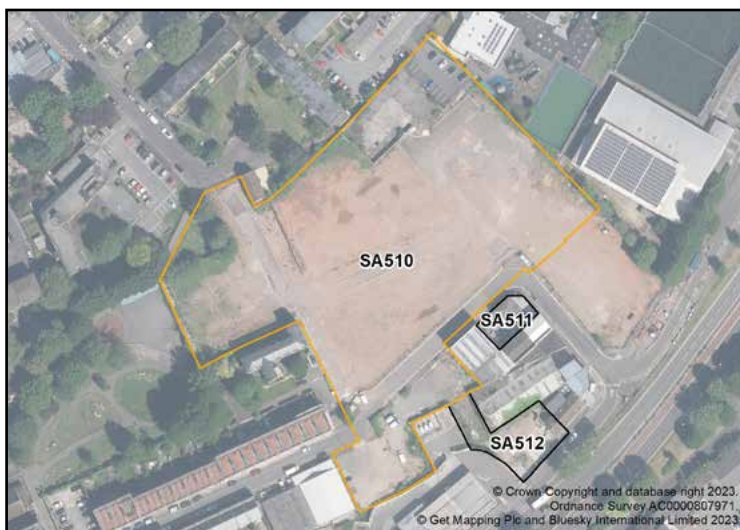
Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside

Site description:

The site is cleared land last used for industry

Site area:

1.59 hectares



Proposed allocation:

Housing/Office/Workspace/Community Facilities

Development considerations:

Development should:

- Be comprehensive in nature, providing a mix of housing and employment uses;
- Be permeable by a range of modes of transport without encouraging through traffic or rat-running;
- Improve connections between St. Paul's and Newfoundland Road, providing new linkages to St. Paul's Park, Prince's Street and towards Halston Drive;
- Incorporate active ground floor uses at appropriate locations to provide local services, which may include a small amount of retail to meet local needs;
- Provide enhanced surveillance of St. Paul's Park;
- Provide a significant element of green infrastructure to Dove Lane and the link between St. Paul's Park and Prince's Street as part of the proposed green link shown on the Policies Map.
- Be supported by a flood risk assessment.

Estimated capacity

Estimated capacity of 250 homes

Site reference:

SA511

Ward:

Ashley

Site address/location:

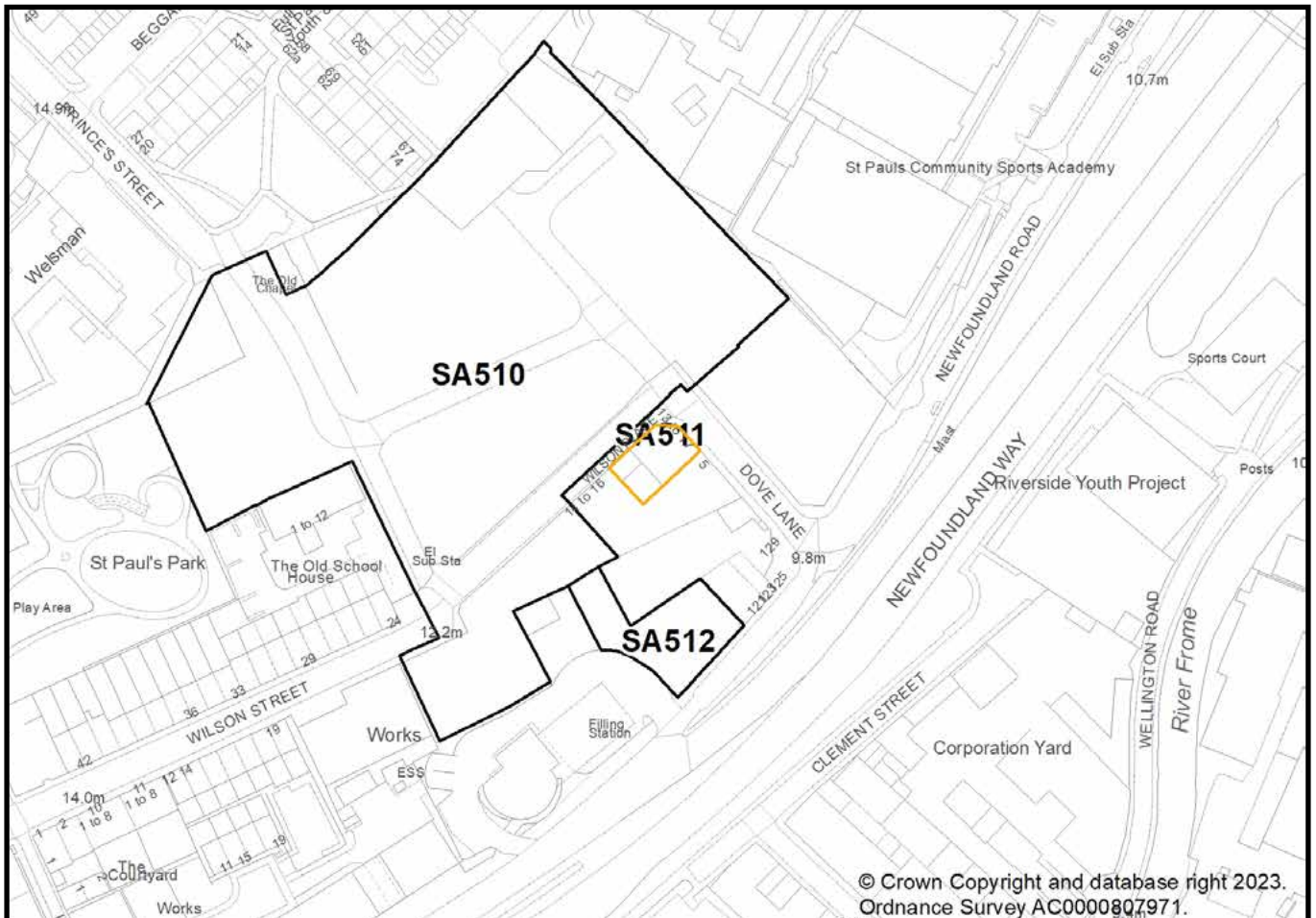
F C Hammonds, 13-17 Dove Lane

Site description:

The site comprises a small commercial premises

Site area:

0.03 hectares



Proposed allocation:

Housing/offices

Development considerations:

Development should:

- Integrate effectively with any development of the wider Dove Lane site (SA510).

Estimated capacity

Estimated capacity of 5 homes

Site reference:

SA512

Ward:

Ashley

Site address/location:

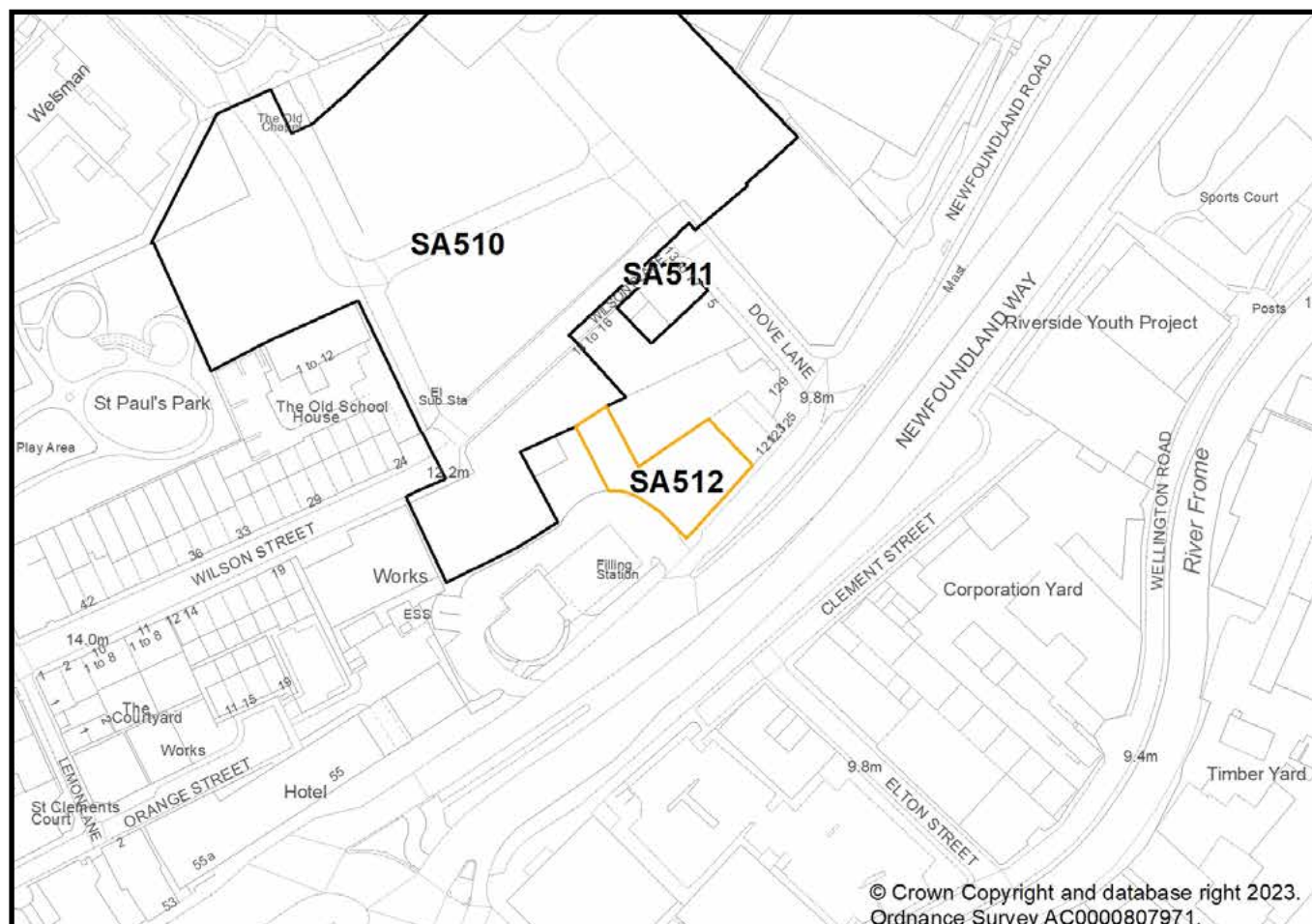
109 – 119 Newfoundland Road

Site description:

The site is cleared land last occupied by commercial premises

Site area:

0.08 hectares



Proposed allocation:

Offices/Workspace/Culture and Tourism

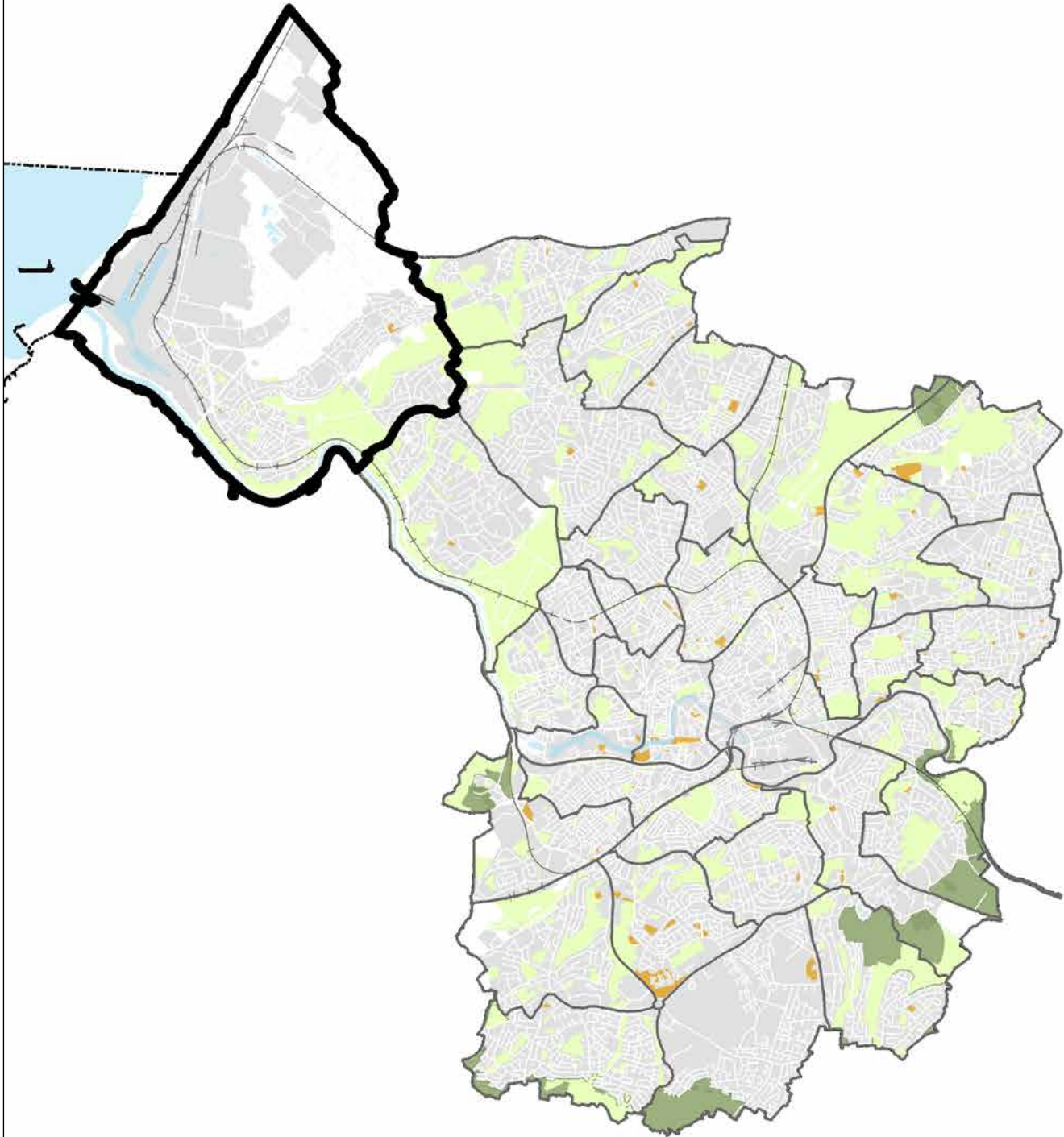
Development considerations:

Development should:

- Provide or maintain a strategic cycle route along Newfoundland Road as part of the Concorde Way;
- Provide a strong frontage to Newfoundland Road including enhanced surveillance.

Avonmouth and Lawrence Weston Ward

This section sets out development allocations in the Avonmouth and Lawrence Weston ward.



Site reference:

BSA0103

Ward:

Avonmouth and Lawrence Weston

Site address/location:

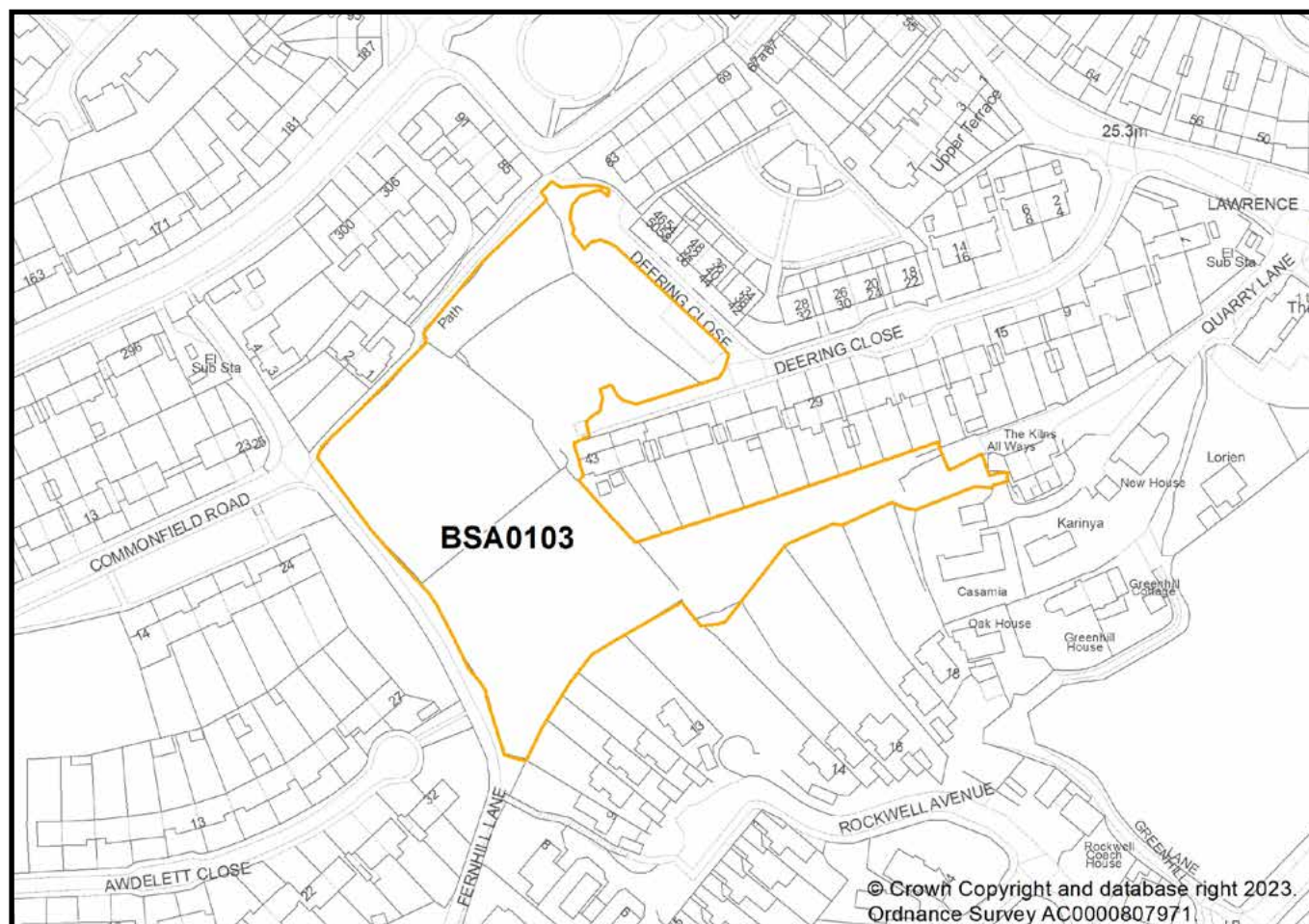
Land to the west and south-west of Deering Close, Lawrence Weston

Site description:

The land is currently undeveloped

Site area:

1 hectare



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a residential context and presents an opportunity to improve the area.
- It is in a sustainable location approximately 300m from the shops and services of Ridingleaze District Centre.
- The site is currently underused and therefore this option represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Development considerations:

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- retain the public right of way that passes through the southern part of the site, aiming to integrate this successfully into the development to enable its safe use;
- be carried out in a comprehensive manner;
- ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area, as parts of the site are likely to be undevelopable;
- take account of the Kingsweston and Trym Valley Conservation Area;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.
- Development should also take account of the Lawrence Weston neighbourhood development plan.

Estimated capacity

Estimated capacity of 20 homes

Site reference:

BSA0111

Ward:

Avonmouth and Lawrence Weston

Site address/location:

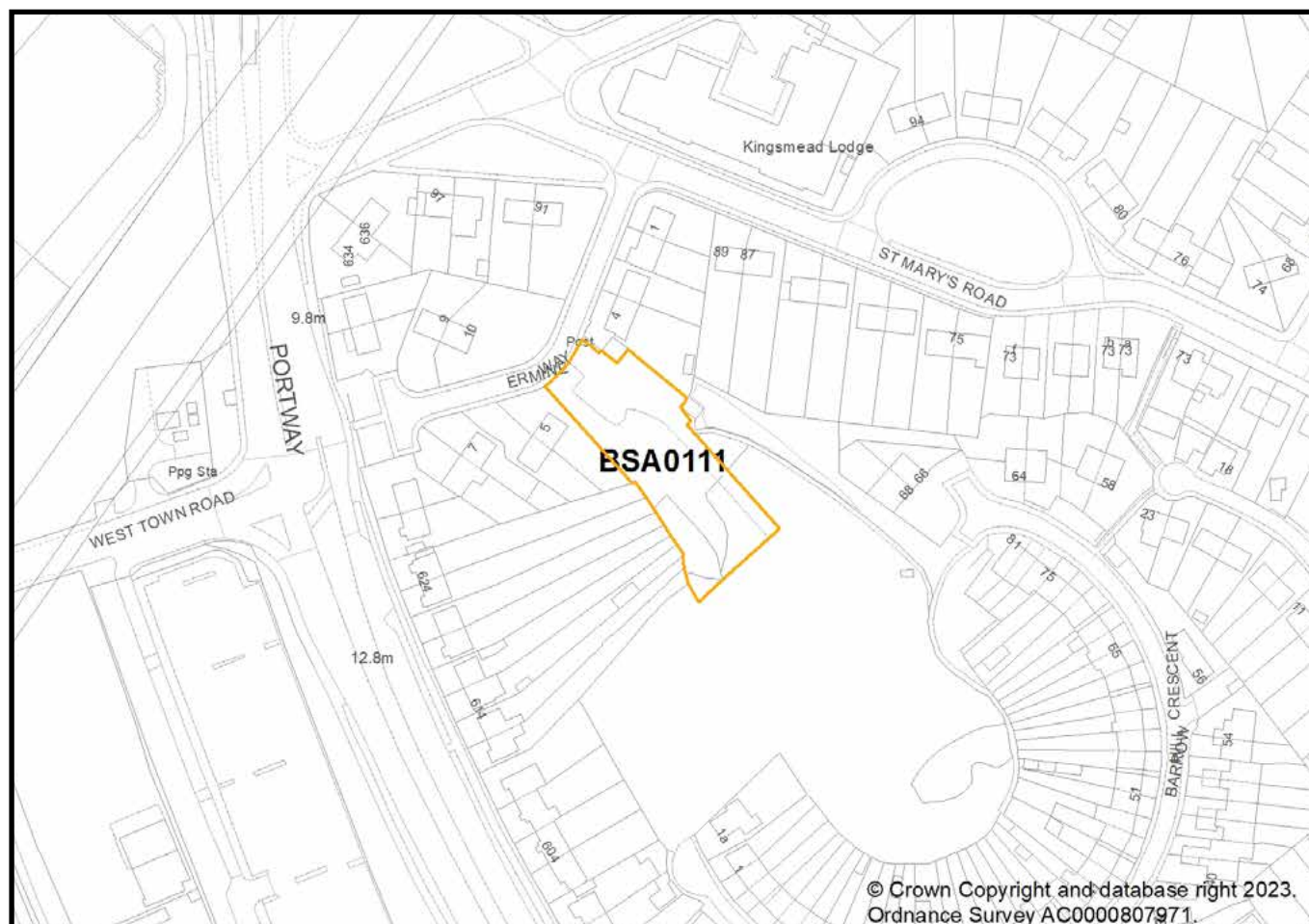
Land off Ermine Way, Shirehampton

Site description:

The land is currently undeveloped

Site area:

0.2 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- It provides an opportunity to enhance and improve the management of the adjacent open space.
- It is in a sustainable location approximately 700m from the shops and services of Shirehampton Town Centre and in close proximity to the Portway Park and Ride site and railway station, on the Severn Beach Line.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Development considerations:

Development should:

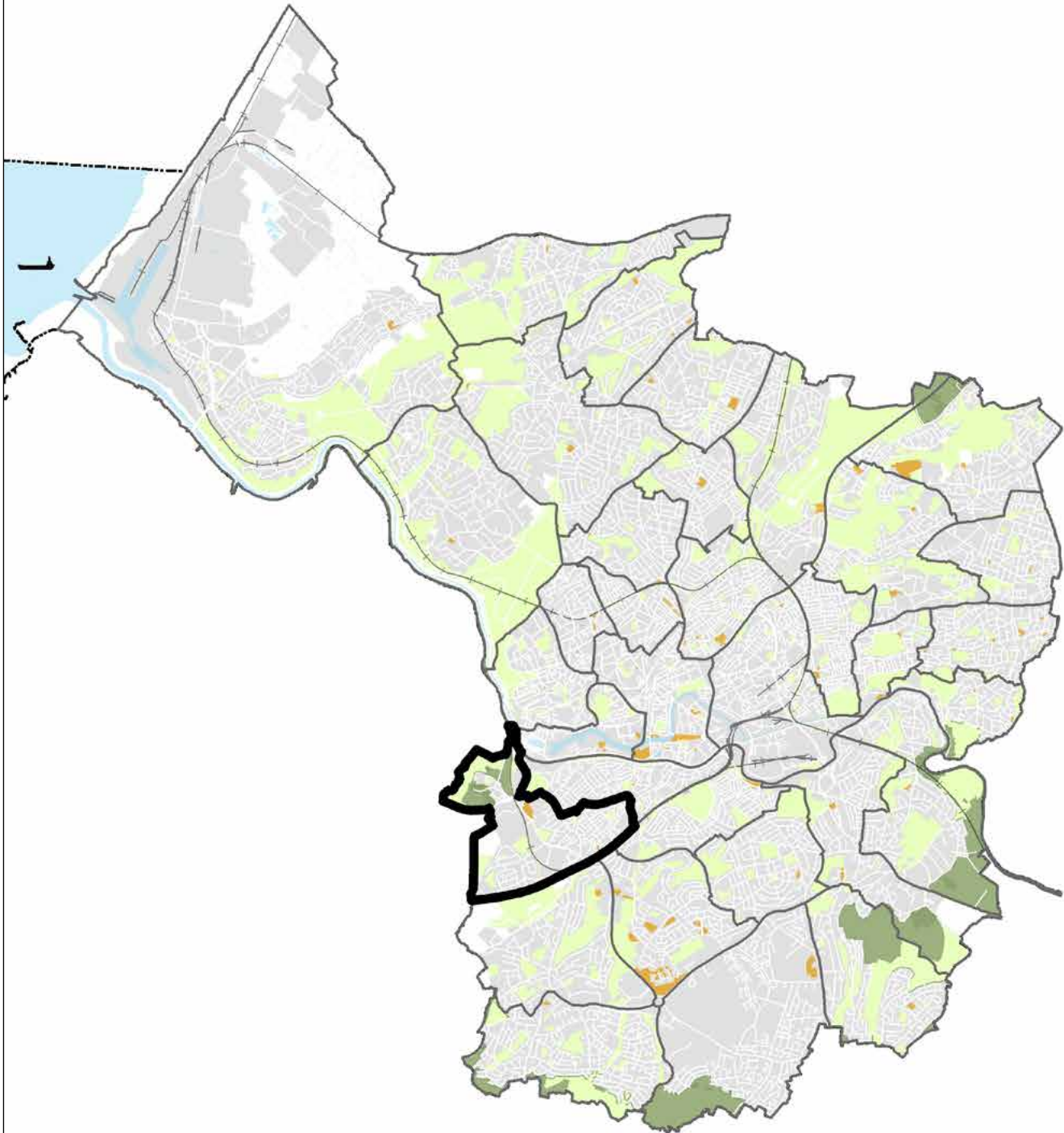
- provide for improvements and ongoing maintenance and management to the adjacent open space;
- provide natural surveillance over adjacent open space;
- retain the footpaths running through the site;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to take account of existing or established rights of access;
- be designed to safeguard the amenity of neighbouring residential properties.

Estimated capacity

Estimated capacity of 10 homes

Bedminster Ward

This section sets out development allocations in the Bedminster ward.



Site reference:

BDA0302

Ward:

Bedminster

Site address/location:

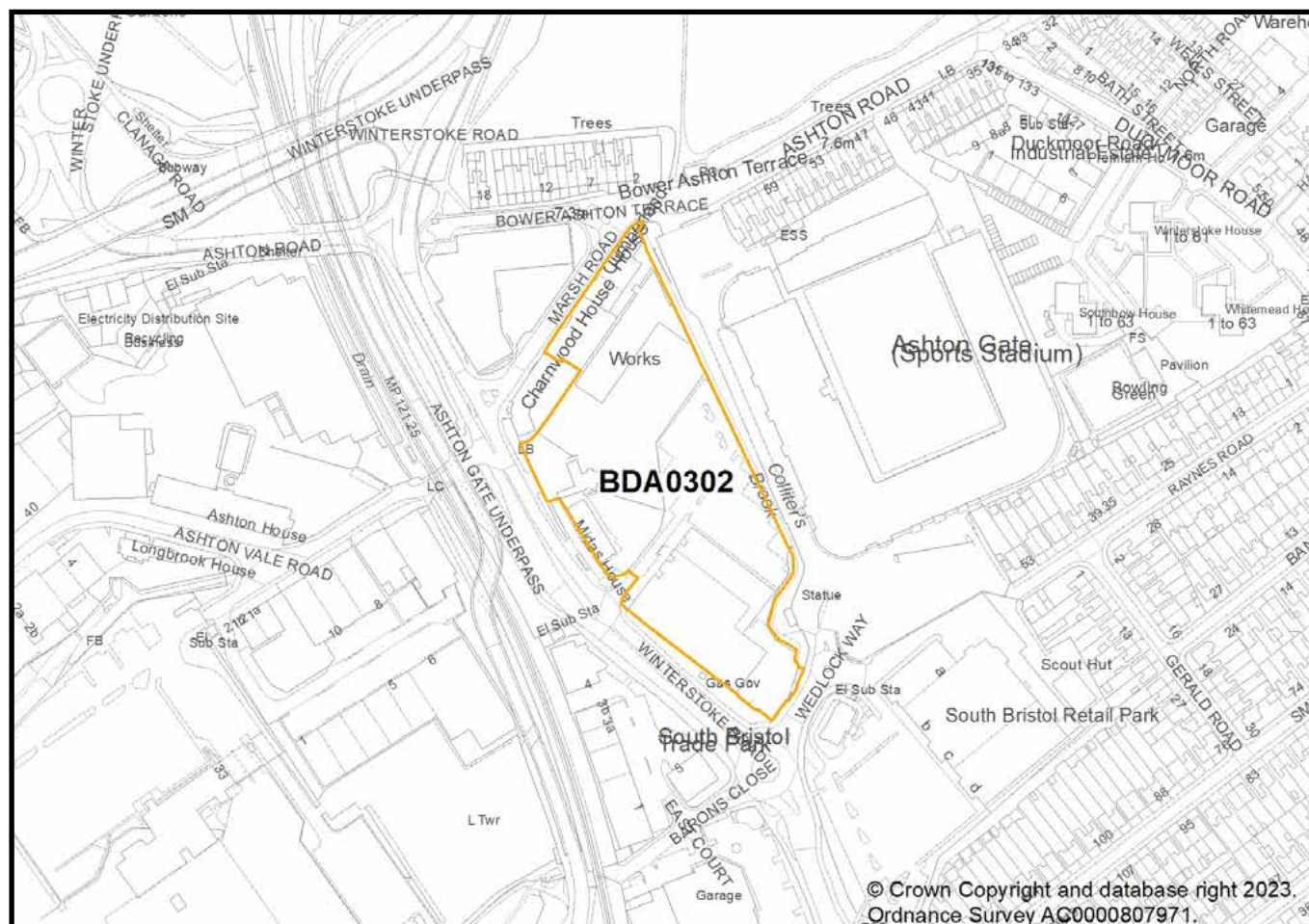
Land to the west of Ashton Gate Stadium,
Marsh Road / Winterstoke Road,
Ashton Gate

Site description:

The land currently contains a mix of retail
and trade uses

Site area:

2.2 hectares



Proposed allocation:

Mixed-use, which could include: offices, hotel, sports, leisure and housing.

Reasons for allocation:

The site's location adjacent to the Ashton Gate stadium provides an opportunity to co-ordinate related land uses and secure a more efficient use of land with a mix of complementary uses.

Development considerations:

Development should:

- Provide suitable access for uses proposed on site;
- Provide a contextual, heritage-led response which has regard to long distance views, including views of the Avon Gorge and Suspension bridge from Bedminster Down, and which respects the visibility of the site, including in the setting of Ashton Court;
- Be supported by a transport assessment which evaluates existing accessibility and makes development-specific recommendations to enable access by walking, cycling and public transport;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk from different flood sources, as the site is over 1 hectare in size and subject to surface water drainage issues;
- Maintain an 8m buffer adjacent with, and consider opportunities to open up, the main river (Old Colliter's Brook) located on the eastern boundary, to ensure both maintenance access to the river and deliver environmental enhancements;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A3029 Winterstoke Road; and
- Integrate green infrastructure within development.

Estimated capacity

Estimated capacity of 125 has been established by planning permission 21/03165/F

Site reference:

BDA0304

Ward:

Bedminster

Site address/location:

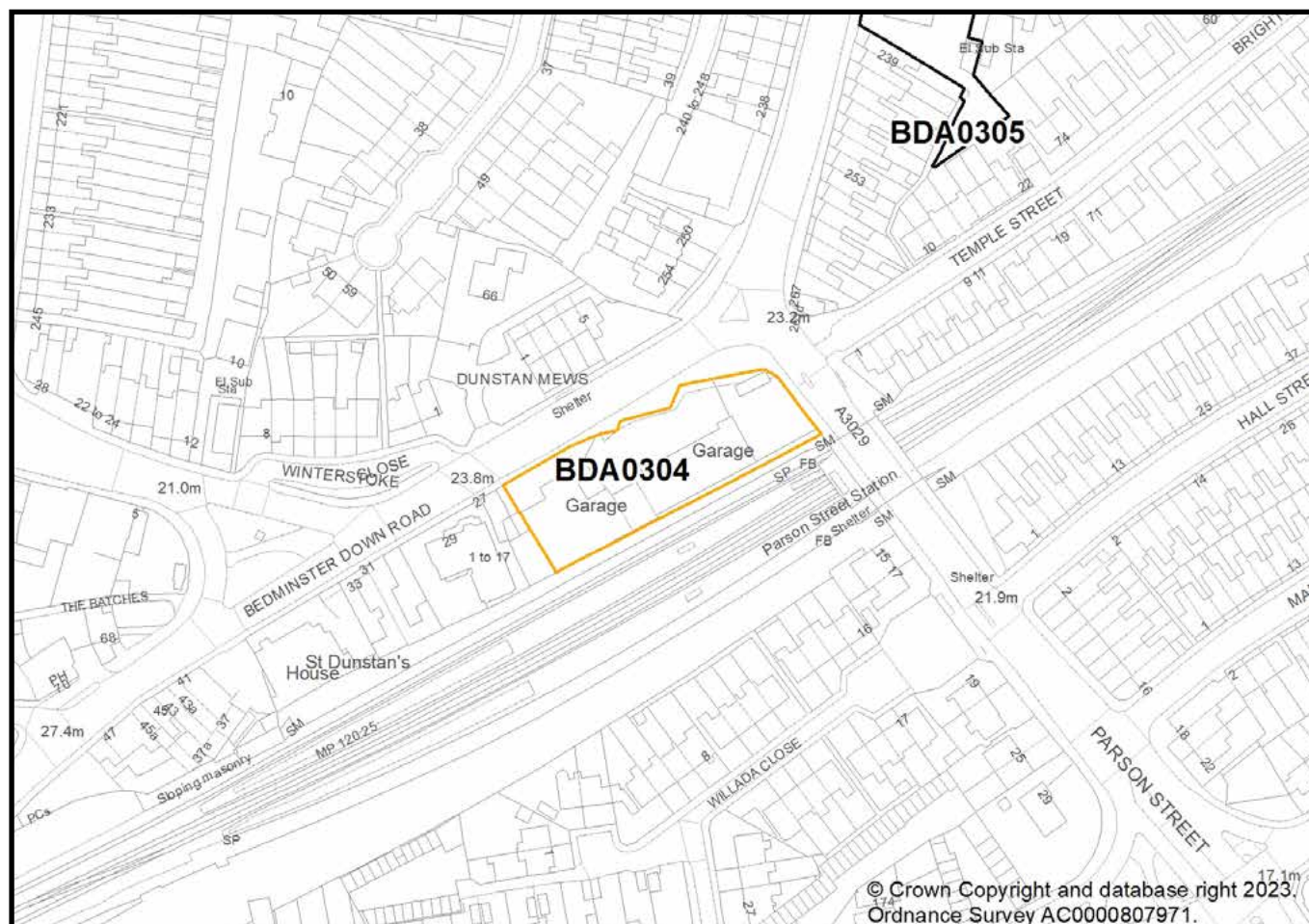
1 – 25 Bedminster Down Road, Bedminster

Site description:

The land is currently in use as business and leisure uses

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes and workspace would represent a more efficient use of land. The site is in a sustainable and accessible location, through its proximity to Parson Street Station.

Development considerations:

Development should:

- Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and highway, to ensure free-flow of public transport and general traffic;
- Consider the potential for improved accessibility to Parson Street Railway Station;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent Bedminster Down Road and railway;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Parson Street Station' Wildlife Network Site;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area

Estimated capacity

Estimated capacity of 20 homes

Site reference:

BDA0305

Ward:

Bedminster

Site address/location:

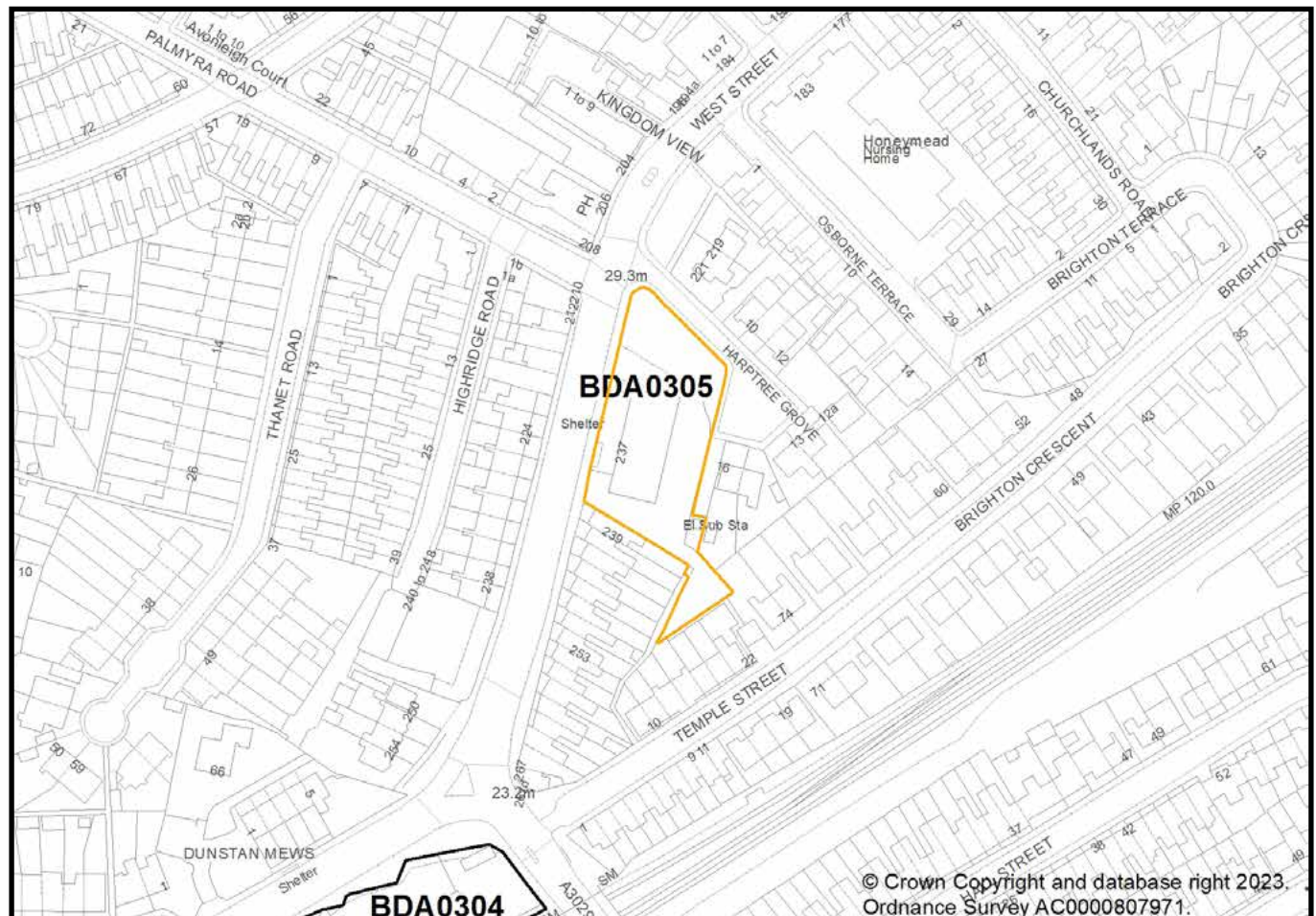
233 – 237 West Street, Bedminster

Site description:

The site is currently in vehicle repair use

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes and workspace would represent a more efficient use of land. The site is in a sustainable and accessible location, through its proximity to Parson Street Station.

Development considerations:

Development should:

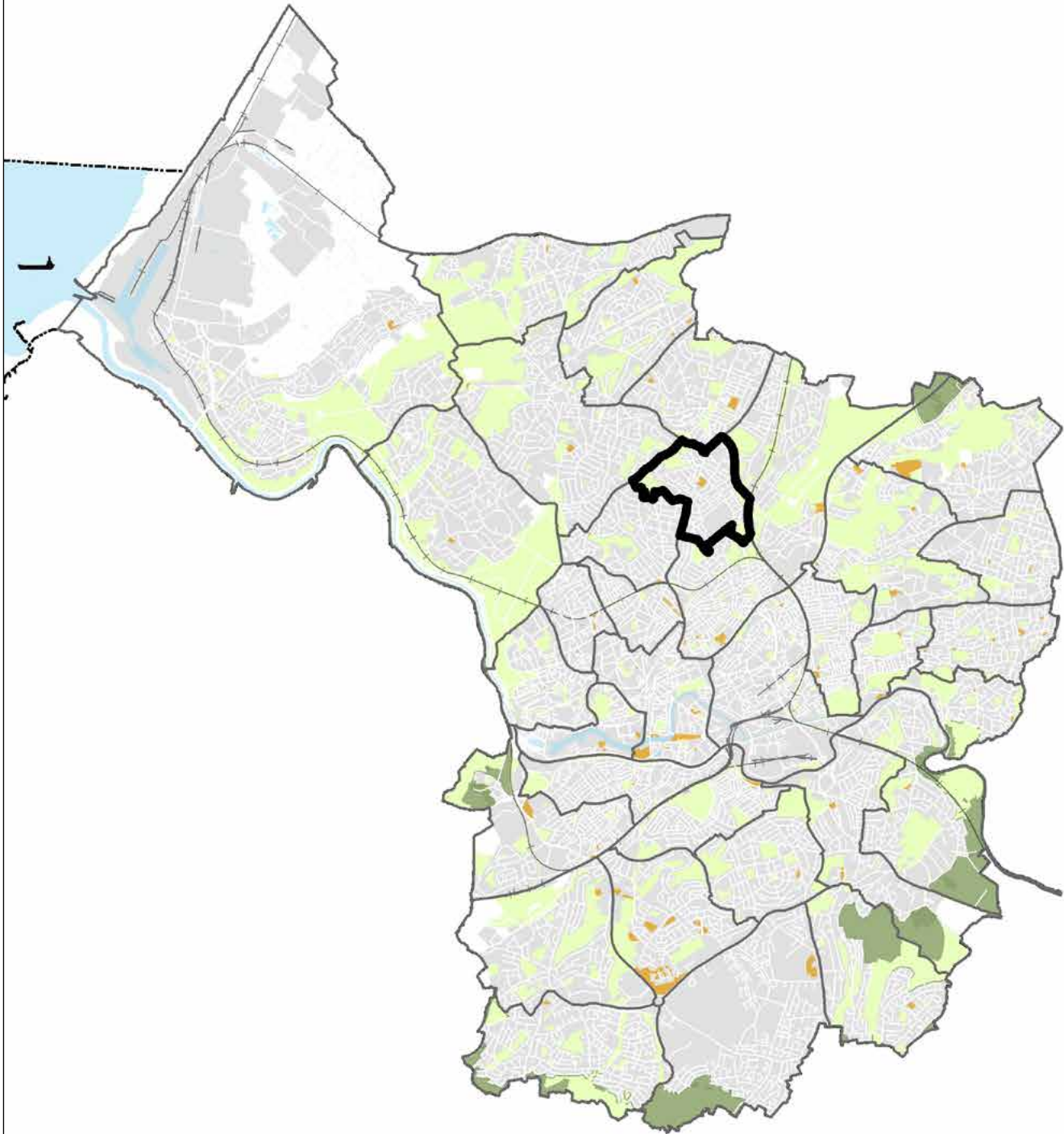
- Provide suitable access to the site with appropriate servicing, which safeguards the free-flow of public transport and general traffic on West Street;
- Be designed so that the buildings fronting West Street reflect the existing context, including building line;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Be informed by an air quality assessment as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 20 homes

Bishopston and Ashley Down Ward

This section sets out development allocations in the Bishopston and Ashley Down ward.



Site reference:

BDA0401

Ward:

Bishopston and Ashley Down

Site address/location:

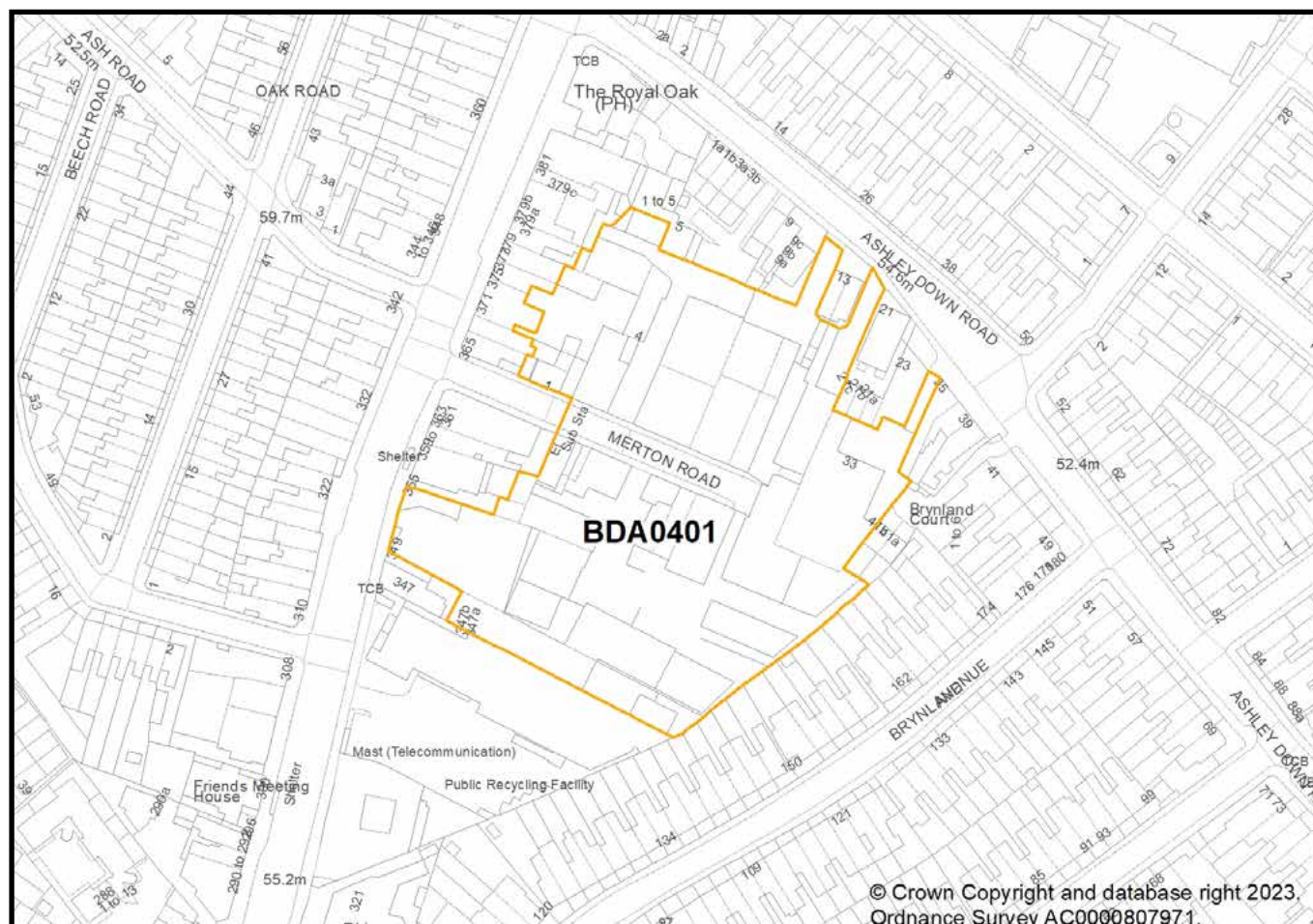
Land at Gloucester Road / Merton Road,
Horfield

Site description:

The site is currently a mix of leisure uses
and workspace

Site area:

1.2 hectares



Proposed allocation:

Comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for residential-led mixed uses, which incorporates flexible workspace and community uses would represent a more efficient use of land in a predominantly residential context adjacent to a Town Centre.

Development considerations:

Development should:

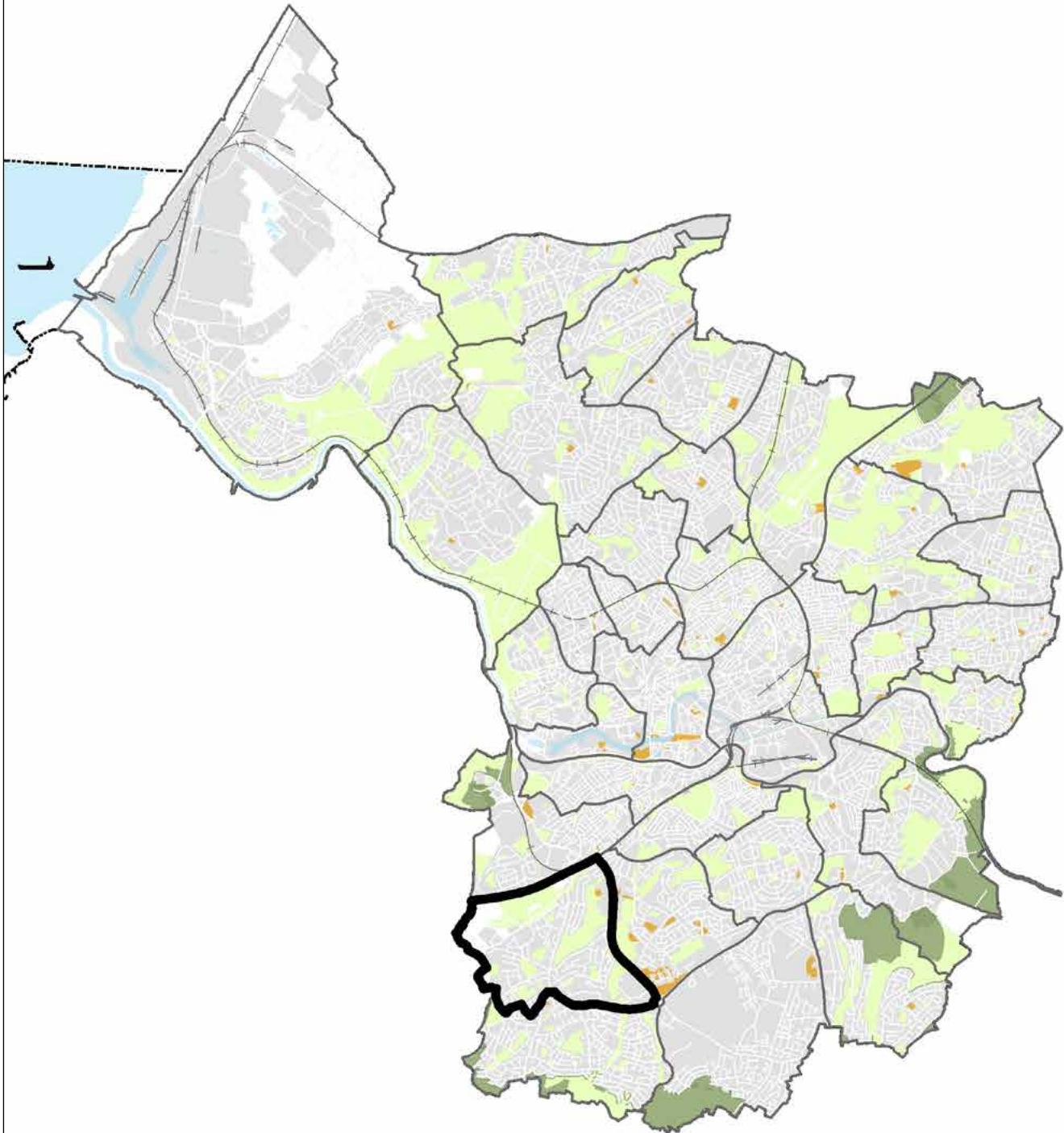
- Provide suitable access to the site, including improvements to Merton Road, with appropriate servicing which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic;
- Deliver high quality linkages / permeability through the site for pedestrians and cyclists, between Ashley Down Road and Gloucester Road;
- Provide an element of mixed use on the site. Active ground floor uses should be maintained and enhanced where the site fronts Gloucester Road, as the site is adjacent to the Gloucester Road Town Centre;
- Be informed by an assessment of potential heritage assets and explore opportunities for adaptive re-use of any potential assets;
- Be informed by a site-specific flood risk assessment, as the site is over a hectare and is at risk of flooding from surface water. Drainage strategies should prioritise sustainable drainage systems and ensure no increased flood risk;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and
- Be supported by an air quality assessment, as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 100 homes. This is likely to be a maximum as it is proposed to provide a mix of uses.

Bishopsworth Ward

This section sets out development allocations in the Bishopsworth ward.



Site reference:

BSA1305

Ward:

Bishopsworth

Site address/location:

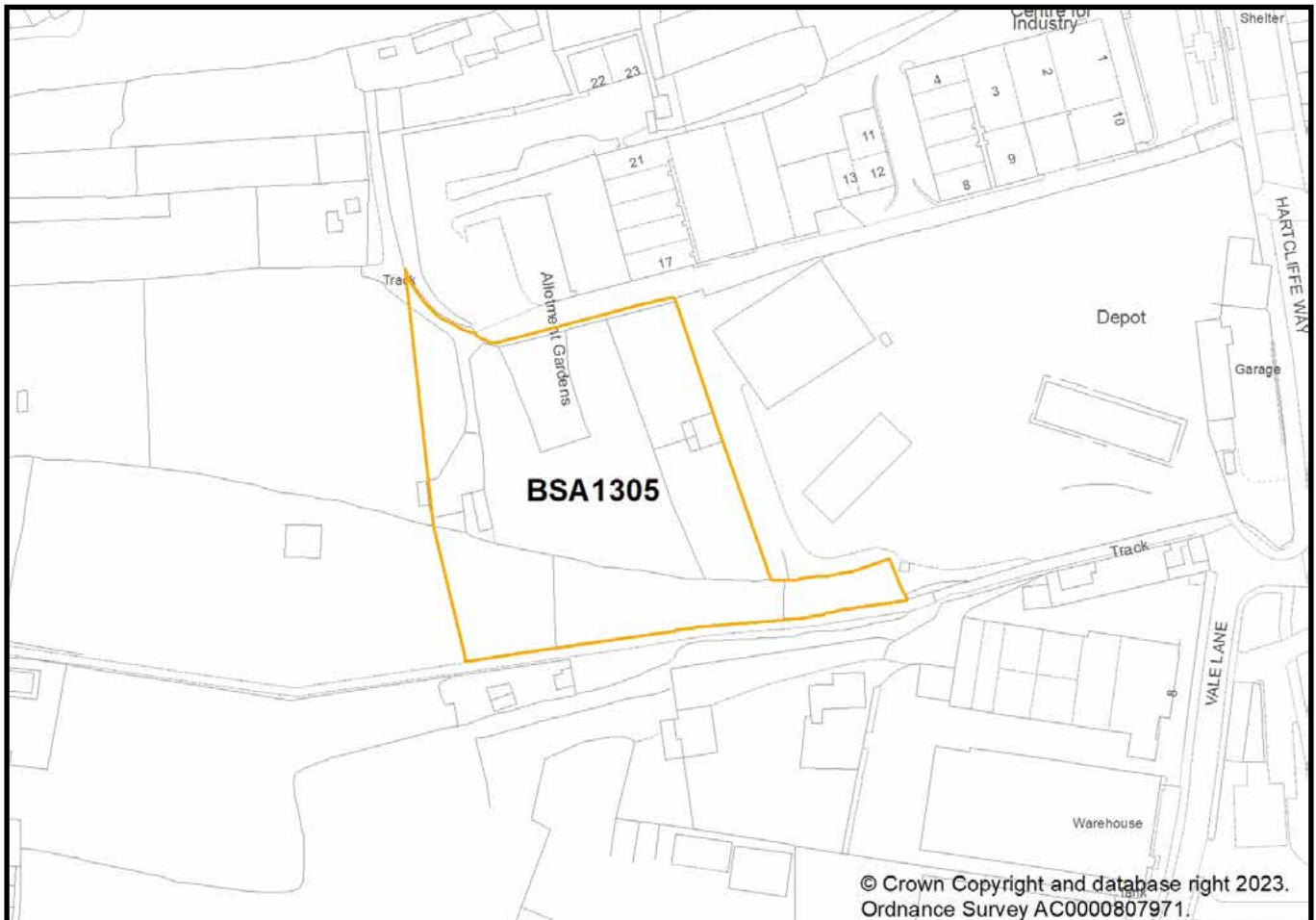
Land to the north-west of Vale Lane,
Bedminster Down

Site description:

The land is currently undeveloped

Site area:

0.8 hectares



Proposed allocation:

Industry and Warehousing

Reasons for allocation:

An industry and warehousing allocation is appropriate as:

- It reflects the aspirations of Development Strategy which seek the provision of new industrial and warehousing land to support economic regeneration and growth in South Bristol.
- The site adjoins an established, functioning industrial estate which has seen recent investment in new buildings. This is considered to increase the likelihood of the delivery of this allocation.
- In terms of their amenity and pollution impacts, industry and warehousing are likely to be land uses which are compatible with the surrounding context of industrial uses to the north, east and south and open space to the west.

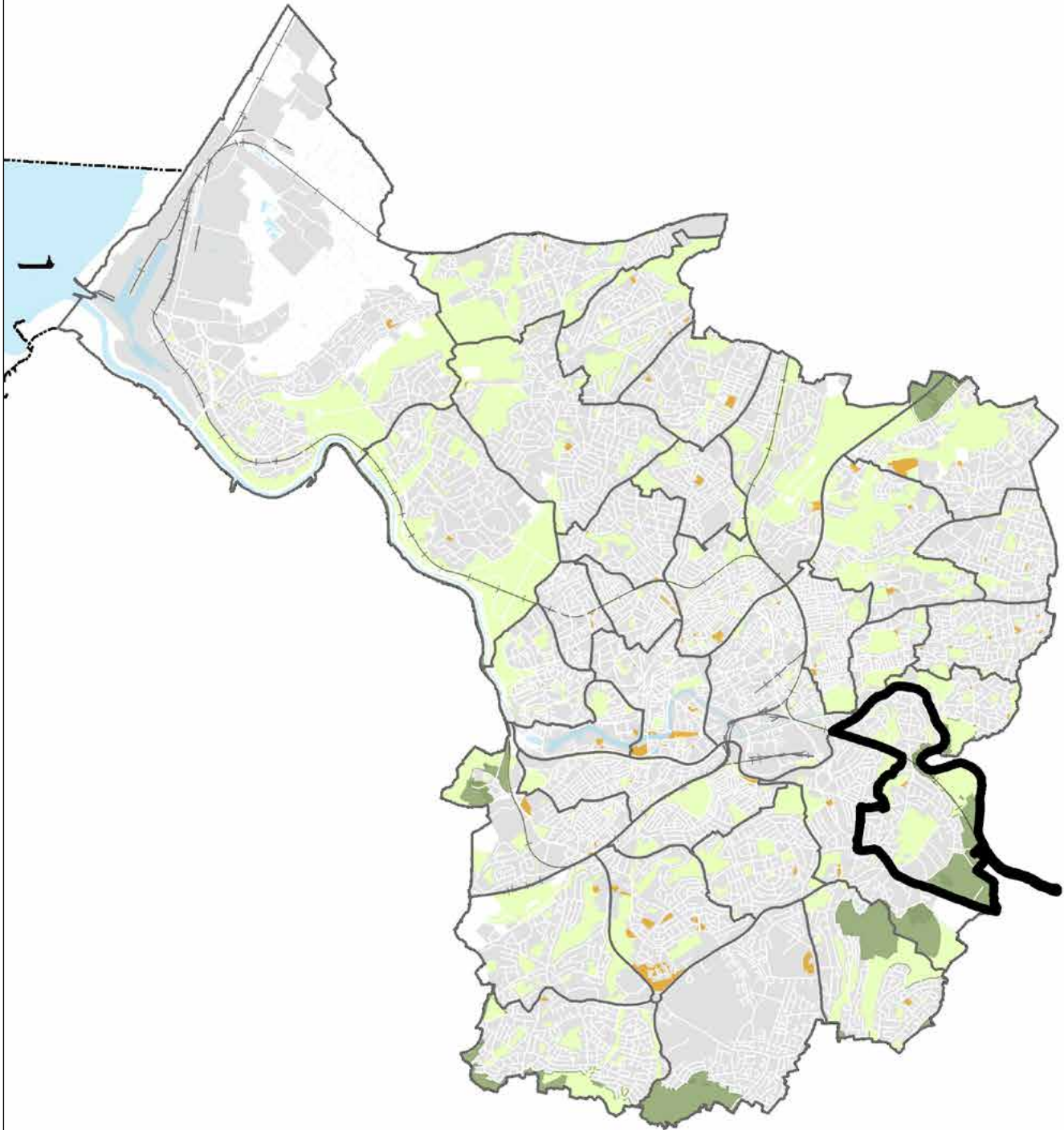
Development considerations:

Development should:

- be designed to take account of long distance views towards the site;
- be informed by an ecological survey of the site and make provision for mitigation measures, which will include a financial contribution towards ecological enhancements within the adjacent Site of Nature Conservation Interest. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features.

Brislington East Ward

This section sets out development allocations in the Brislington East ward.



Site reference:

BDA0601

Ward:

Brislington East

Site address/location:

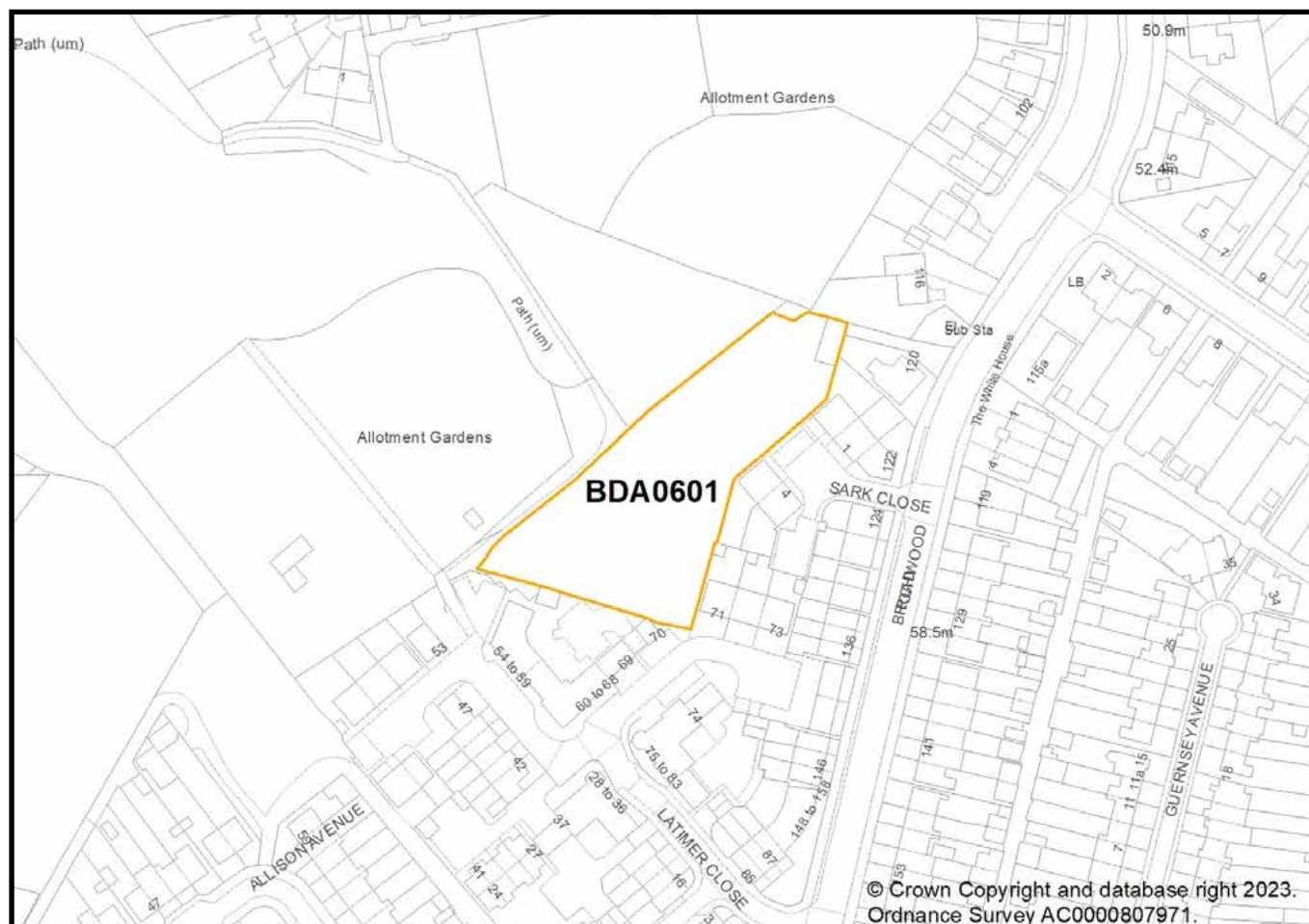
Land at Latimer Close, Brislington

Site description:

The land is currently undeveloped

Site area:

0.4 hectares



Proposed allocation:

Housing

Reasons for allocation:

The site is undeveloped, and land is not required for open space or other purposes.

Development considerations:

Development should:

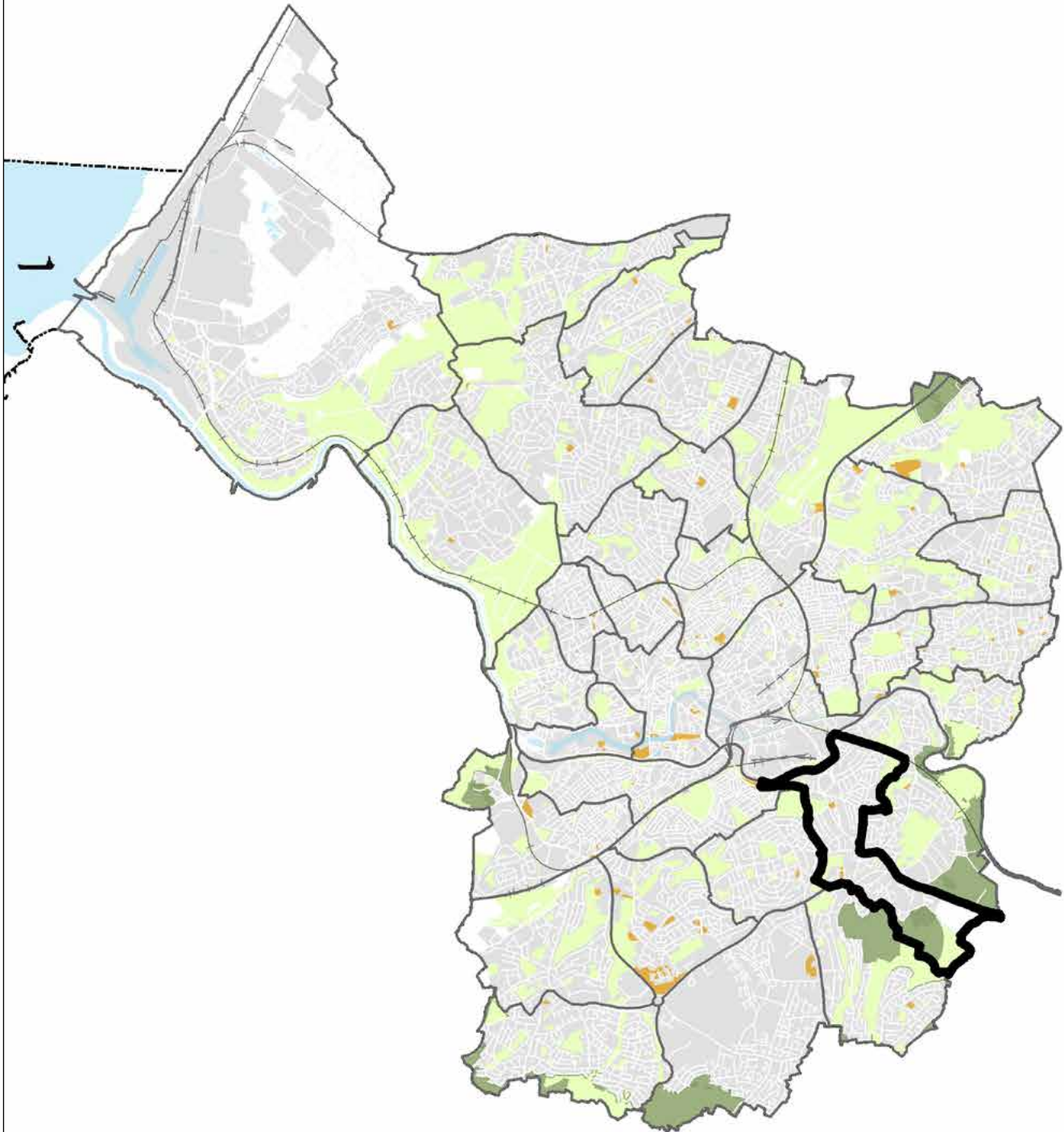
- Provide suitable access;
- Consider opportunities to enhance pedestrian linkages to adjacent green infrastructure;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures including respecting the adjacent St Anne’s Site of Nature Conservation Interest (SNCI);
- Maintain or strengthen the integrity and connectivity of the ‘Brooklea Allotment’ Wildlife Network Site; and
- Retain and integrate important trees located within the site.

Estimated capacity

Estimated capacity of 19 homes.

Brislington West Ward

This section sets out development allocations in the Brislington West ward.



Proposed allocation:

Housing

Reasons for allocation:

The site is undeveloped, and the land is not required for open space or other purposes.

Development considerations:

Development should:

- Provide suitable access;
- Consider the interface with, and safeguard delivery of, the proposed Callington Road Link;
- Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, and ensure development is sited appropriately within lower risk areas, as the site is subject to flood risk and surface water drainage issues;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures;
- Maintain or strengthen the integrity and connectivity of the 'Land adjacent to Callington Road Hospital' Wildlife Network Site; and,
- Incorporate sustainable drainage systems in the higher flood risk area to the south of the site to integrate the Wildlife Network Site and promote biodiversity.

Estimated capacity

Estimated capacity of 40 homes.

Site reference:

BDA0703

Ward:

Brislington West

Site address/location:

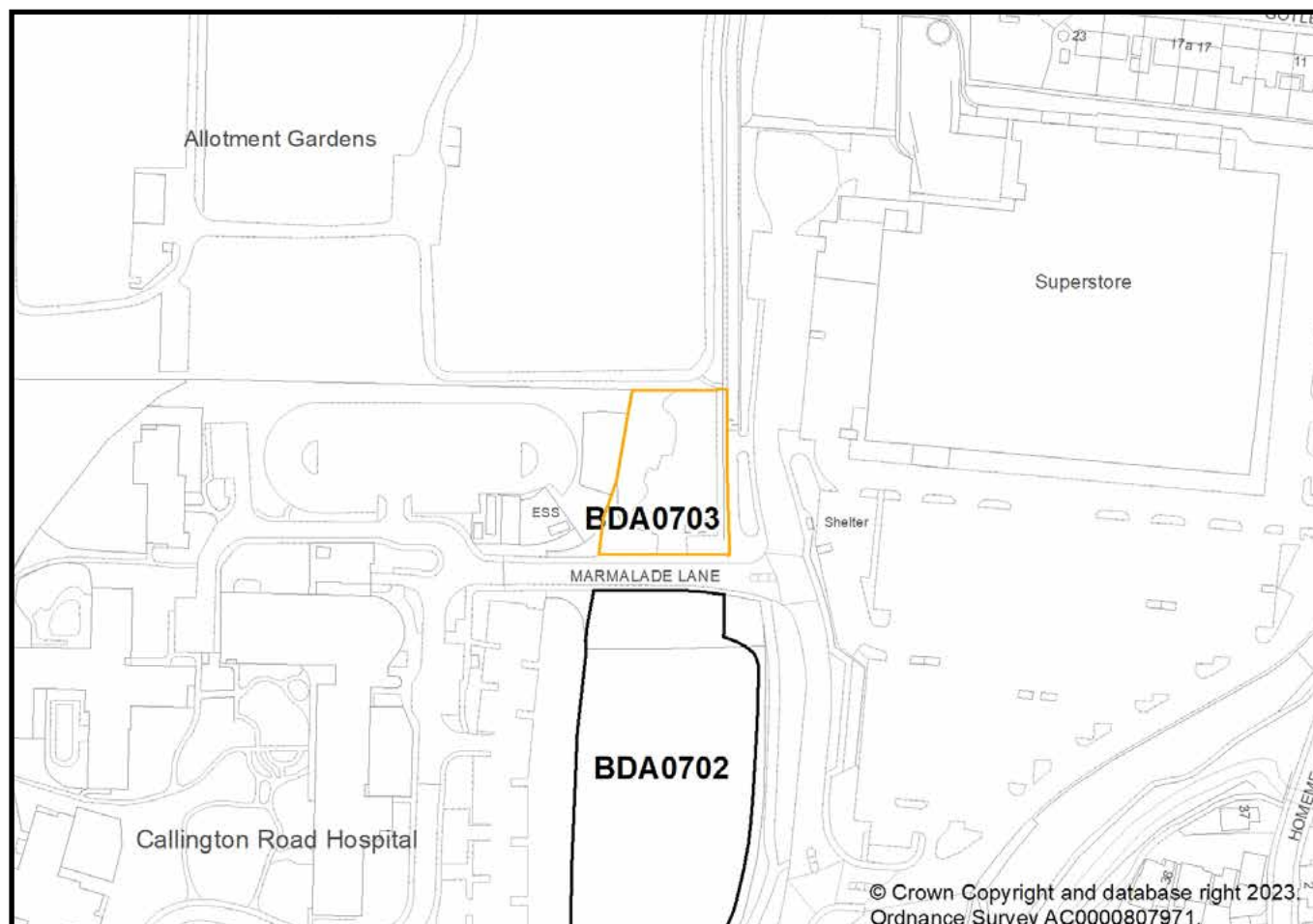
Land at Marmalade Lane (south), Brislington

Site description:

The land is currently vacant hardstanding

Site area:

0.1 hectares



Proposed allocation:

Housing

Reasons for allocation:

The site is undeveloped, and the land is not required for open space or other purposes.

Development considerations:

Development should:

- Provide suitable access;
- Consider the interface with, and safeguard delivery of, the proposed Callington Road Link;
- Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Consider surface water mitigation, as the site is potentially subject to surface-water drainage issues;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures; and
- Maintain or strengthen the integrity and connectivity of the 'Talbot Road Allotments' Wildlife Network Site.

Estimated capacity

Estimated capacity of 15 homes.

Site reference:

BSA1207

Ward:

Brislington West

Site address/location:

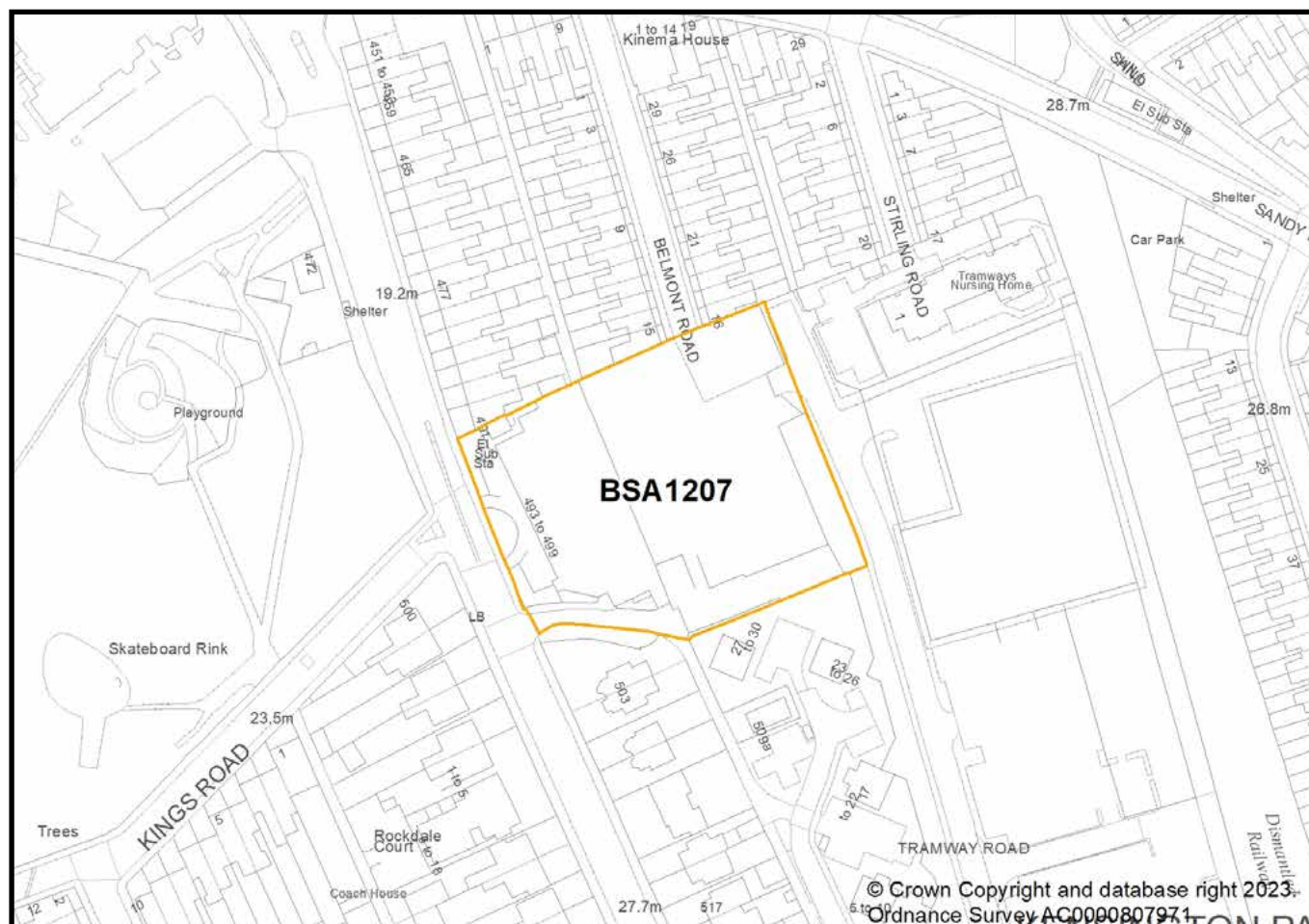
Bath Road, Kensington Park, near Arno's Vale

Site description:

The site comprises vacant commercial premises and hardstanding

Site area:

0.7 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a largely residential context and is currently underused, therefore the allocation represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- It is in a sustainable location approximately 300m from the shops and services of Sandy Park Road Local Centre and close to the supermarket at Castle Court and bus routes along Bath Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

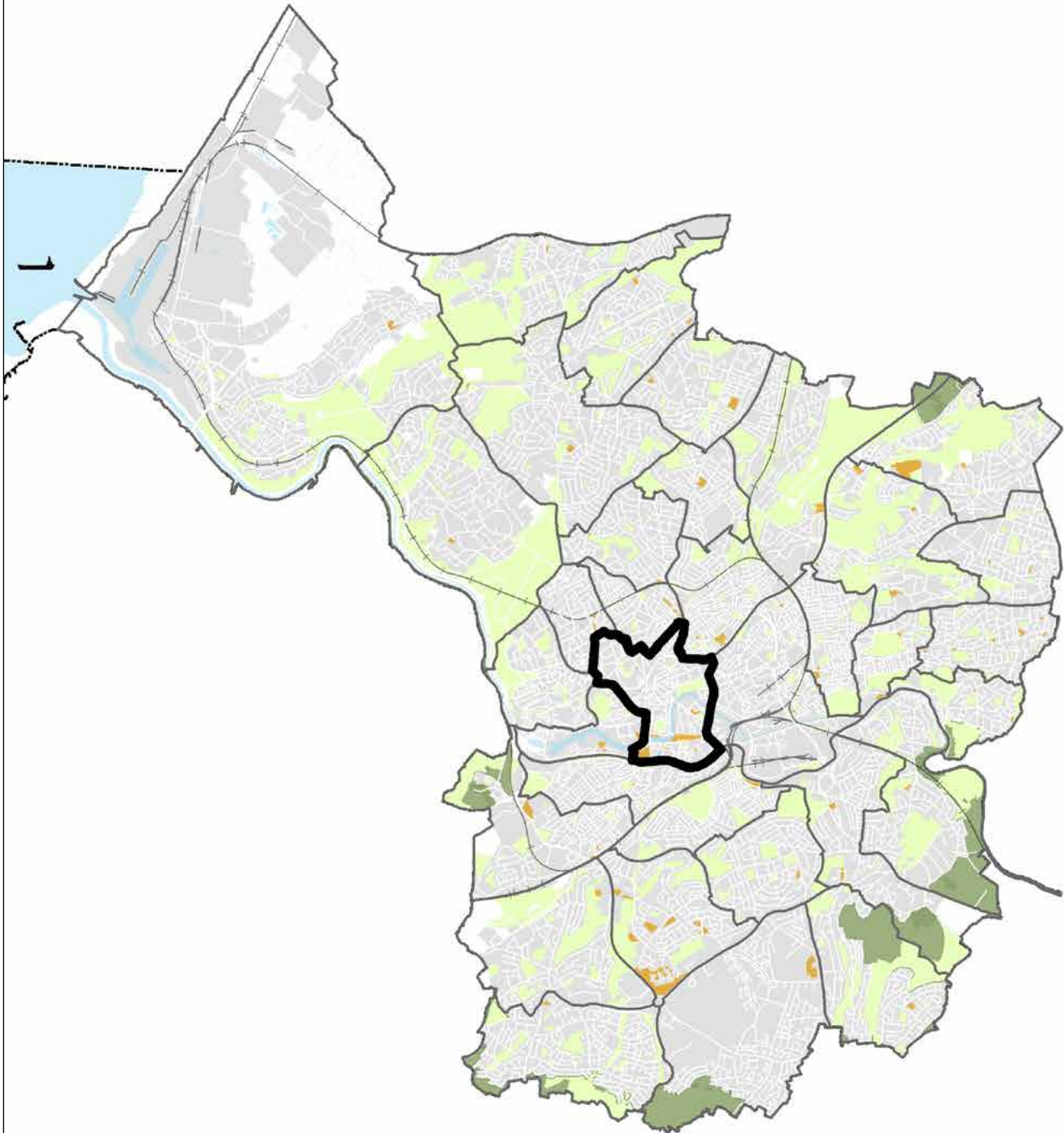
- Address noise and pollution issues from Bath Road.

Estimated capacity

Estimated capacity of 85 homes.

Central Ward

This section sets out development allocations in the Central ward.



Site reference:

BDA0801

Ward:

Central

Site address/location:

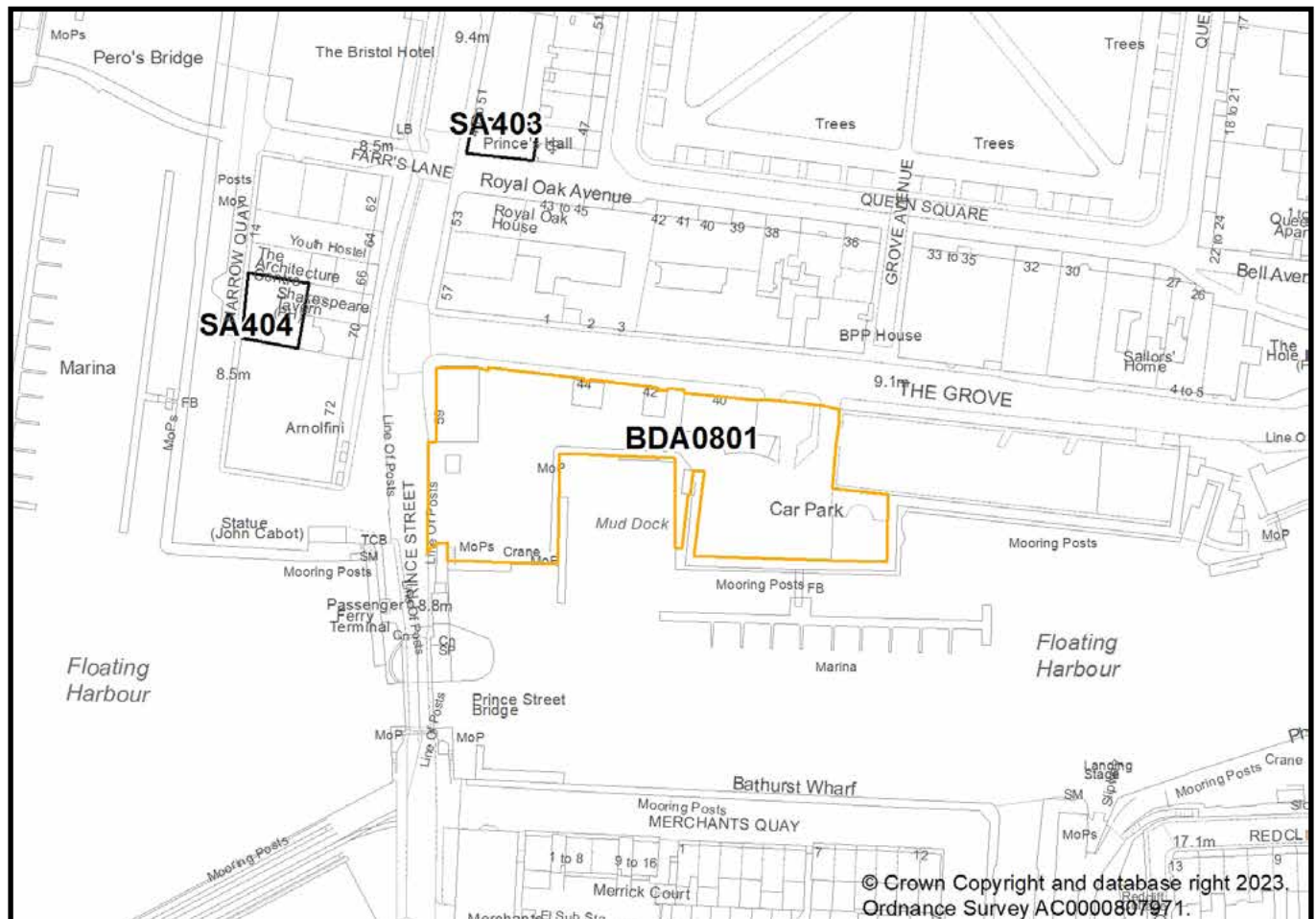
The Grove Car Park, The Grove and Prince Street, Harbourside

Site description:

The site is currently in use as a car park, offices, workshop, café and bike shop

Site area:

0.5 hectares



Proposed allocation:

Site would be considered appropriate for a number of city centre uses, including housing to create a more efficient use of land.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would offer potential for more efficient use of the land.

Development considerations:

Development should:

- Incorporate active ground floor uses to the Grove, Princes Street and the quayside walkway;
- Provide a contextual, heritage-led response to design, retaining the listed and unlisted buildings of merit on the site, and the setting of adjacent listed and unlisted buildings of merit, taking account of the City and Queen Square Conservation Area;
- Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels;
- Retain and enhance a high quality Quayside Walkway in accordance with planning policy BCAP32: Quayside walkways and incorporate footway enhancements on The Grove and Prince Street;
- Retain or re-provide existing trees as required by Policy BG4: Green Infrastructure Provision;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Respond to Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Be informed by an ecological survey, and seek to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site;
- Retain secure, independent access to existing moorings and enable continued harbour operations, including the service and maintenance of boats and operation of the dockside crane;
- Take account of underground infrastructure;
- Retain or re-provide electric vehicle charging points;
- Explore options for energy generation on site.

Site reference:

BDA0802

Ward:

Central

Site address/location:

Land at Redcliffe Way

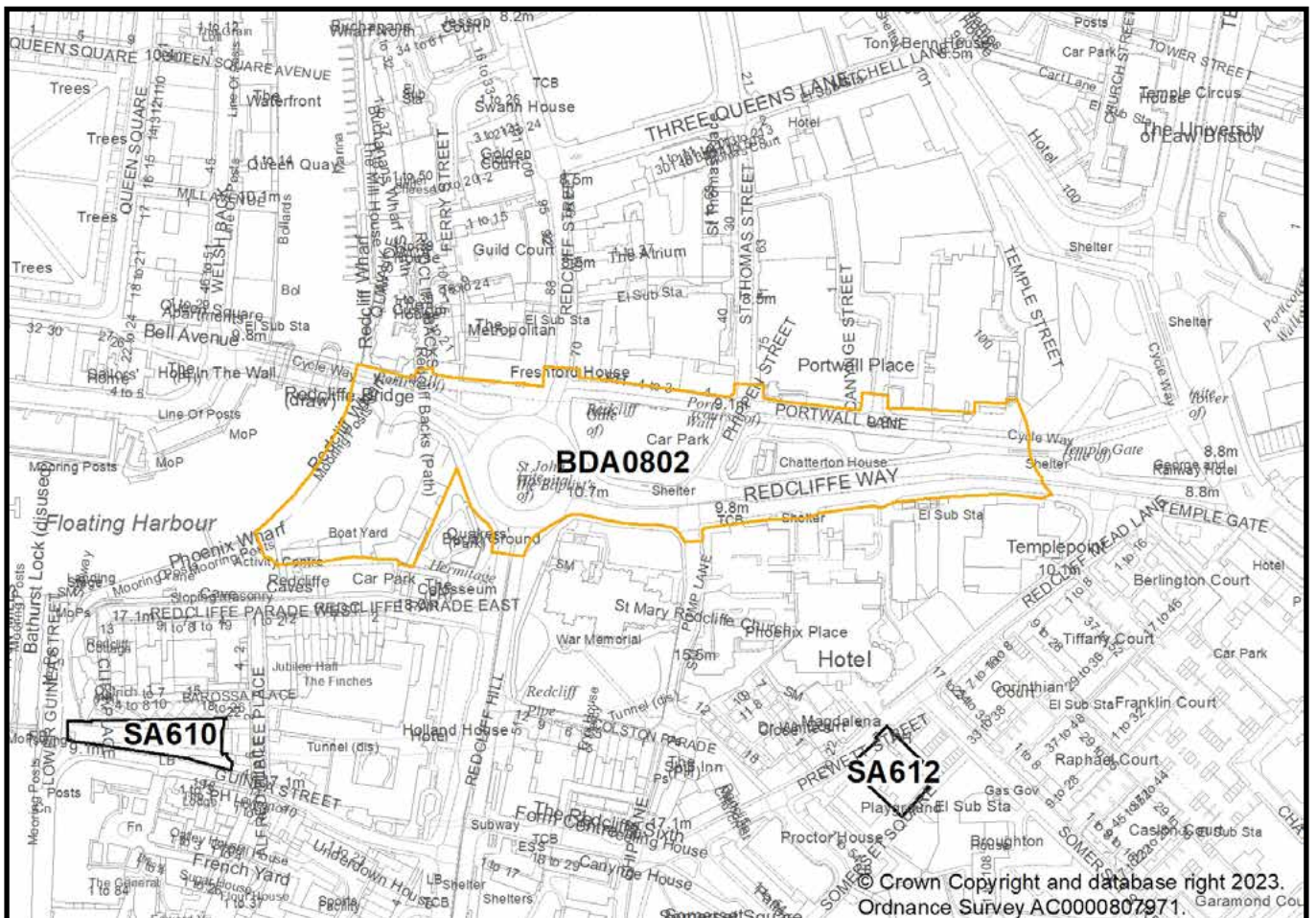
Site description:

The site covers a central area of the city accommodating a variety of uses including Redcliffe Wharf, road infrastructure, Chatterton’s House and car parking



Site area:

3.15 hectares



Proposed allocation:

On appropriate sites the area would be suitable for residential led growth, supported by a mix of uses including offices, community infrastructure, leisure uses and culture / tourism uses, which may include hotel uses. An element of retail will be acceptable on appropriate sites subject to consideration of its impact on other designated shopping areas.

Reasons for allocation:

Should the site within the area become available or no longer be required in their current layout, redevelopment for a number of city centre uses including new homes would offer potential for more efficient use of the land.

Development considerations:

Development should:

- provide improved pedestrian and cycle routes between Temple Meads and Queen Square and between Redcliffe and Bedminster on relevant sites;
- include residential development to encourage a stable, mixed residential population, including family housing and affordable housing;
- significantly improve the setting for St. Mary Redcliffe church,
- improve links between north and south Redcliffe and improve links between south and west Redcliffe
- provide an alignment for the proposed Bristol MetroBus route;
- include the reuse and sensitive restoration of the Grade II listed Thomas Chatterton’s house and school;
- Enhance the quality and accessibility of the network of green spaces in the area;
- Provide high architectural and environmental design standards to contribute to the place-making objectives for the area and the sustainability of the area;
- reduce the impact of traffic on the area;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems, ensure no increased flood risk and provide appropriate mitigation, where the site is subject to flood risk and / or is at risk of flooding from surface water; or is larger than one hectare in size.
- Be supported by a flood risk sequential test undertaken within the development allocation area which takes account of all reasonably available sites in the area, where the site is at risk of flooding now or with climate change.

It is proposed to continue the approach to the area taken in Bristol Central Area Plan (2015), Policy BCAP40: Redcliffe Way (site KS10)

Site reference:

SA101

Ward:

Central

Site address/location:

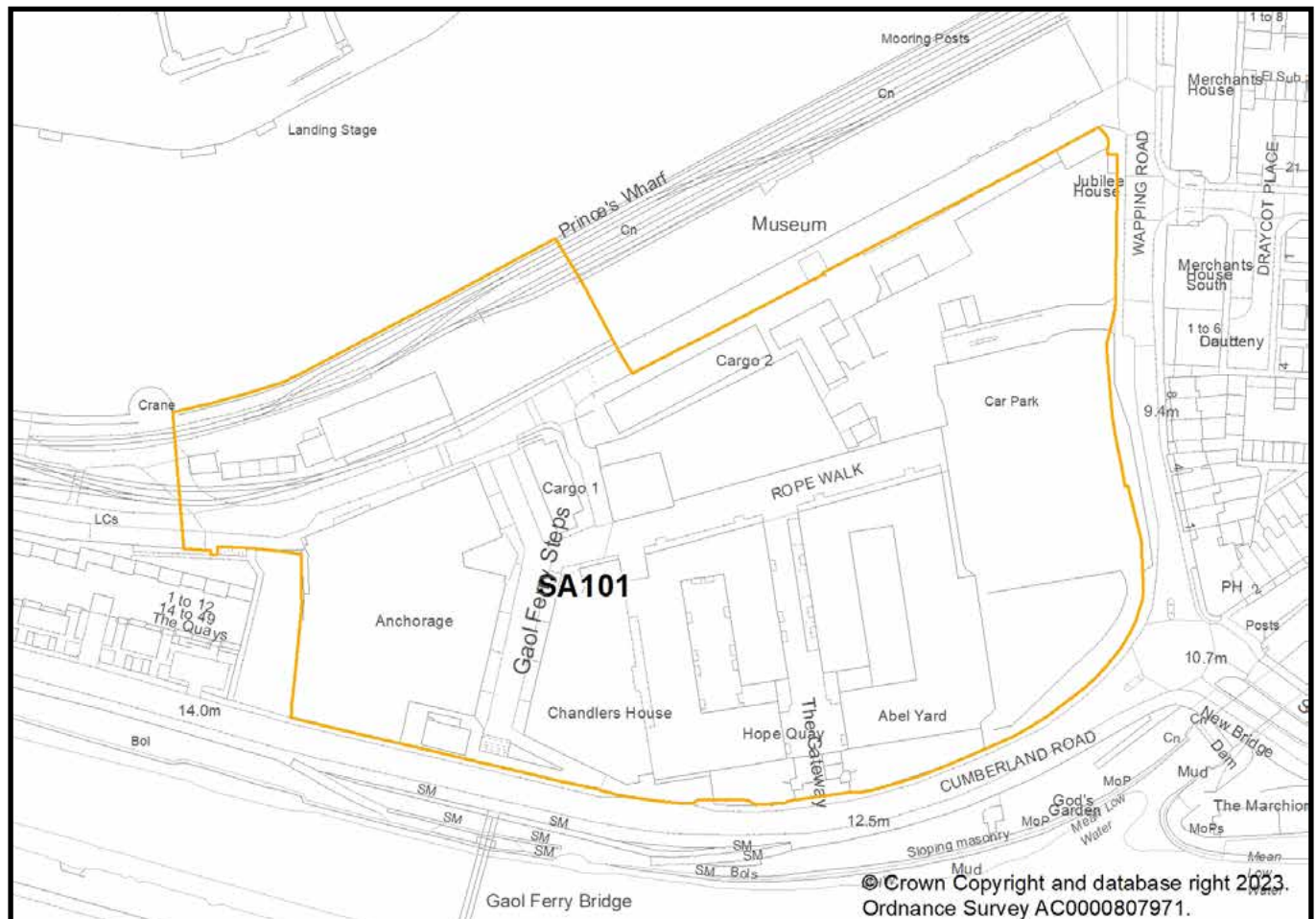
Wapping Wharf, Wapping Ward

Site description:

The site comprises cleared land that is being brought forward in phases for a mixed-use development

Site area:

3.45 hectares



Proposed allocation:

Housing/offices

Development considerations:

Development should:

- Incorporate active ground floor uses to Prince's Wharf / Wapping Wharf.
- Provide the secondary pedestrian route between the quayside walkway and Gaol Ferry Bridge;
- Provide an enhanced public realm in the area around M-Shed;
- Take account of the City Docks conservation area;
- Integrate surviving heritage assets such as building fragments and stone walls into its design;
- Be supported by a Flood Risk Assessment.

Estimated capacity

Estimated capacity of 600 homes.

Site reference:

SA202

Ward:

Central

Site address/location:

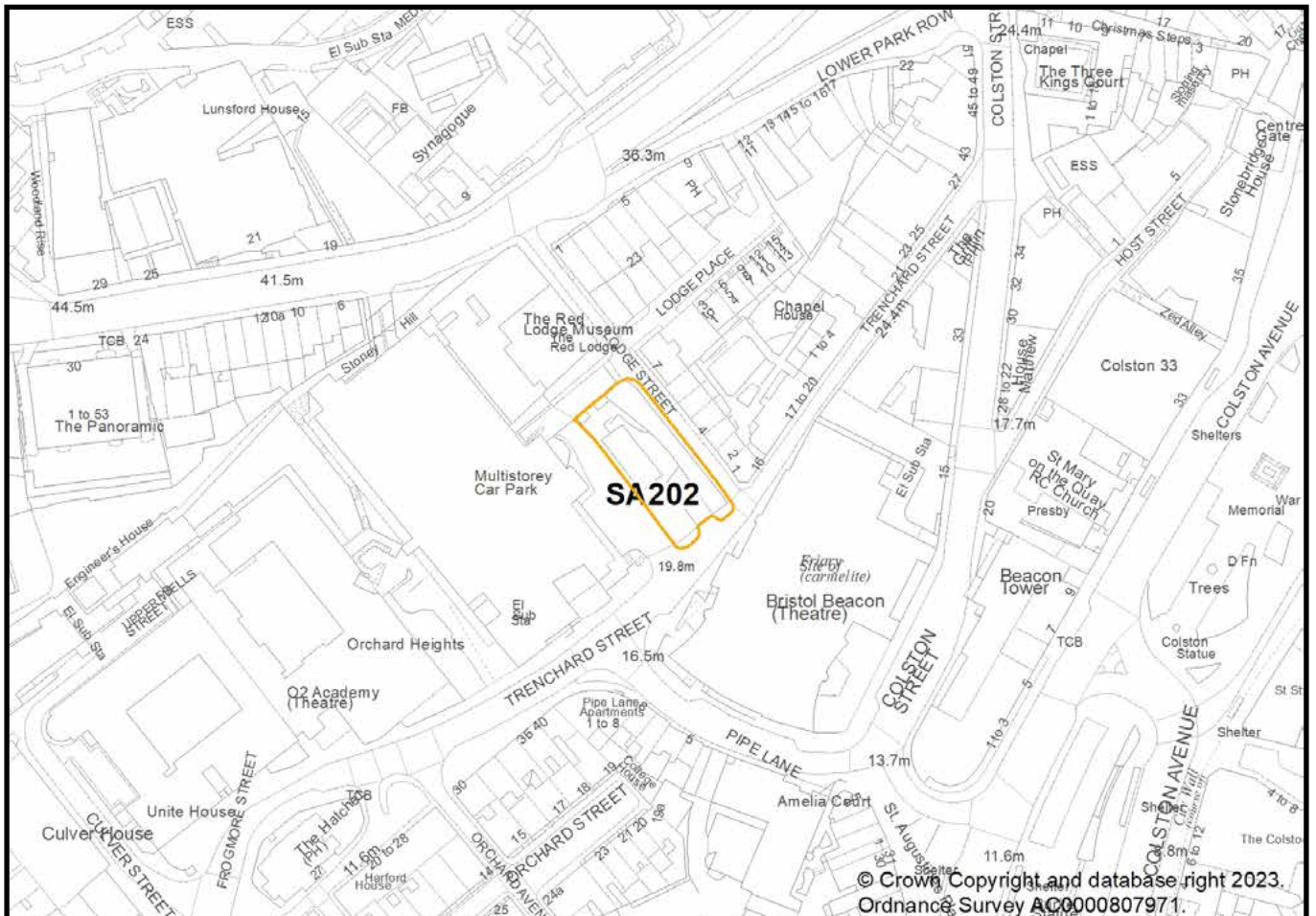
Land to the west of Lodge Street

Site description:

The site comprises long-term vacant land adjacent to Trenchard Street car park

Site area:

0.1 hectares



Proposed allocation:

Housing, specialist student accommodation

Development considerations:

Development should:

- Take account of the Tyndall's Park conservation area;
- Reflect the descending rhythm, height, scale and massing of development on the east side of Lodge Street;
- An active ground floor use to the Trenchard Street / Lodge Street corner will be encouraged.

Estimated capacity

Estimated capacity of 20 homes

Site reference:

SA301

Ward:

Central

Site address/location:

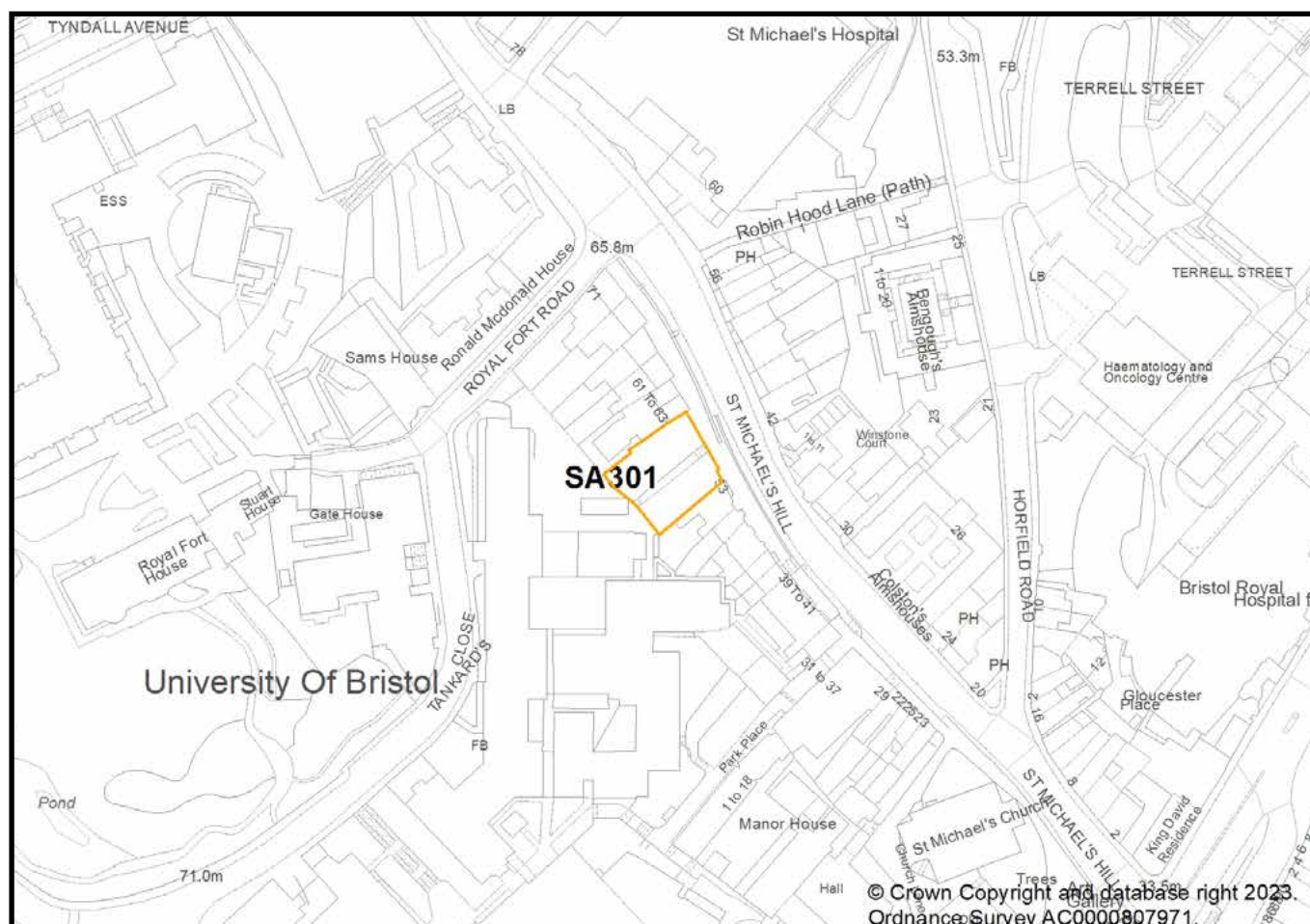
55 – 59 St. Michael’s Hill

Site description:

The site comprises long-term vacant land within the historic frontage of St. Michael’s Hill

Site area:

0.06 hectares



Proposed allocation:

Housing, specialist student accommodation, educational use

Development considerations:

Development should:

- Take account of the St. Michael's Hill and Christmas Steps conservation area;
- Reflect the descending rhythm, height, scale and massing of nearby buildings on the west side of St. Michael's Hill;
- Respect the character and setting of adjoining listed buildings;
- Retain the historic pedestrian route through the site.

Estimated capacity

Estimated capacity of 15 homes

Site reference:

SA403

Ward:

Central

Site address/location:

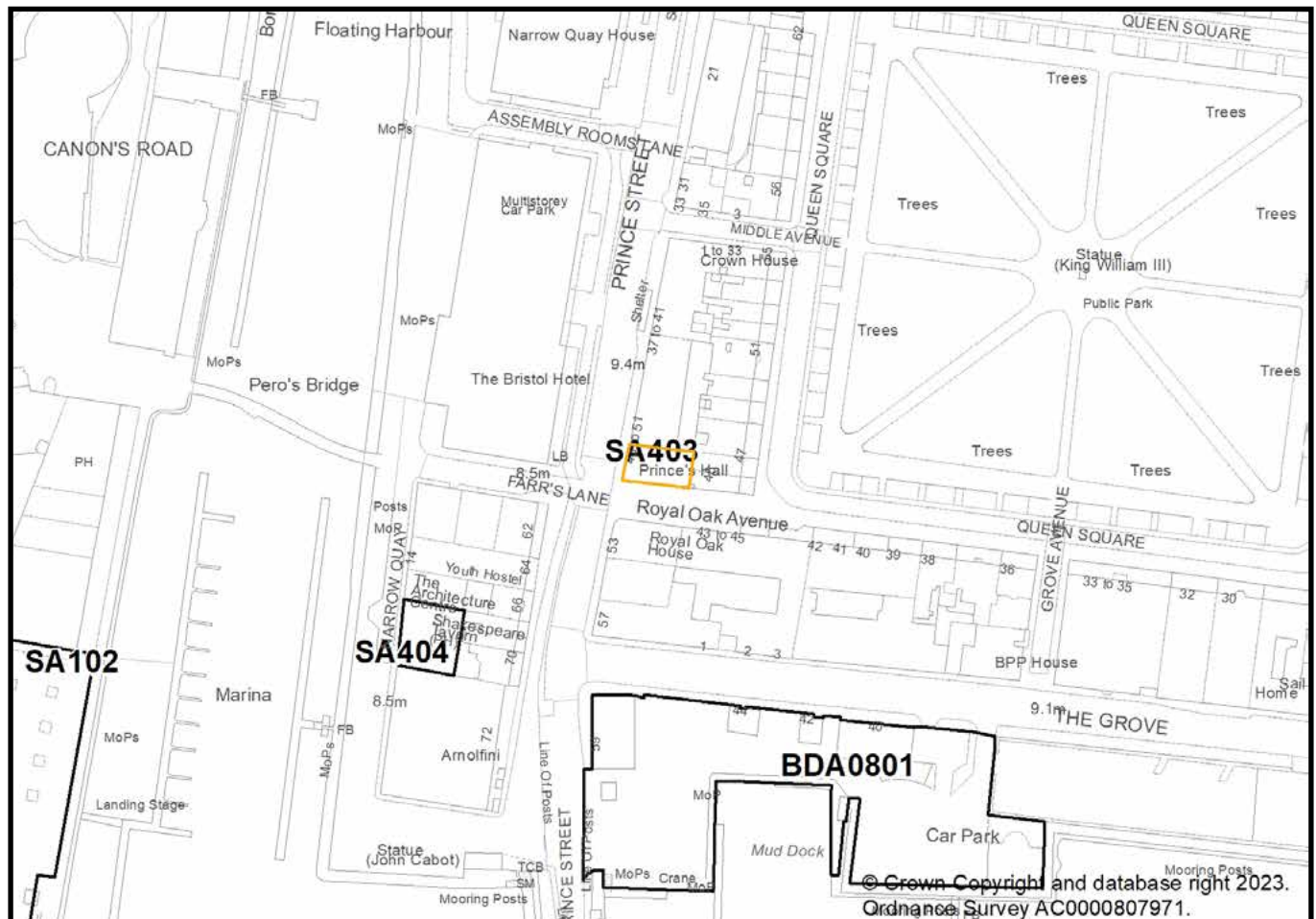
Old Seaman’s Chapel, Royal Oak Avenue, fronting Princes Street

Site description:

The site comprises a long-term vacant former chapel and commercial premises

Site area:

0.02 hectares



Proposed allocation:

Office/Workspace/Leisure/Housing

Development considerations:

Development should:

- Take account of the City & Queen Square conservation area;
- Reuse the existing chapel building;
- Be supported by a Flood Risk Assessment.
- The incorporation of active ground floor uses will be encouraged.

Site reference:

SA404

Ward:

Central

Site address/location:

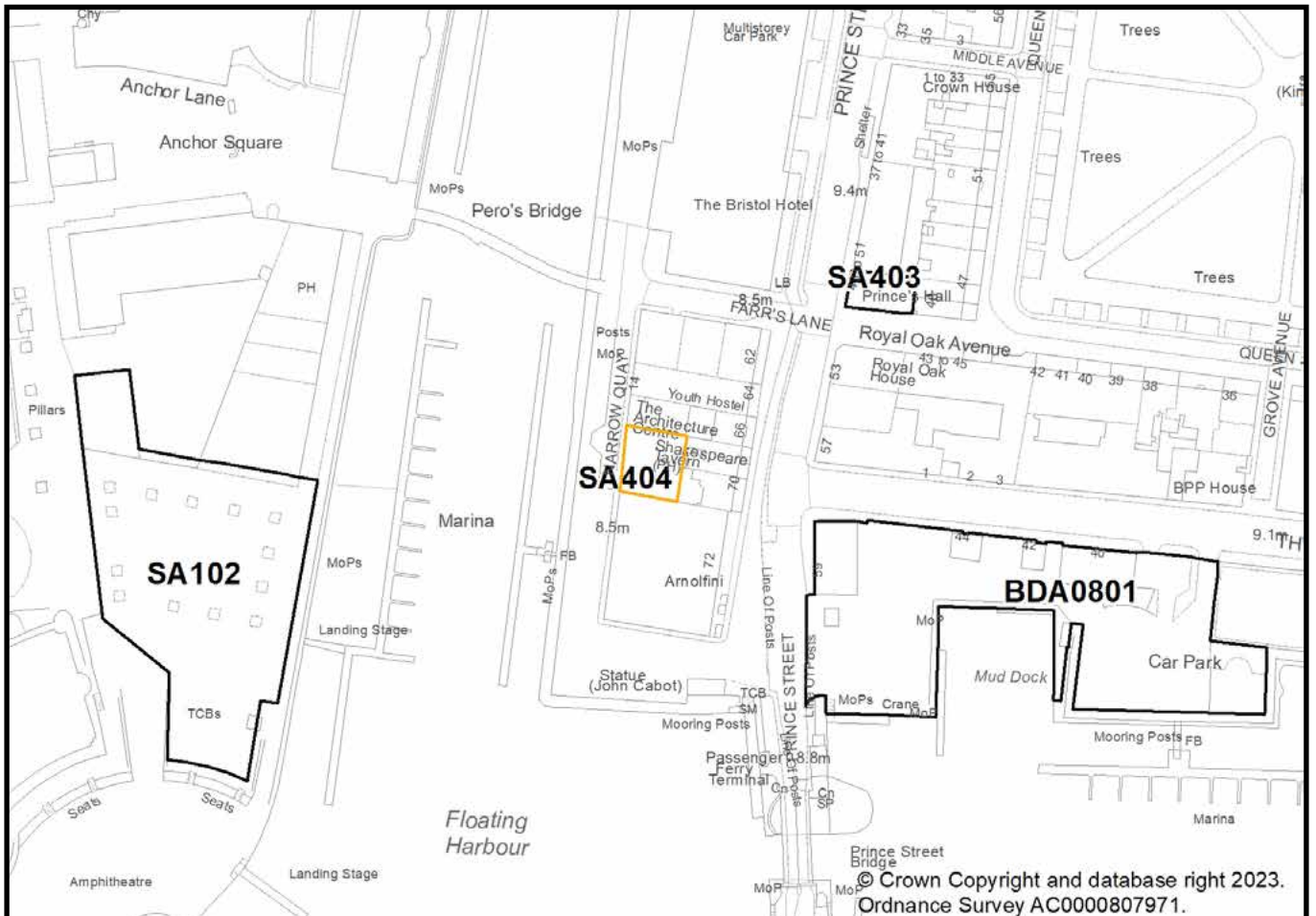
16 Narrow Quay

Site description:

The site comprises long-term vacant land within the historic frontage of Narrow Quay

Site area:

0.03 hectares



Proposed allocation:

Office/Workspace/Leisure/Housing

Development considerations:

Development should:

- Take account of the City & Queen Square conservation area;
- Be supported by a Flood Risk Assessment.
- The incorporation of active ground floor uses will be encouraged.

Site reference:

SA506

Ward:

Central

Site address/location:

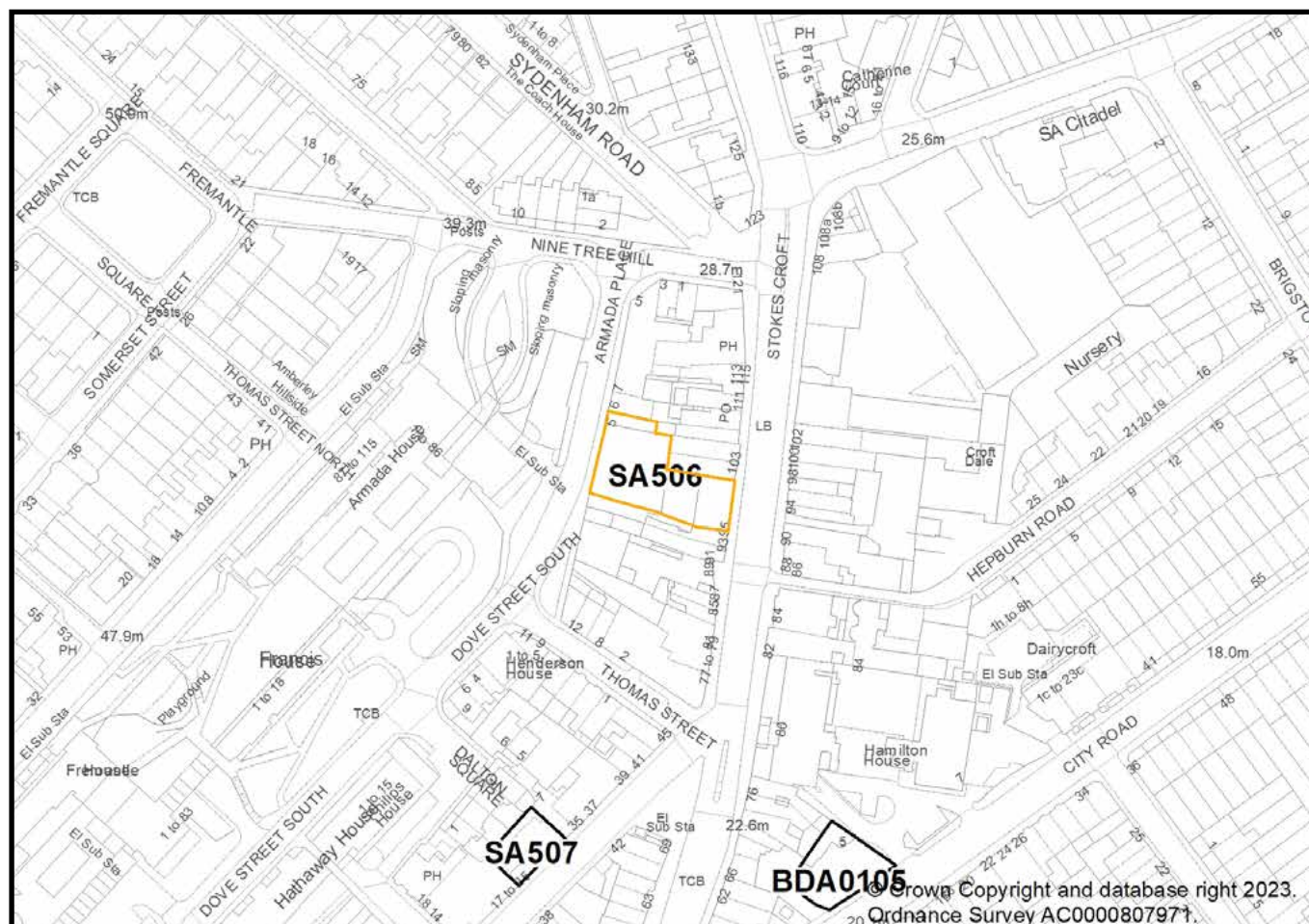
97 – 101 Stokes Croft

Site description:

The site comprises long-term vacant commercial buildings and land to the rear

Site area:

0.07 hectares



Proposed allocation:

Housing

Development considerations:

Development should:

- Take account of the Stokes Croft conservation area;
- Retain and reuse the existing buildings on the Stokes Croft frontage of the site, which are identified as unlisted buildings of merit in the Stokes Croft Conservation Area Character Appraisal;
- Incorporate active ground floor uses appropriate to a secondary shopping frontage;
- Address noise and pollution issues from Stokes Croft.

Estimated capacity

Estimated capacity of 20 homes

Site reference:

SA507

Ward:

Central

Site address/location:

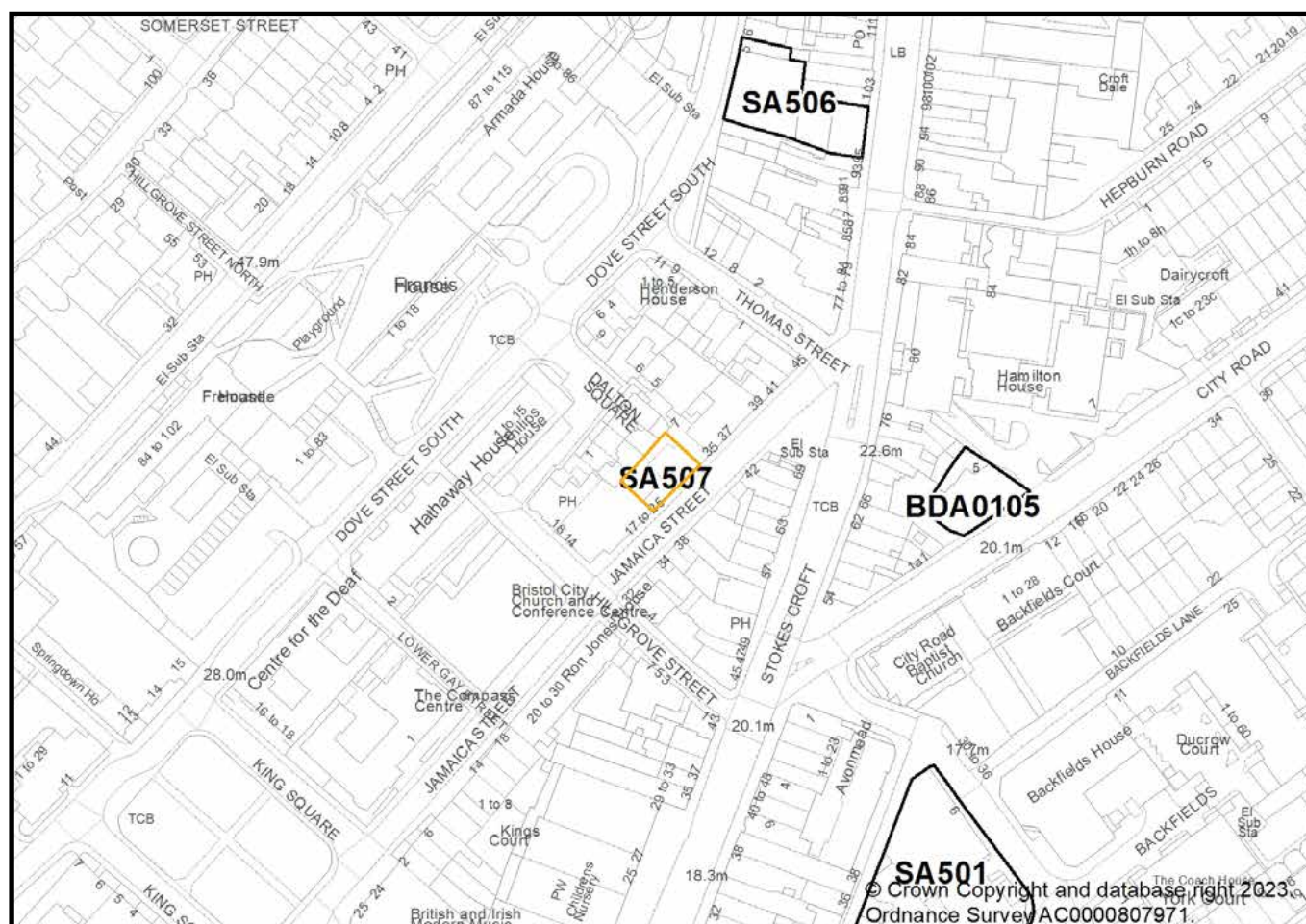
27 – 33 Jamaica Street

Site description:

The site comprises partially cleared land within the historic frontage of Jamaica Street

Site area:

0.02 hectares



Proposed allocation:

Arts and Cultural/Housing/Offices

Development considerations:

Development should:

- Take account of the Stokes Croft conservation area;
- Incorporate employment uses or active uses to the ground floor;
- Create a suitable frontage to Jamaica Street that contributes positively to the character of the Conservation Area.

Estimated capacity

Estimated capacity of 5

Site reference:

SA608

Ward:

Central

Site address/location:

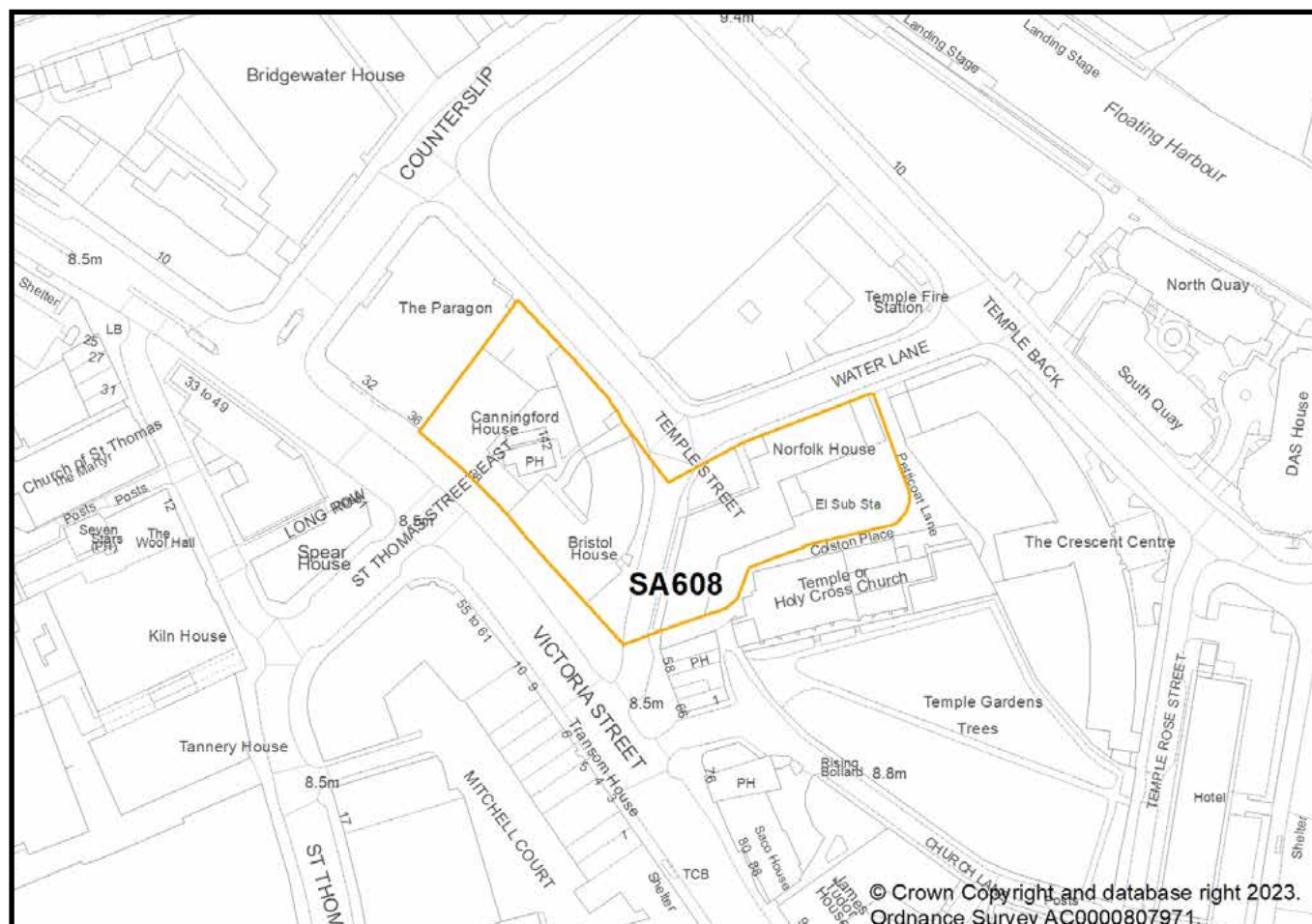
Land and buildings at Victoria Street / Temple Street

Site description:

The site comprises office buildings and an historic public house

Site area:

0.59 hectares



Proposed allocation:

Housing/Offices

Reasons for allocation:

Redevelopment of this currently occupied site is not essential to the delivery of the Bristol Local Plan growth targets for the city centre, but would make a significant contribution to the regeneration of the Redcliffe neighbourhood.

Development considerations:

Development should:

- Take account of the Redcliffe conservation area;
- Provide a strong frontage to all surrounding streets;
- Respond positively to the scale and character of surviving historic buildings on Victoria Street / Temple Street;
- Reinststate a pedestrian link between Victoria Street and the Cornubia, with reference to the historic street alignment of Long Row;
- Provide public realm improvements to Temple Street as part of the proposed primary pedestrian route shown on the Policies Map;
- Provide active ground floor uses to Temple Street as part of that primary pedestrian route;
- Address noise and pollution issues from Victoria Street;
- Be supported by a Flood Risk Assessment.

A comprehensive solution will be encouraged to the development of the site. Opportunities should be explored to narrow Temple Street closer to its historic alignment, create a new public space to the northwest of Temple Church and reinststate a flatiron building to the corner of Victoria Street and Temple Street as set out in SPD3.

Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.

Site reference:

SA610

Ward:

Central

Site address/location:

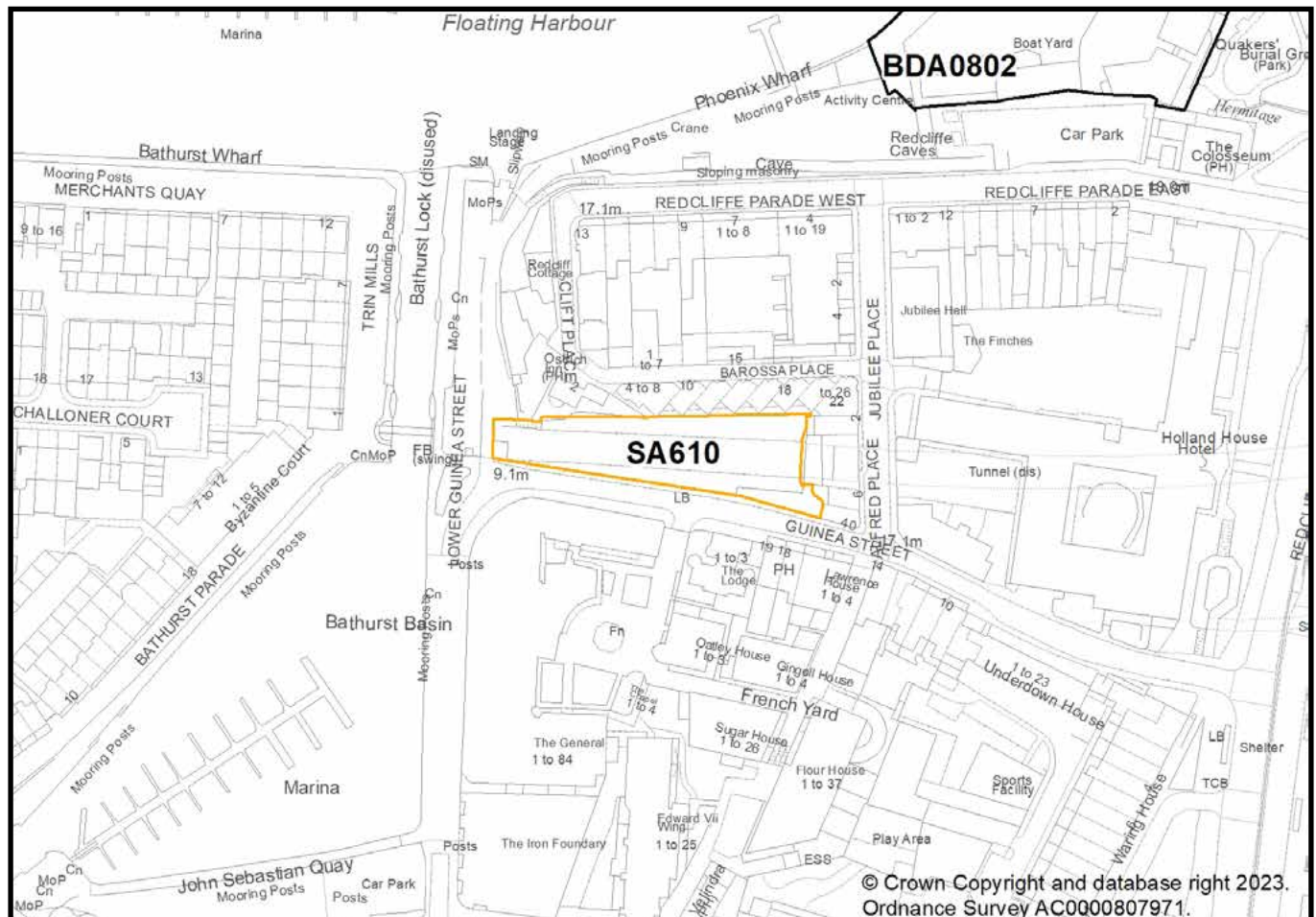
Railway Cutting, Lower Guinea Street

Site description:

The site comprises a former railway cutting used for parking

Site area:

0.17 hectares



Proposed allocation:

Offices/Workspace/Leisure

Development considerations:

Development should:

- Maintain vehicular access for maintenance purposes to the railway tunnel;
- Take account of the Redcliffe conservation area;
- Safeguard the amenity of adjoining residential development;
- Be supported by a Flood Risk Assessment.

Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.

Site reference:

SA612

Ward:

Central

Site address/location:

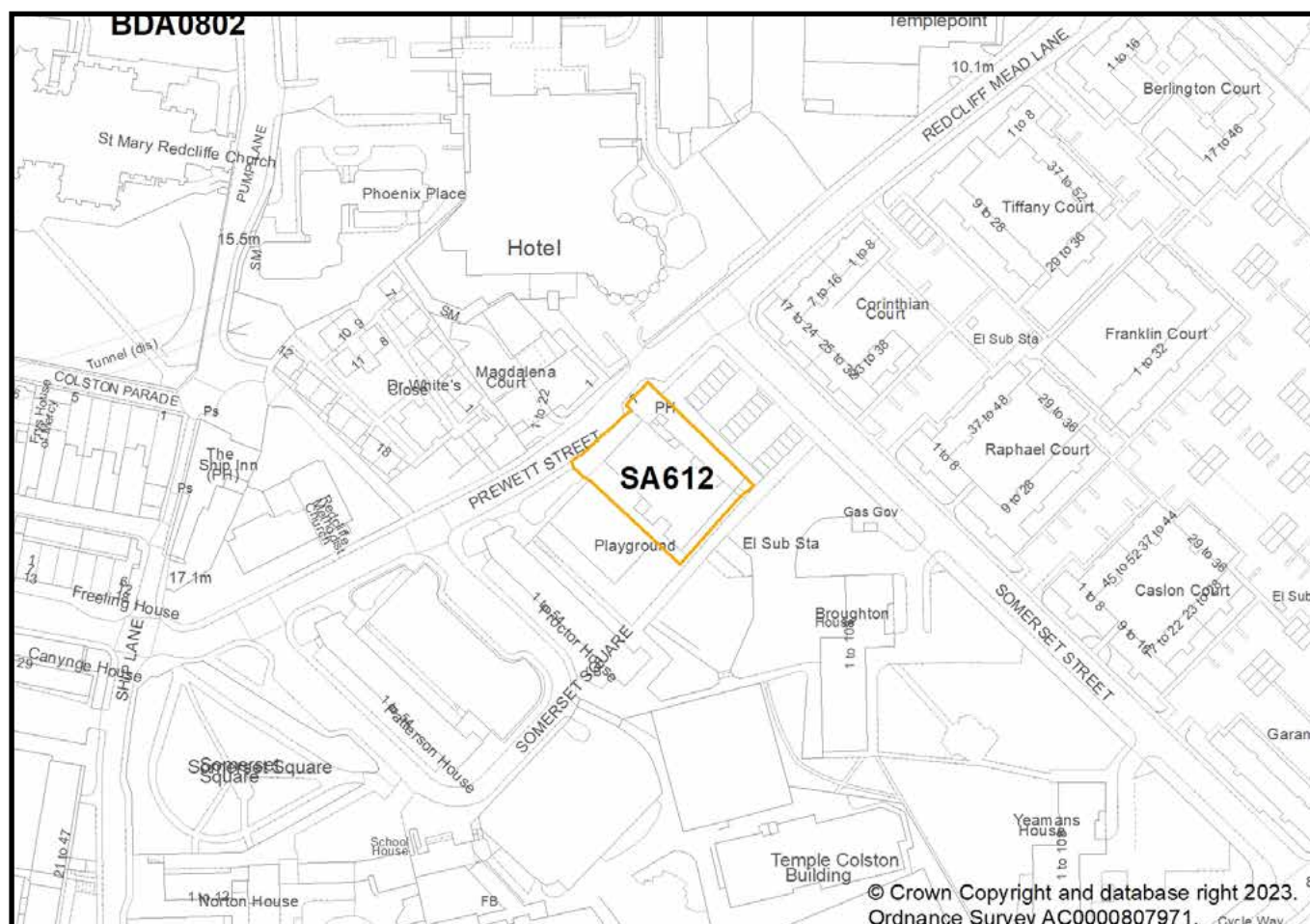
The Bell and adjoining buildings,
Prewett Street

Site description:

The site comprises long-term vacant
commercial buildings

Site area:

0.13 hectares



Proposed allocation:

Housing/Pub and Housing

Development considerations:

Development should:

- Retain the existing public house building and features to contribute to local character and distinctiveness.

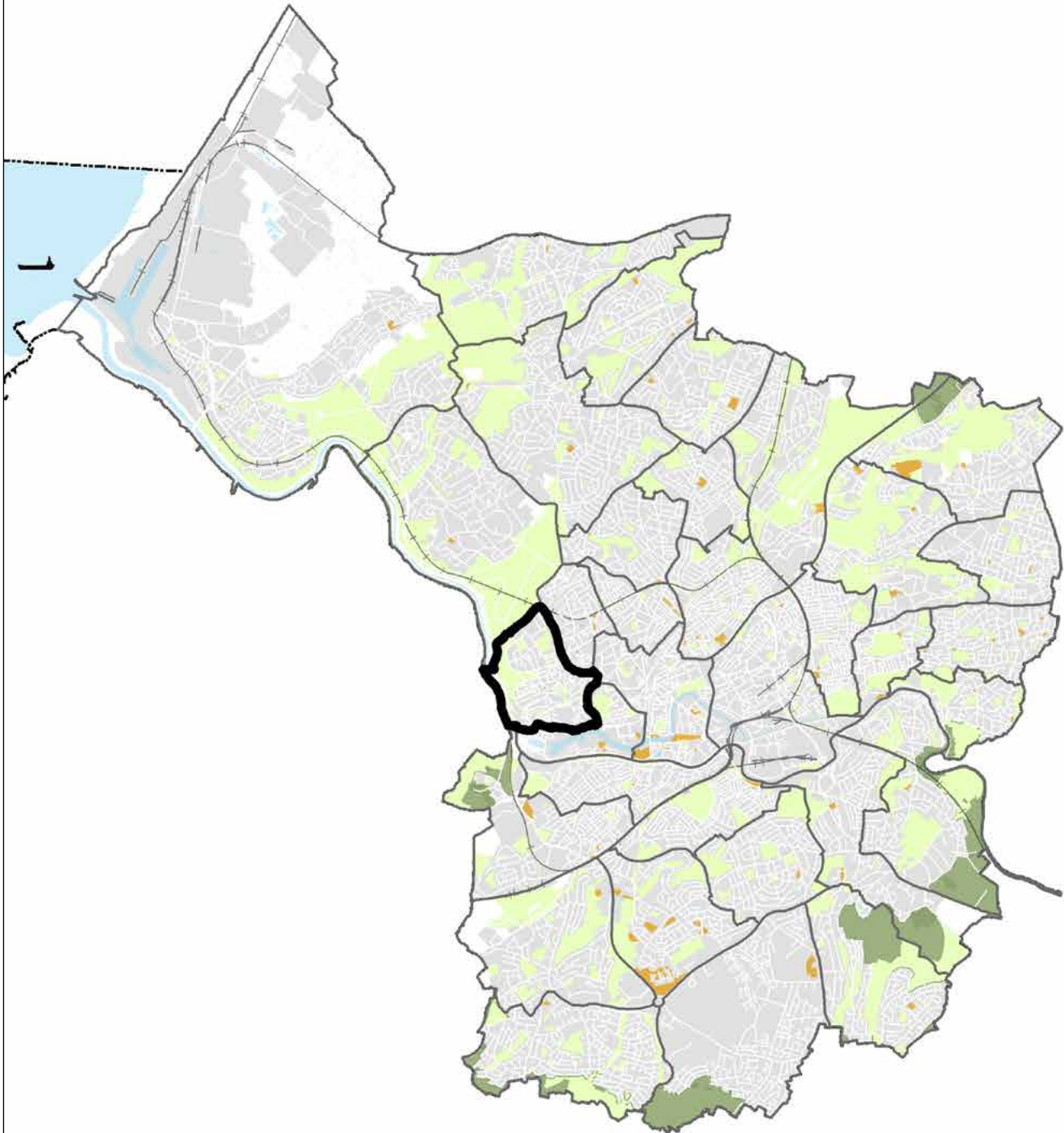
Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.

Estimated capacity

Estimated capacity of 15 homes

Clifton Ward

This section sets out development allocations in the Clifton ward.



Site reference:

BDA0901

Ward:

Clifton

Site address/location:

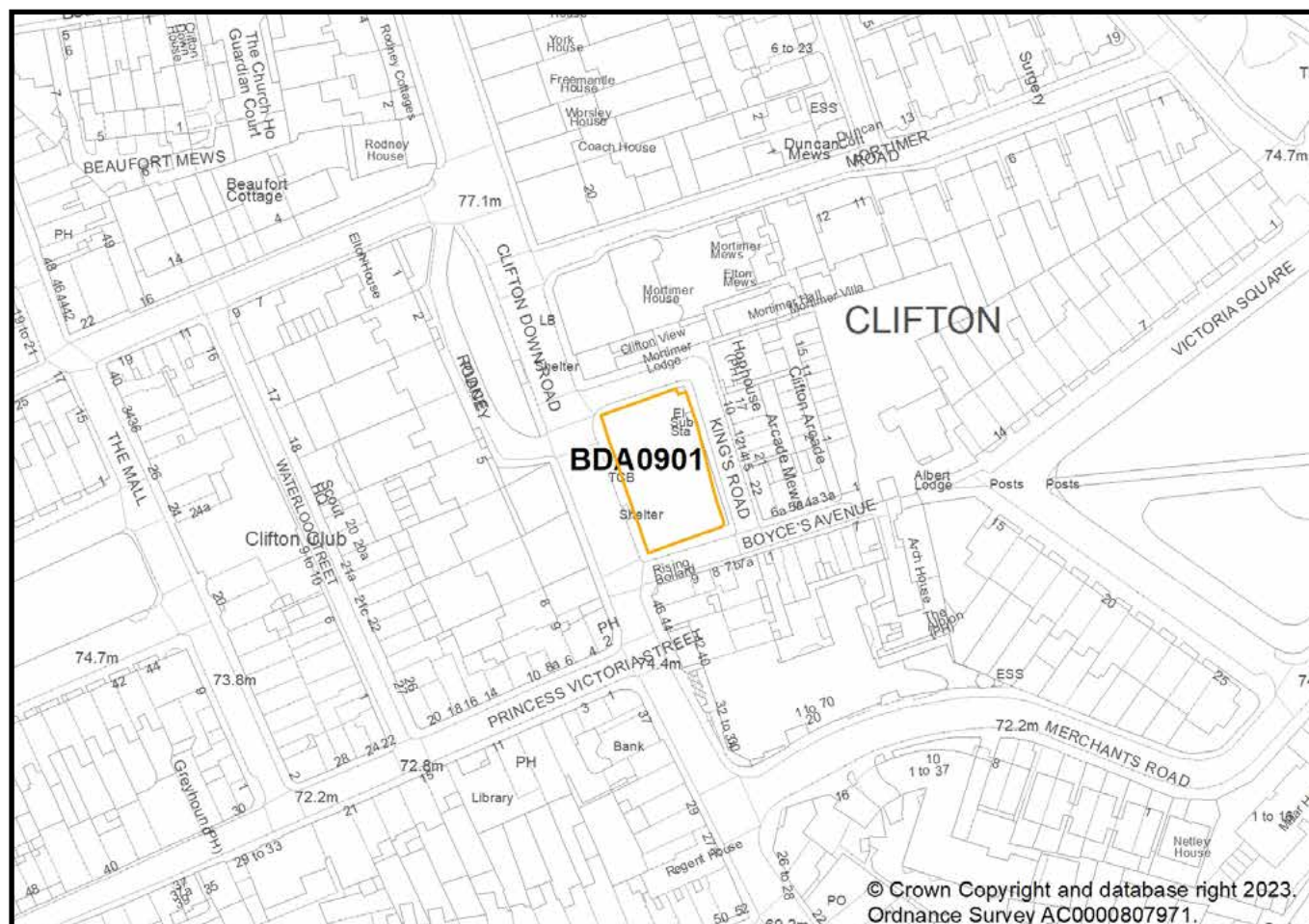
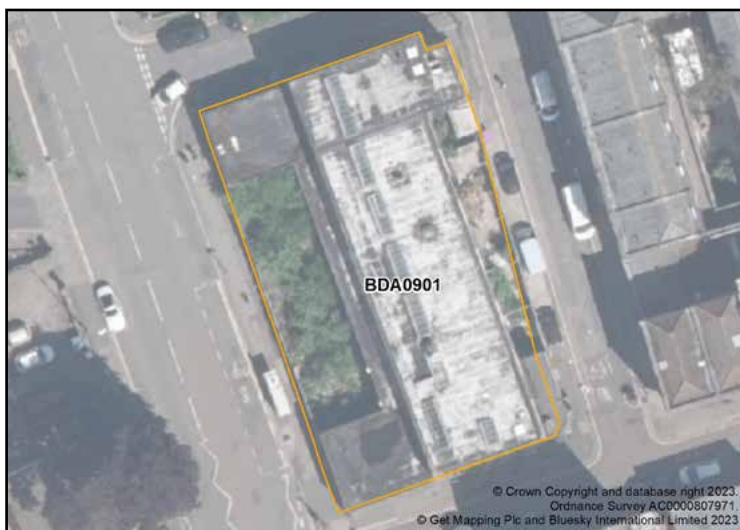
2 – 16 Clifton Down Road, Clifton

Site description:

The site is a cleared, previously vacant retail parade

Site area:

0.1 hectares



Proposed allocation:

Mixed use with active ground floor uses including retail, and offices and / or residential uses on upper floors.

Reasons for allocation:

Redevelopment for mixed uses would represent an efficient use of land in a Town Centre.

Development considerations:

Development should:

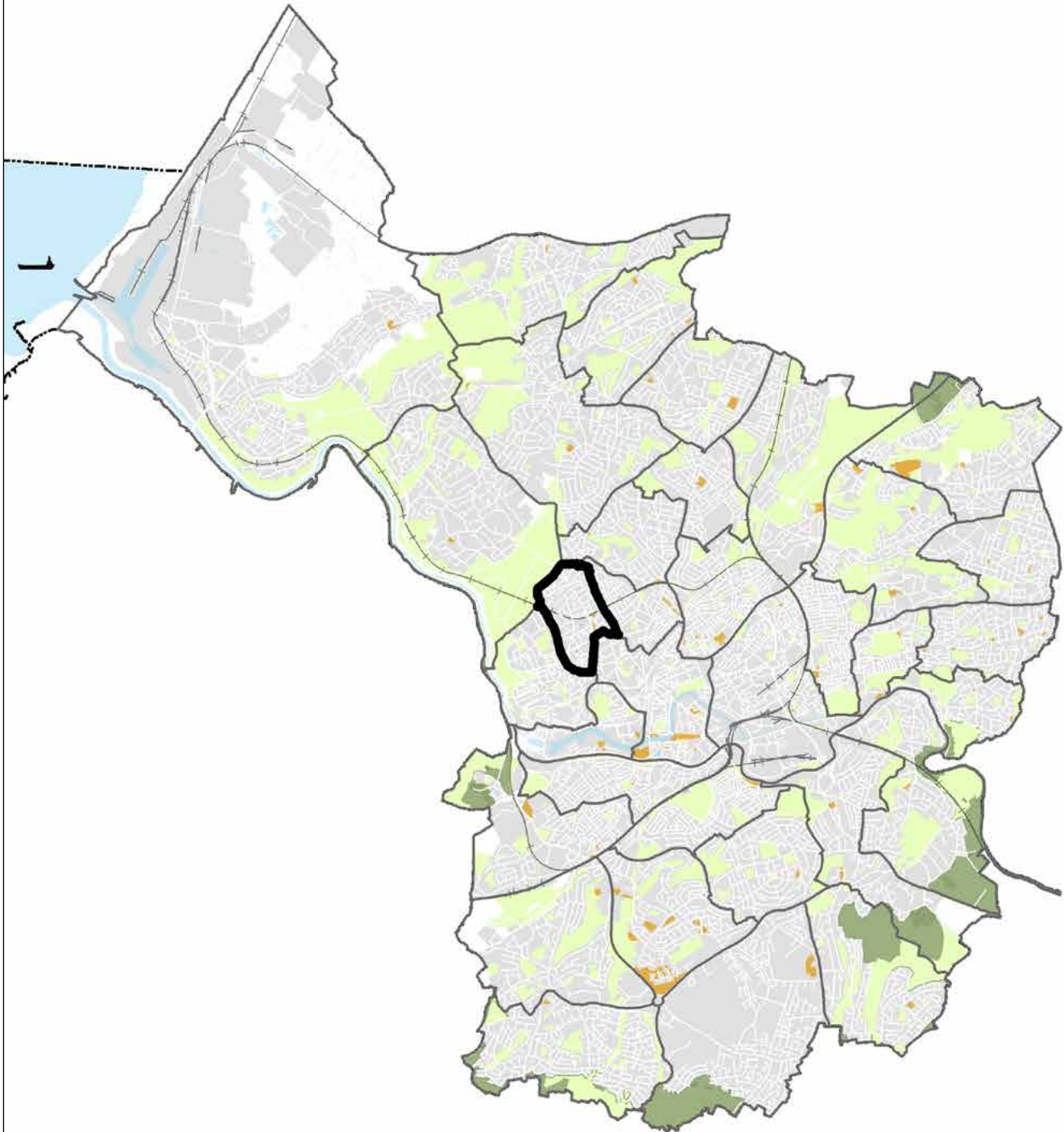
- Provide suitable access and servicing arrangements from Kings Road, and provide appropriate pedestrian enhancements;
- Provide a contextual response that takes account of the Clifton Conservation Area and respects the setting of neighbouring Listed Buildings;
- Provide an element of mixed use on the site with active ground floor uses that maintain and enhance the function of the Clifton Town Centre designation; and
- Consider surface water mitigation, as the site is potentially subject to surface-water flood risk.

Estimated capacity

Estimated capacity of 10 homes.

Clifton Down Ward

This section sets out development allocations in the Clifton Down ward.



Site reference:

BDA1001

Ward:

Clifton Down

Site address/location:

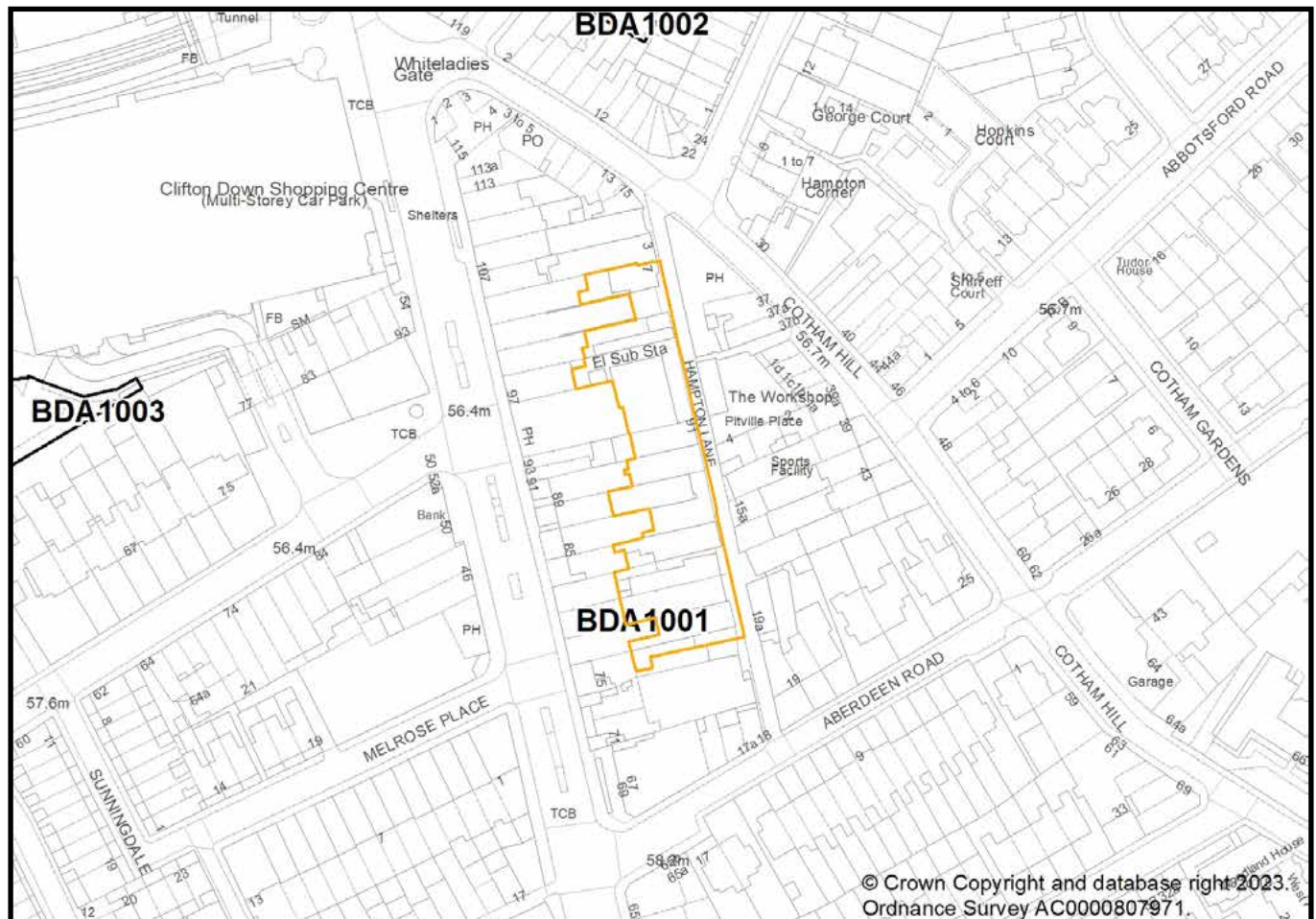
Land west of Hampton Lane, Cotham

Site description:

The land is currently characterised as an underused backland, with parking/yards, garages and other small outbuildings

Site area:

0.3 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should plots become available or no longer be required in their current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.

Development considerations:

Development should:

- Provide suitable access and appropriate enhancement to footways along Hampton Lane, ensuring built form, parking and waste storage is set back from Hampton Lane;
- Take account of the Whiteladies Road Town Centre including ensuring the ongoing operation and servicing of existing mixed uses along Whiteladies Road to the west;
- Provide a contextual heritage-led response to design, which takes account of the Whiteladies Road Conservation Area, respecting and restoring the local pattern and grain of development, including the historical development of the area - reflecting locally characteristic architectural rhythms, patterns, features and themes;
- Be mews style development subservient in height, scale, mass and form to the surrounding frontage buildings including Grade II Listed Buildings along Whiteladies Road;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Be informed by a Tree Survey and seek to retain trees subject to a Tree Preservation Orders (TPO);
- Take account of impact of development on amenity for occupants of properties along Whiteladies Road and east of Hampton Lane; and
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.

Estimated capacity

Estimated capacity of up to 10 homes

Site reference:

BDA1002

Ward:

Clifton Down

Site address/location:

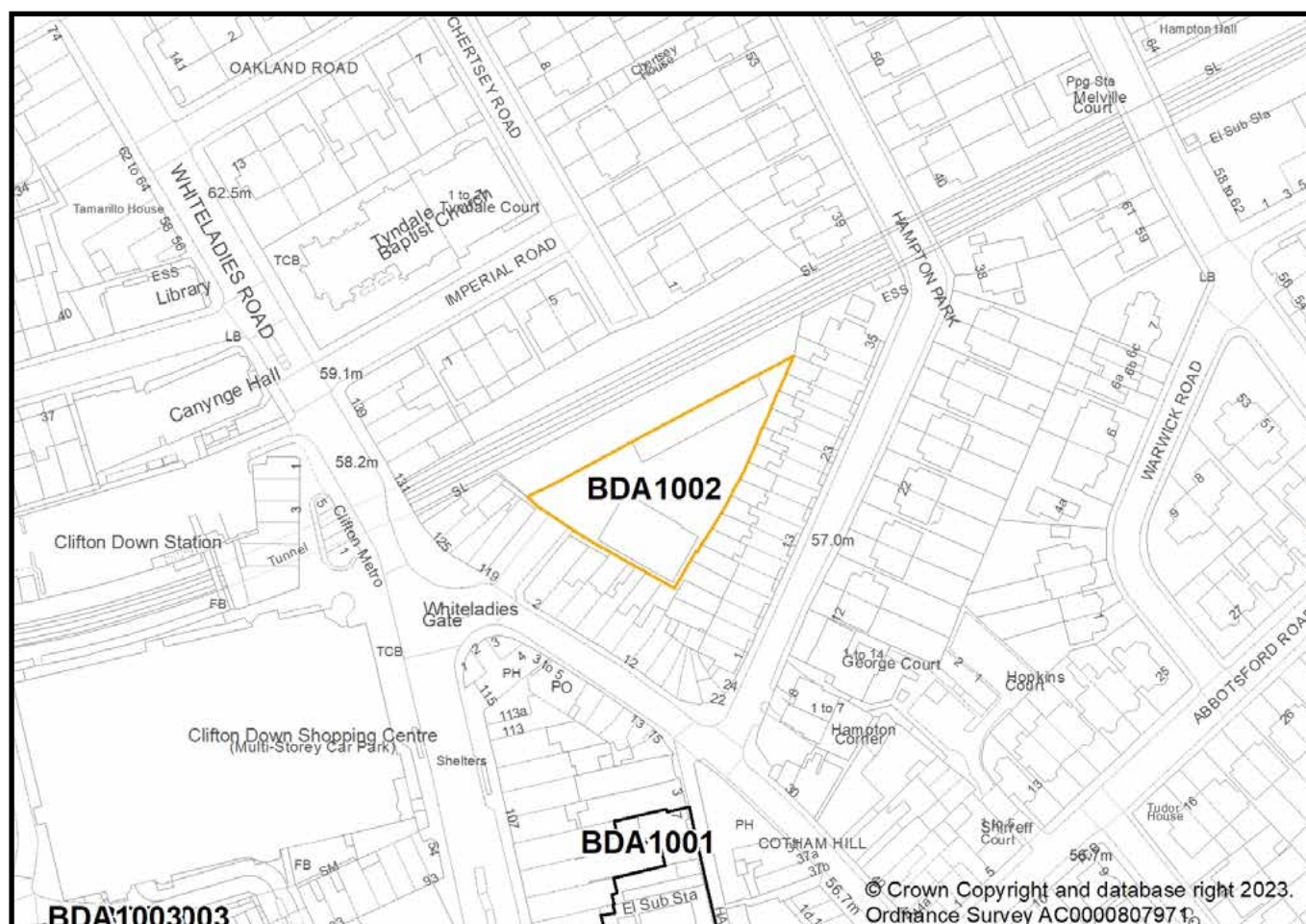
Land at Whiteladies Gate, Cotham

Site description:

Land is currently in use as a builders merchants yard

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.

Development considerations:

Development should:

- Provide suitable access and extend the existing public footways;
- Ensure that development would not be harmful to trees on the boundaries of the site;
- Address noise issues from the railway and road;
- Respect privacy and amenity of neighbouring residential properties to the south;
- Provide a context-led heritage response to design, which takes account of the Whiteladies Road Conservation Area;
- Be informed by an up-to-date preliminary ecological appraisal, and seek to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.

Estimated capacity

Estimated capacity of 10 homes

Site reference:

BDA1003

Ward:

Clifton Down

Site address/location:

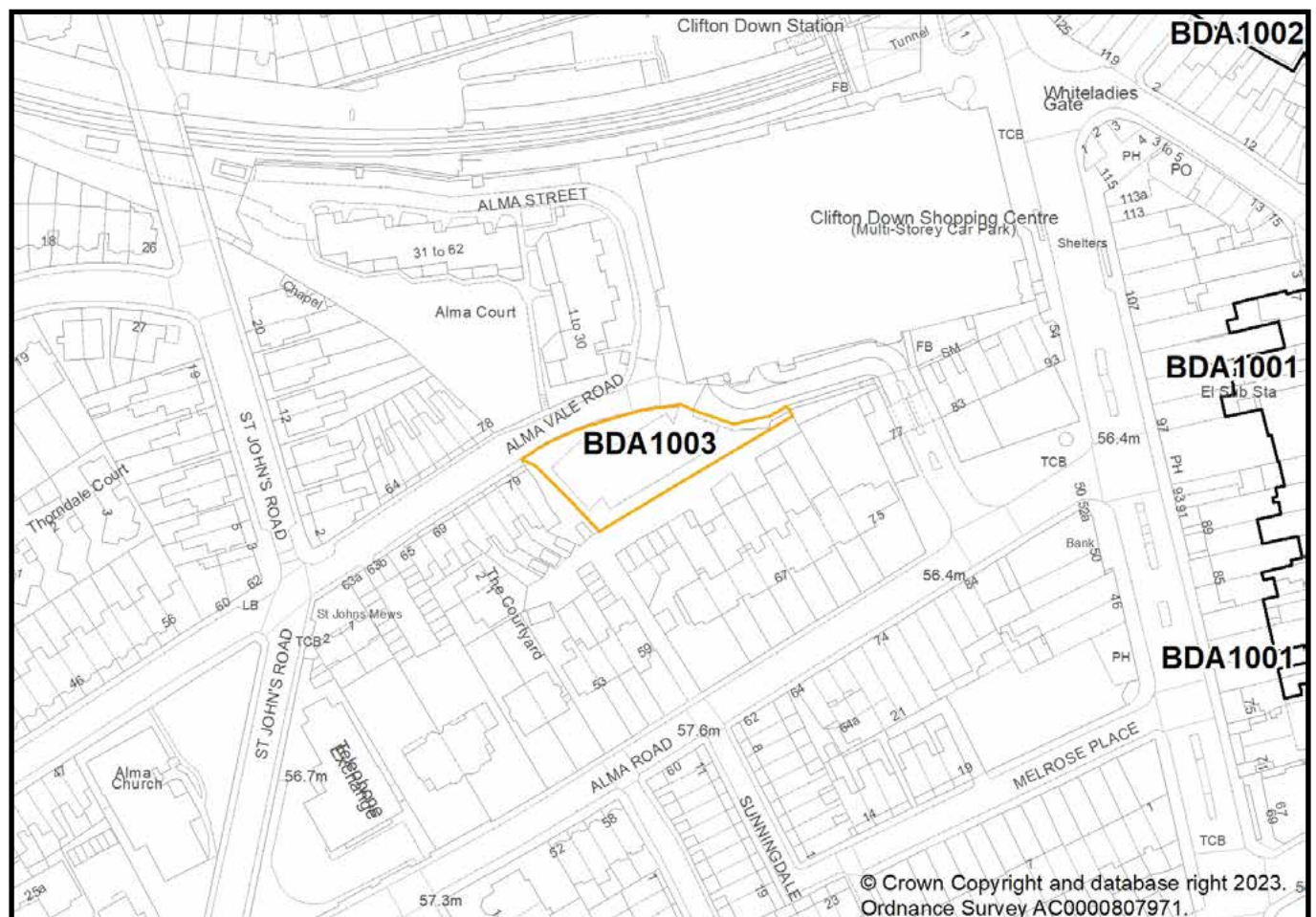
Land adjacent to Alma Vale Road and Alma Court, Clifton

Site description:

Land is currently in use for car parking

Site area:

0.1 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.

Development considerations:

Development should:

- Provide suitable access to the site from Alma Vale Road, with appropriate enhancements to footways;
- Retain green infrastructure, including mature trees to the south of the site;
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Not prejudice the existing and future amenity of neighbouring residential units to the west and south; and
- Provide a context-led heritage response to design, which takes account of the Whiteladies Road Conservation Area and neighbouring Grade II listed buildings on Whiteladies Road.

Estimated capacity

Estimated capacity of 10 homes

Site reference:

BDA1004

Ward:

Clifton Down

Site address/location:

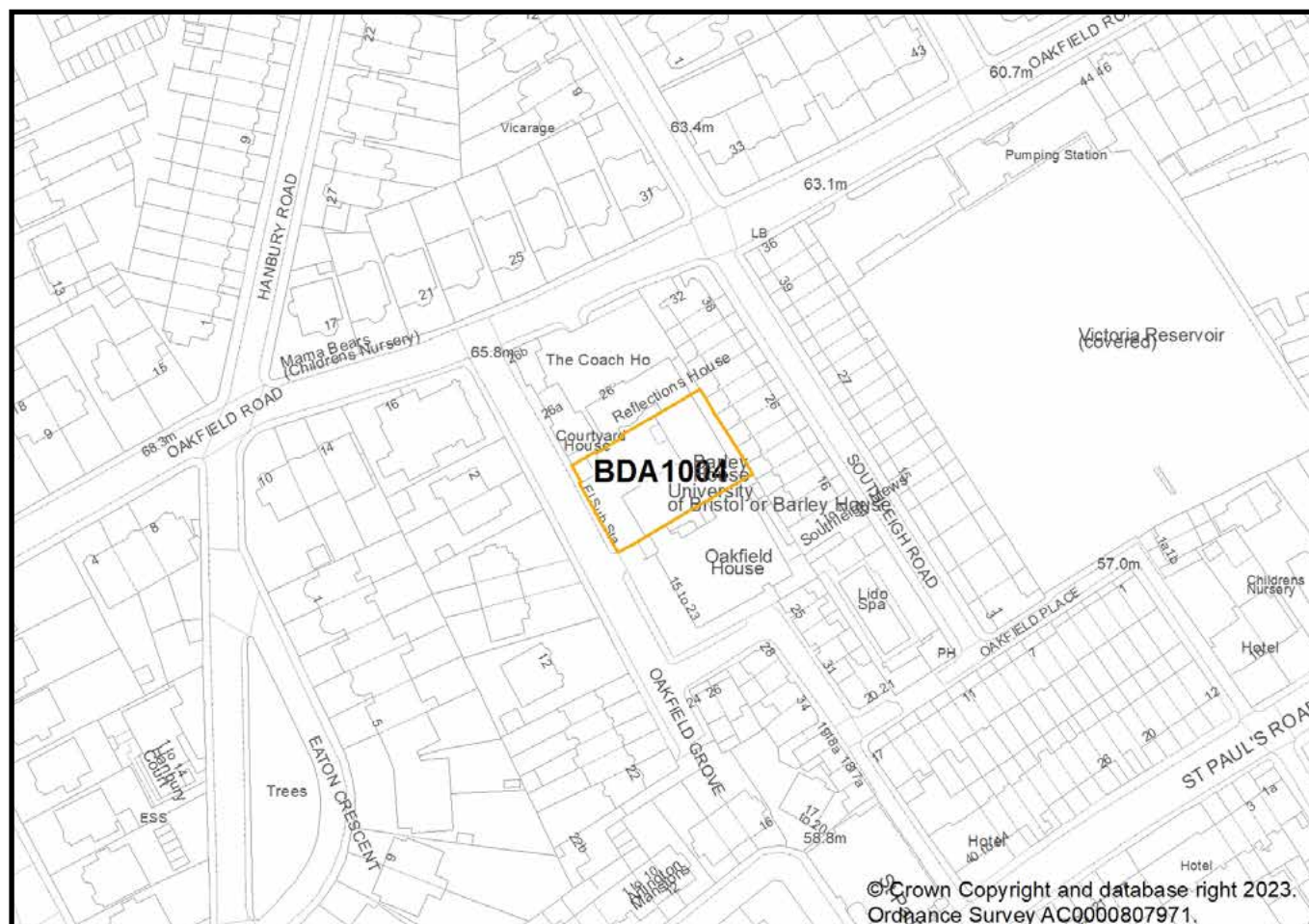
Barley House, Oakfield Grove, Clifton

Site description:

Land is currently in use as offices

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace.

Reasons for allocation:

This allocation supports the development of new homes.

Development considerations:

Development should:

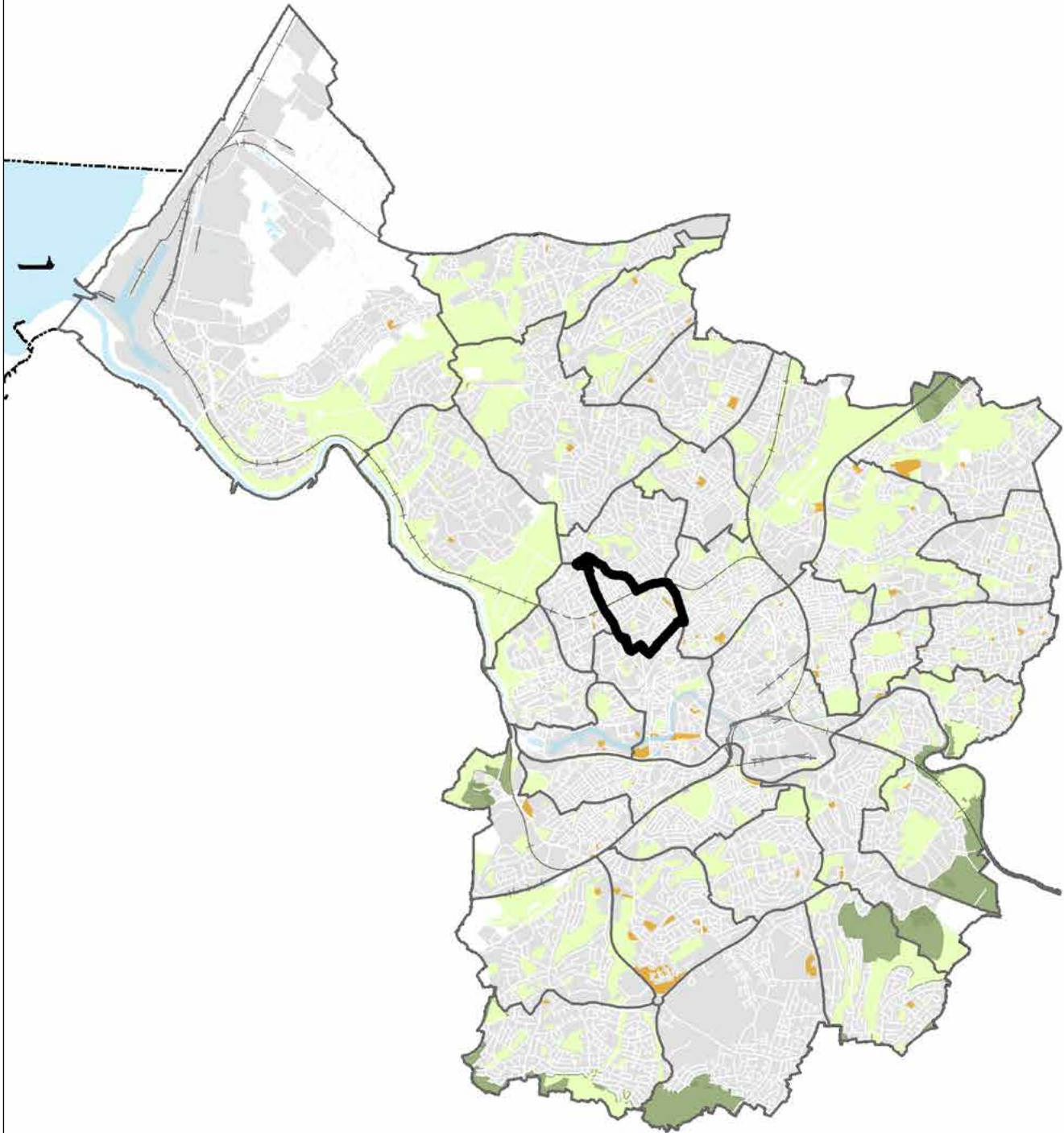
- Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, including its setting;
- Where possible, be encouraged to adopt a heritage-led masterplan based approach which identifies neighbouring Listed Buildings and heritage assets;
- Not prejudice the existing or future amenity of neighbouring residential occupiers and create a high-quality environment for future occupiers; and
- Take account of the Whiteladies Road Conservation Area.

Estimated capacity

Estimated capacity of 20 homes, subject to the suitability of converting the Listed Building.

Cotham Ward

This section sets out development allocations in the Cotham ward.



Site reference:

BDA1101

Ward:

Cotham

Site address/location:

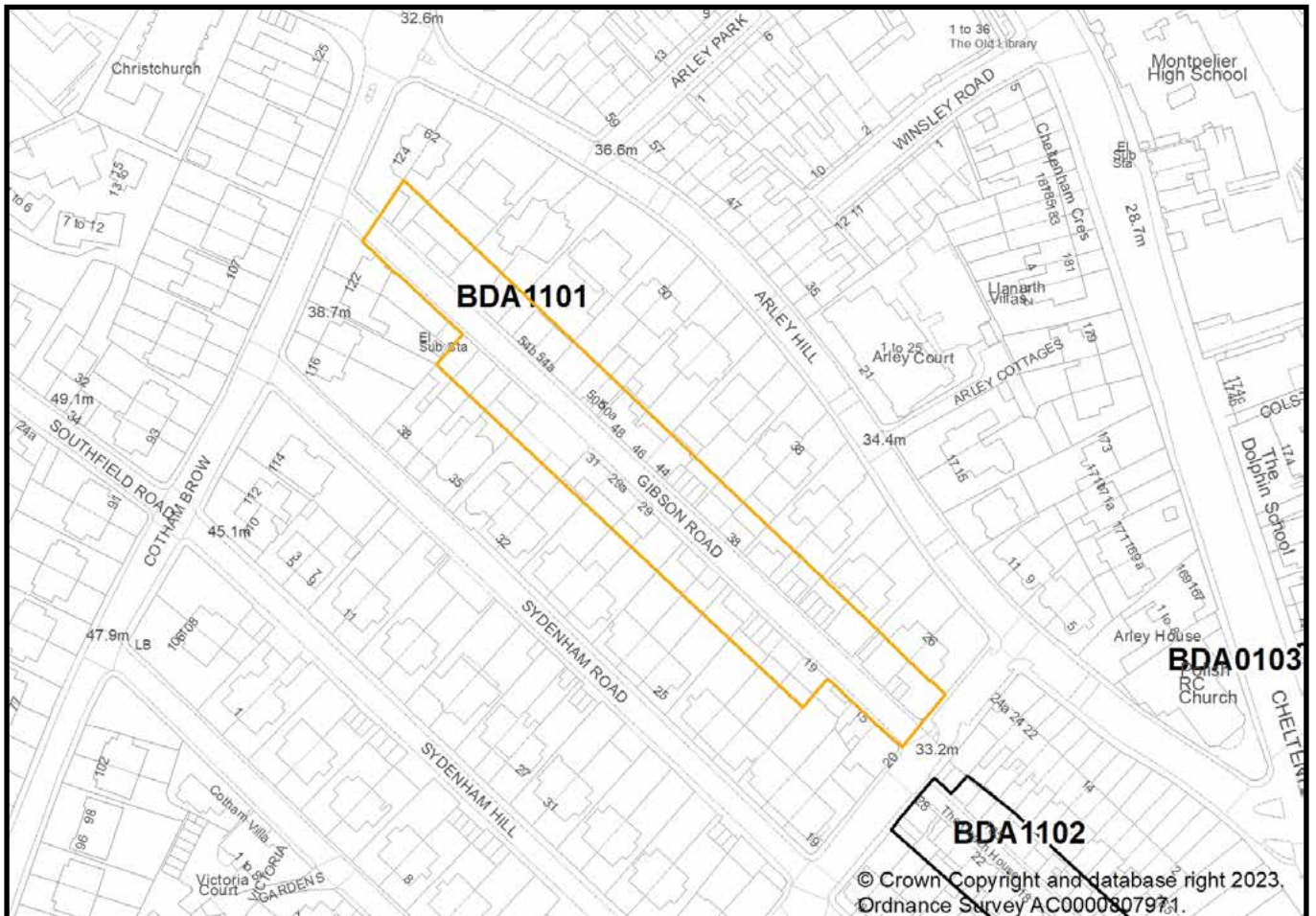
Land at Gibson Road, Cotham

Site description:

Land is currently in use as garages and former outbuildings

Site area:

0.6 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

To support the existing pattern of residential developments fronting Gibson Road. Should plots become available or no longer be required in their current layout, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

- Respect and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings;
- Preserve and enhance the special historic and architectural character of adjacent Grade II Listed Buildings fronting Sydenham Road;
- Take account of the Cotham and Redland Conservation Area;
- Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers;
- Maintain existing green infrastructure focusing development on previously developed land;
- Consider surface water mitigation, as the site is potentially subject to surface-water flood risk;
- Provide appropriate enhancements to footways and consider servicing access to each plot;
- Make provision to fully contain parking on site within garages; and
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required.

Estimated capacity

Estimated capacity of 10 homes.

Site reference:

BDA1102

Ward:

Cotham

Site address/location:

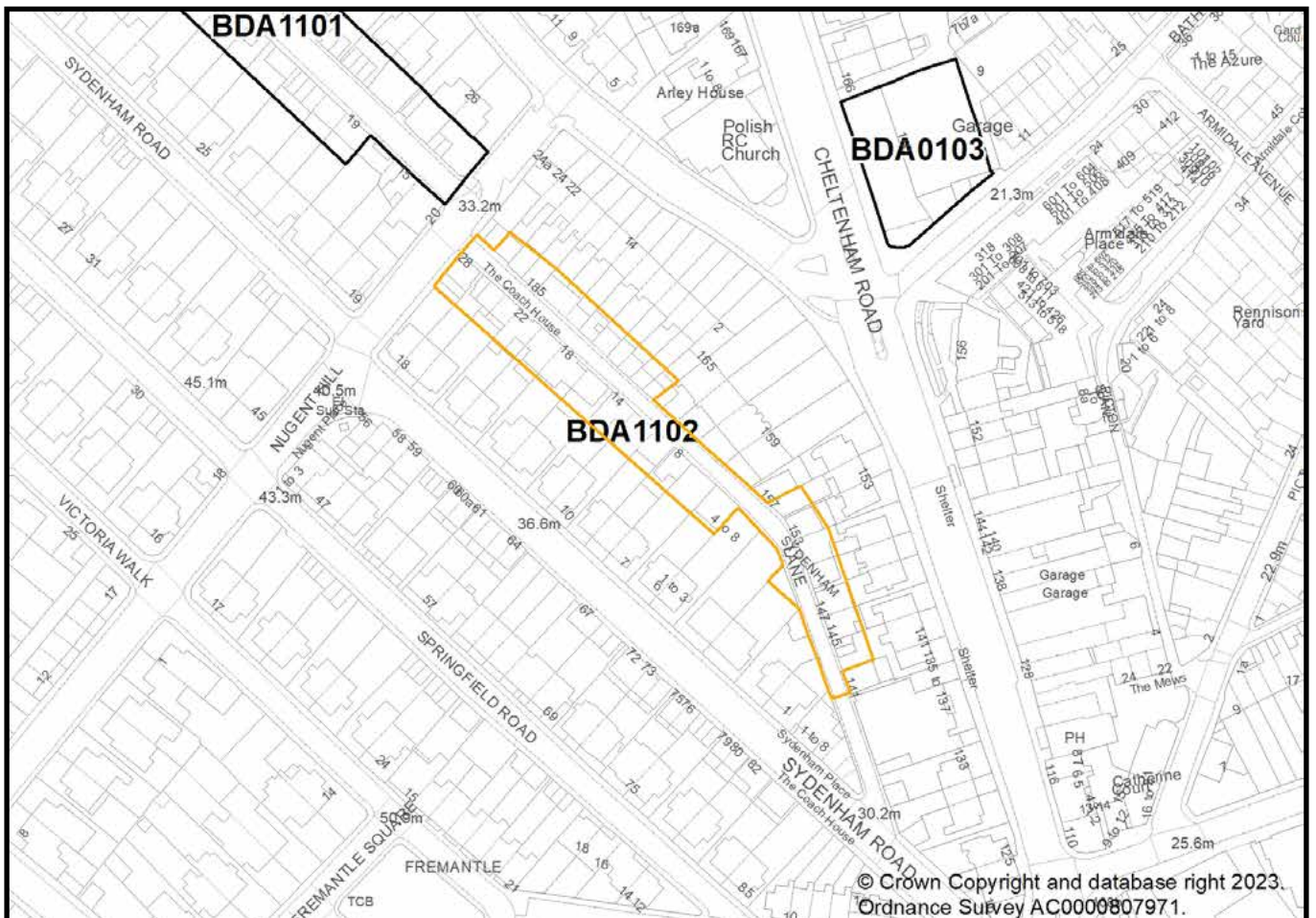
Land at Sydenham Lane, Cotham

Site description:

Land is currently in use as garages and former outbuildings

Site area:

0.3 hectares



Proposed allocation:

Housing, if no longer required in its currently use.

Reasons for allocation:

To support the existing pattern of residential developments fronting Sydenham Lane. Should plots become available or no longer be required by users / owners in their current layout, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

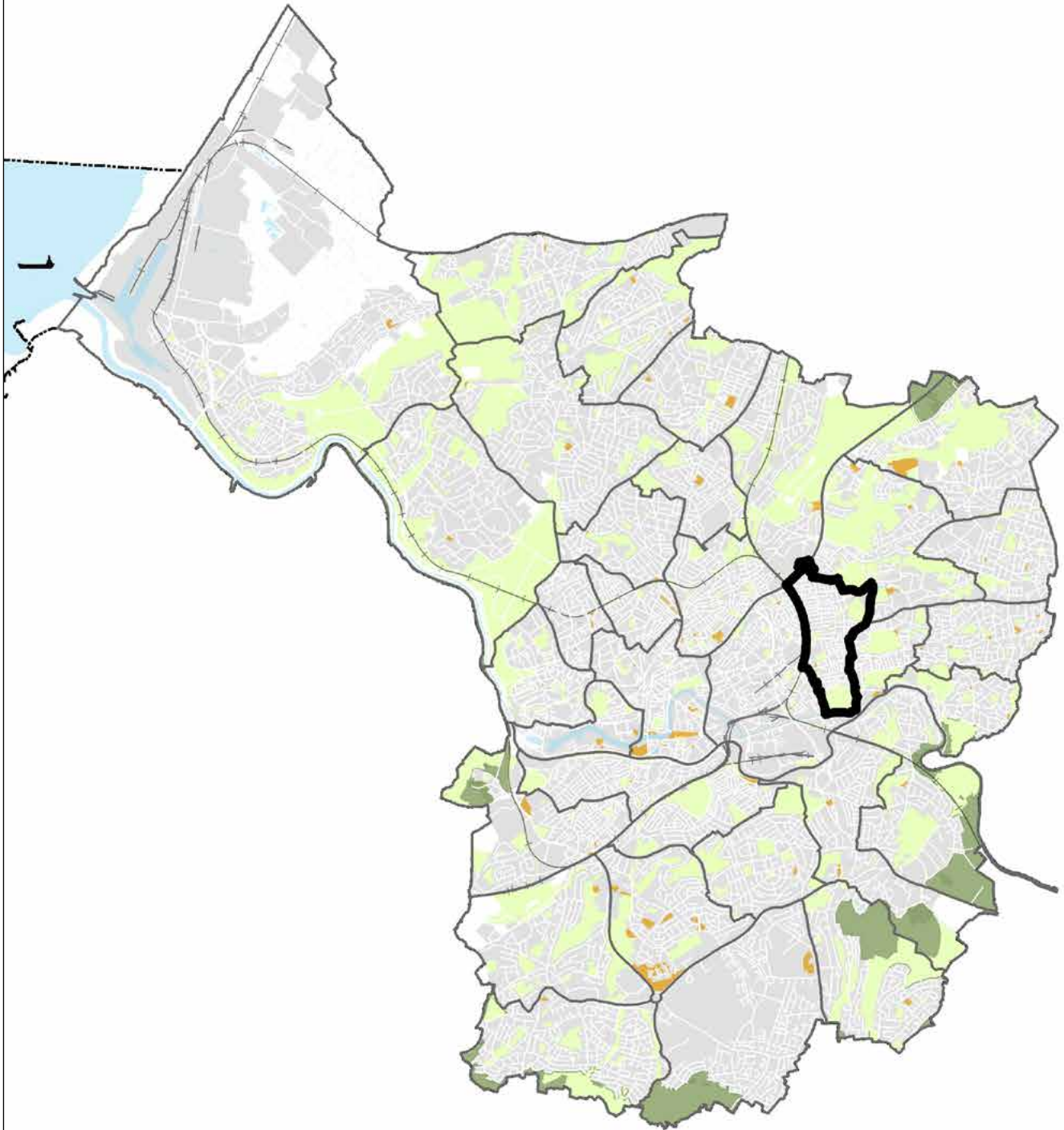
- Respect, build upon and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings;
- Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers;
- Preserve and enhance the special historic and architectural character of adjacent Grade II Listed Buildings fronting Sydenham Road;
- Take account of the Cotham and Redland Conservation Area;
- Maintain existing green infrastructure focusing development on previously developed land;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Provide appropriate enhancements to footways and consider servicing access to each plot;
- Make provision to fully contain any parking on-site; and
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required.

Estimated capacity

Estimated capacity of 10 homes.

Easton Ward

This section sets out development allocations in the Easton ward.



Site reference:

BDA1201

Ward:

Easton

Site address/location:

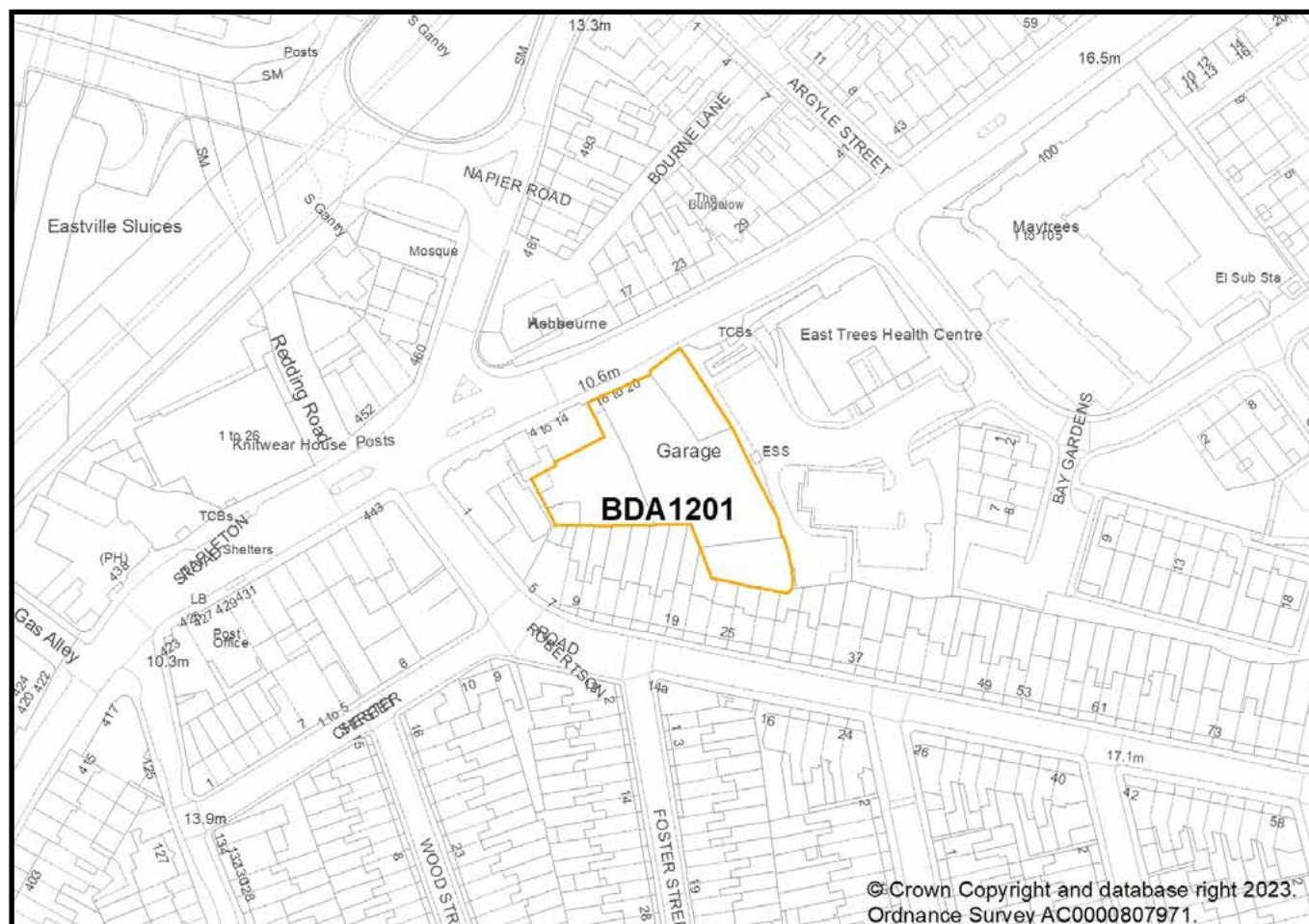
16 – 20 Fishponds Road, Eastville

Site description:

The site is currently in use as a car garage / showroom

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for housing led mixed-uses with flexible workspace would represent a more efficient use of land in a predominantly residential context within a District Centre.

Development considerations:

Development should:

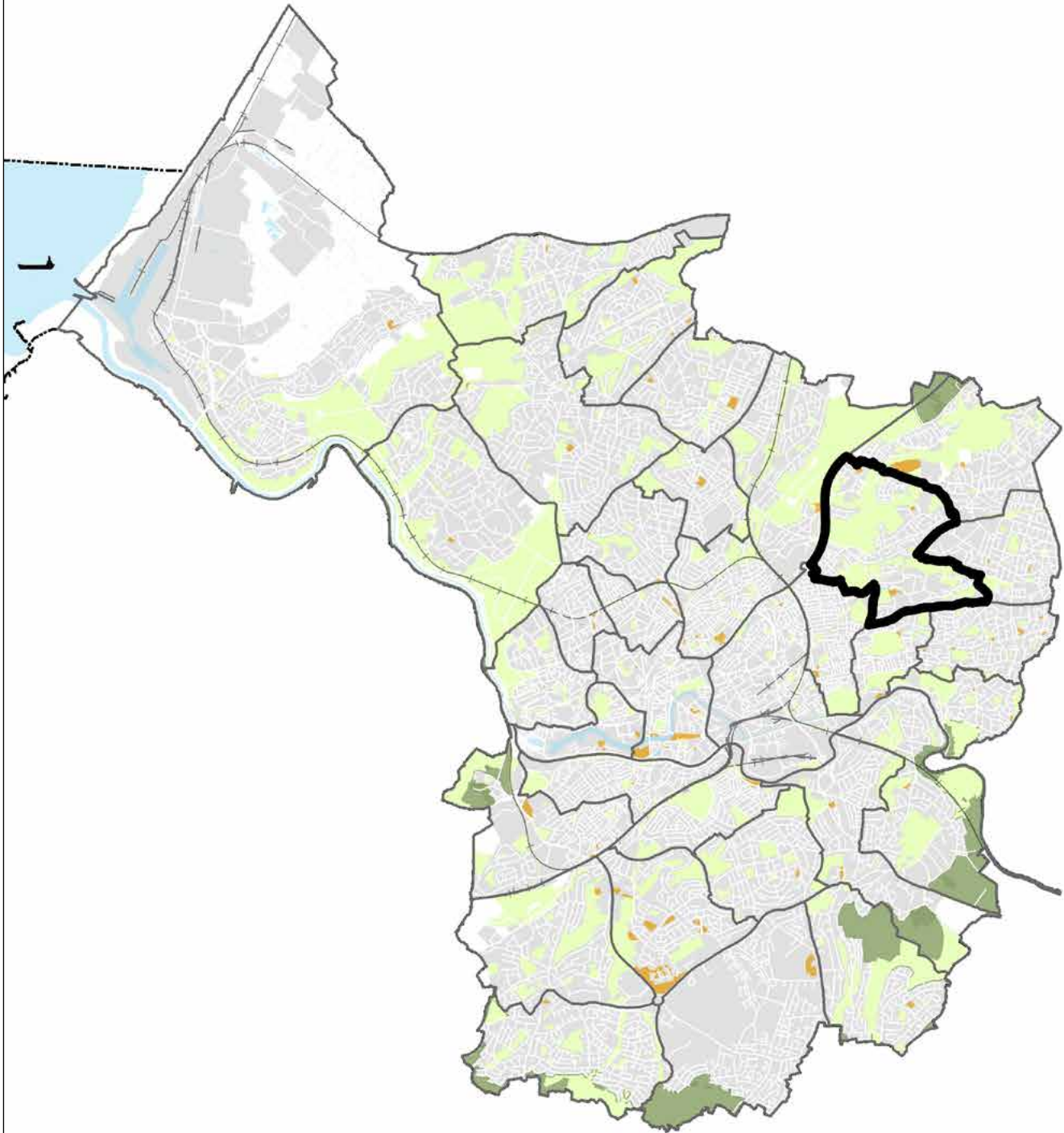
- Provide suitable access to the site, with appropriate footway enhancements and servicing, which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic on Fishponds Road;
- Be informed by a site-specific flood risk assessment and drainage strategy, as the site is subject to flood risk and is identified as being at risk of flooding from surface water;
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the ‘agent of change’ principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and,
- Provide a mix-use active ground floor with high quality, compatible and flexible workspace, which respects the amenity of existing and future residents, as the site is located within the Stapleton Road District Centre.

Estimated capacity

Estimated capacity of 20 homes.

Eastville Ward

This section sets out development allocations in the Eastville ward.



Site reference:

BDA1301

Ward:

Eastville

Site address/location:

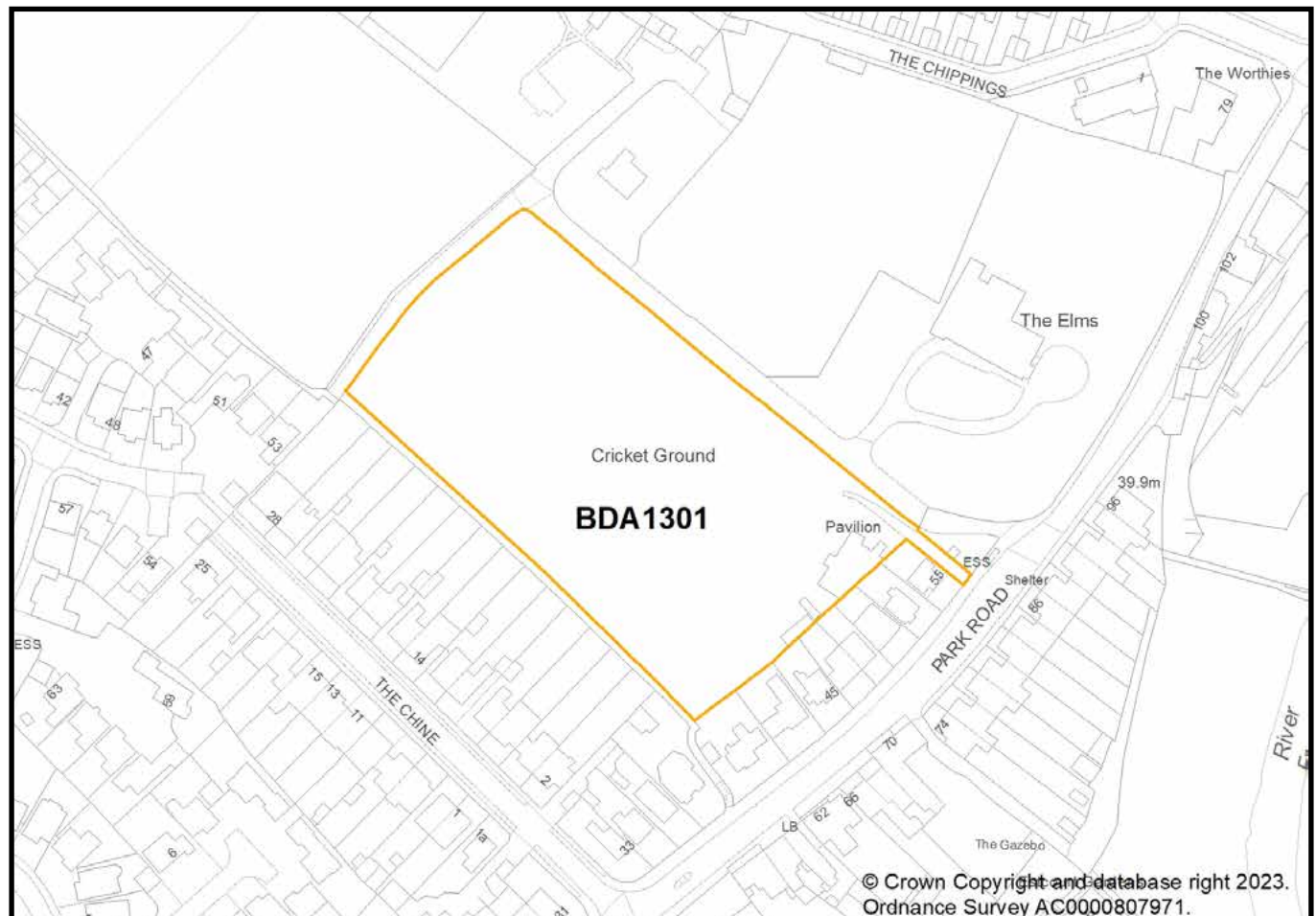
Stapleton Road Cricket Club, Park Road,
Stapleton Road

Site description:

The site is currently in use as a cricket club

Site area:

1.1 hectares



Proposed allocation:

Self-build, custom housebuilding or community-led housing, subject to providing a suitable alternative playing pitch for recreational uses.

Reasons for allocation:

The site is undeveloped, however the site would only be considered appropriate for development subject to identifying an alternative playing pitch for recreational uses. The site represents an opportunity to diversify housing choice, promoting the provision of new homes through self-build, custom house-building and other community-led housing development. There is a need for suitable sites for self-build homes.

Development considerations:

Development should:

- Provide suitable access into the site from Park Road ensuring adequate visibility for road users. This will require third party land and relocation of existing bus stop;
- Respect the amenity of existing and future residential occupants, particularly along Park Road and The Chine;
- Take account of the Stapleton and Frome Valley Conservation Area and adjacent Listed Buildings;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is over 1 hectare and is subject to surface water drainage issues;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Be informed by an air quality assessment as the site falls within an Air Quality Management Area; and
- Retain and integrate green infrastructure on site, including an important oak tree to the north-east of the site and boundary hedgerows.

Estimated capacity

Estimated capacity of 50 homes. The proposed capacity is subject to sensitive design which respects heritage considerations and should be supported by a heritage statement. A lower capacity would be acceptable if required.

Site reference:

BDA1302

Ward:

Eastville

Site address/location:

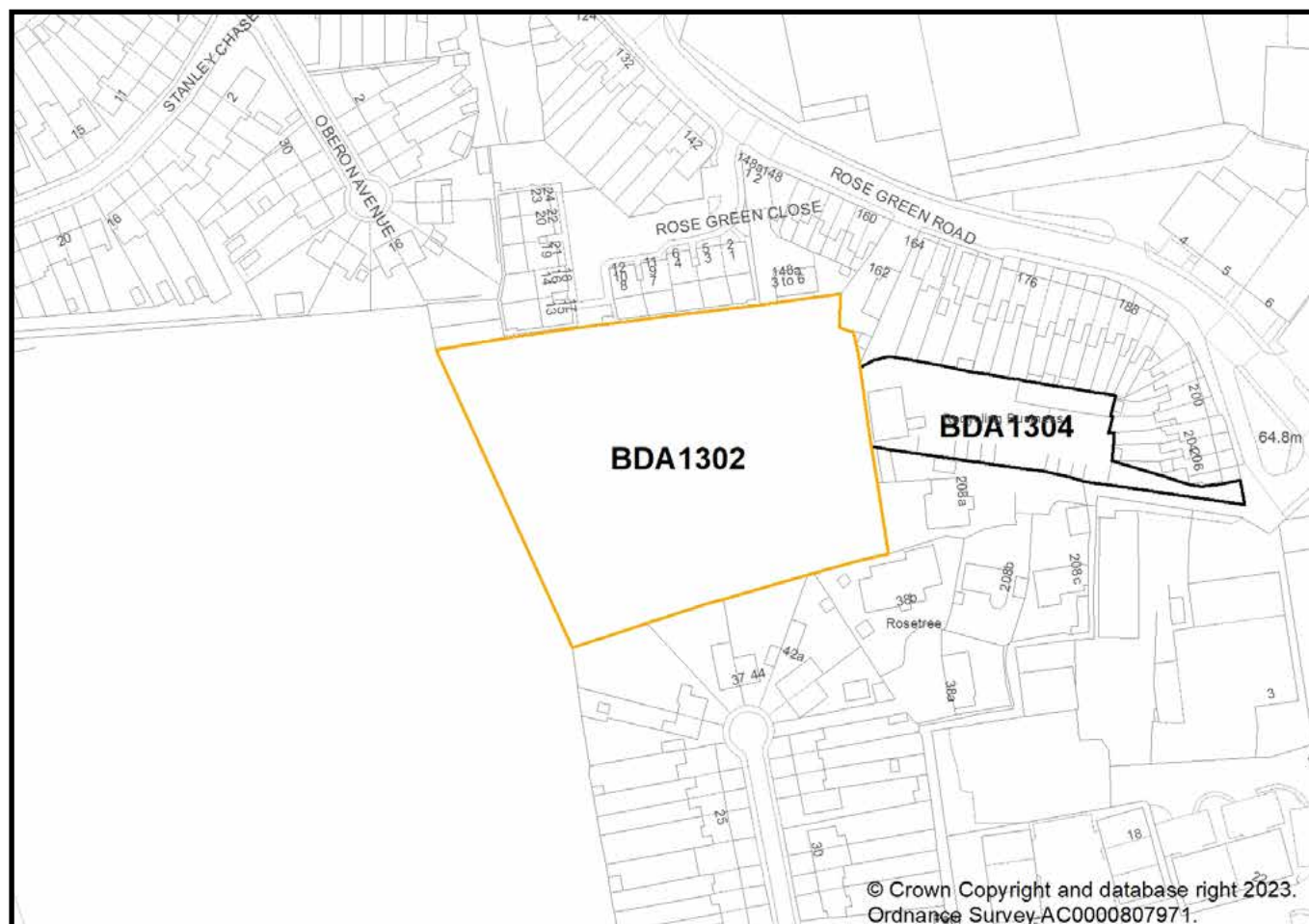
Land south of Rose Green Close, Clay Hill

Site description:

The site is undeveloped and adjoins a cricket club

Site area:

0.9 hectares



Proposed allocation:

Housing, if not required for sport or recreation.

Reasons for allocation:

The site is currently undeveloped. Should the site become available or no longer be required in its current use, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

- Provide suitable access into the site which will require third party land;
- Face onto adjacent open spaces and streets;
- Safeguard and enhance the use of the adjoining West Indian and Phoenix cricket club to the west for sports and recreation;
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required; and
- Consider opportunities for comprehensive development with BDA1304.

Estimated capacity

Estimated capacity of 50 homes.

Site reference:

BDA1303

Ward:

Eastville

Site address/location:

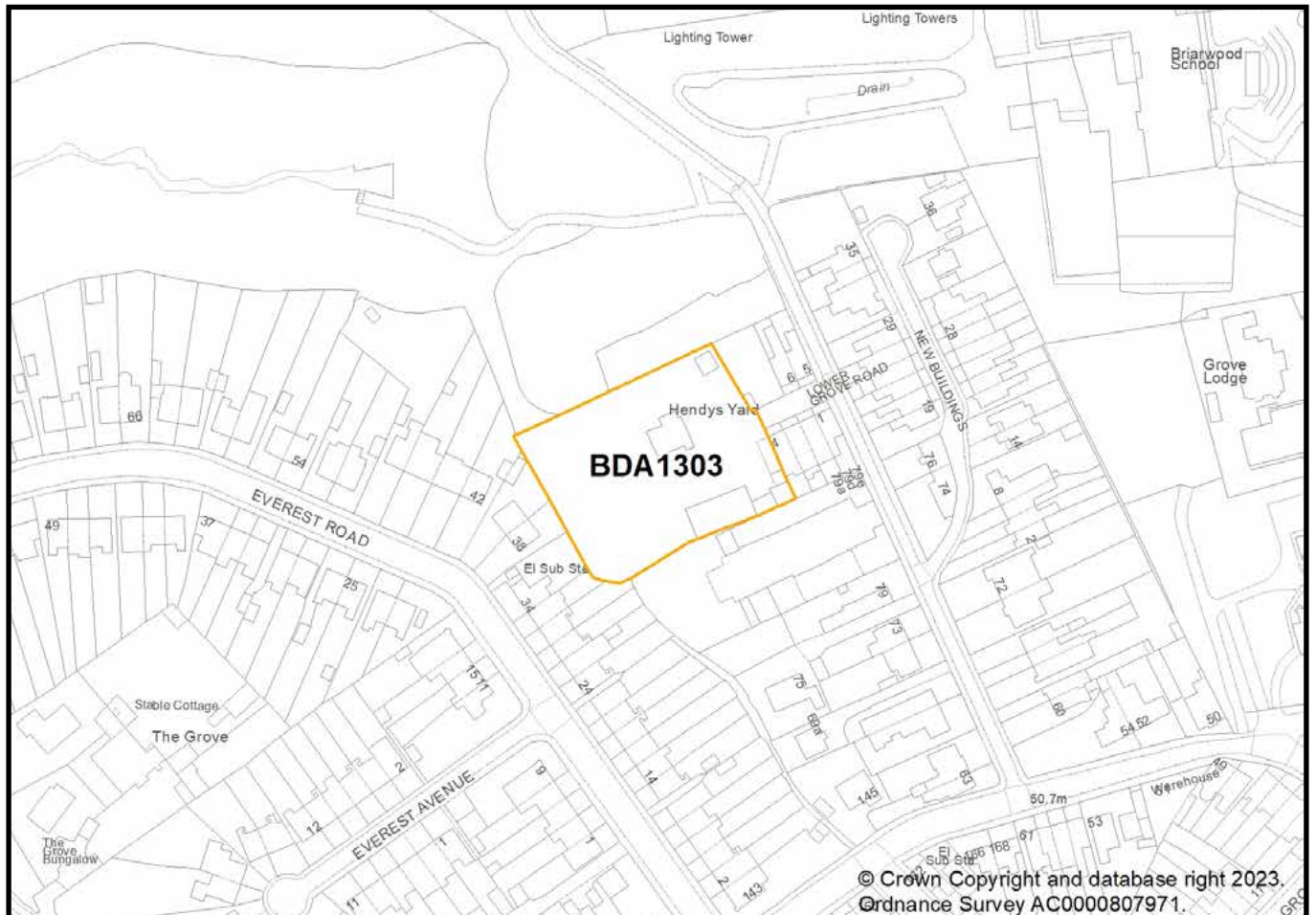
Land at Hendys Yard, Lower Grove Road, Fishponds

Site description:

The site is used as a scrap yard

Site area:

0.3 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

- Provide suitable access to the site, with appropriate footway enhancements and servicing;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues;
- Be expected to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site to the north;
- Be supported by a preliminary ecological appraisal, including appraisal of protected species, priority species and habitats; and
- Retain and integrate important trees located on the north of the site.

Estimated capacity

Estimated capacity of 15 homes.

Site reference:

BDA1304

Ward:

Eastville

Site address/location:

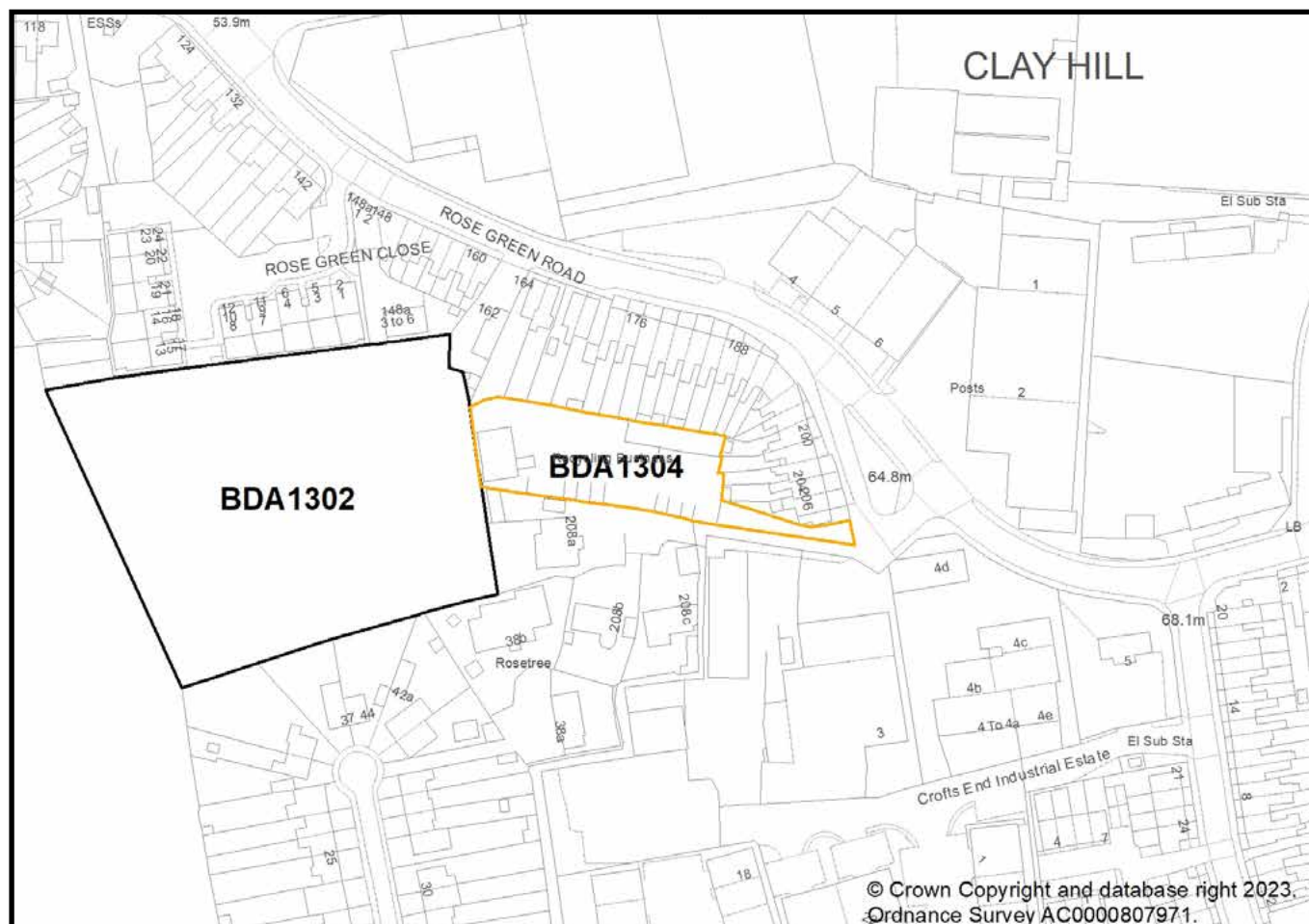
Land to the rear of Rose Green Road,
Clay Hill

Site description:

The site is currently in industrial use as a
salvage yard

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

- Provide suitable access into the site, which will require consideration of level differences on entrance to the site;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Consider opportunities for comprehensive development with BDA1302.

Estimated capacity

Estimated capacity of 10 homes

Site reference:

BDA1305

Ward:

Eastville

Site address/location:

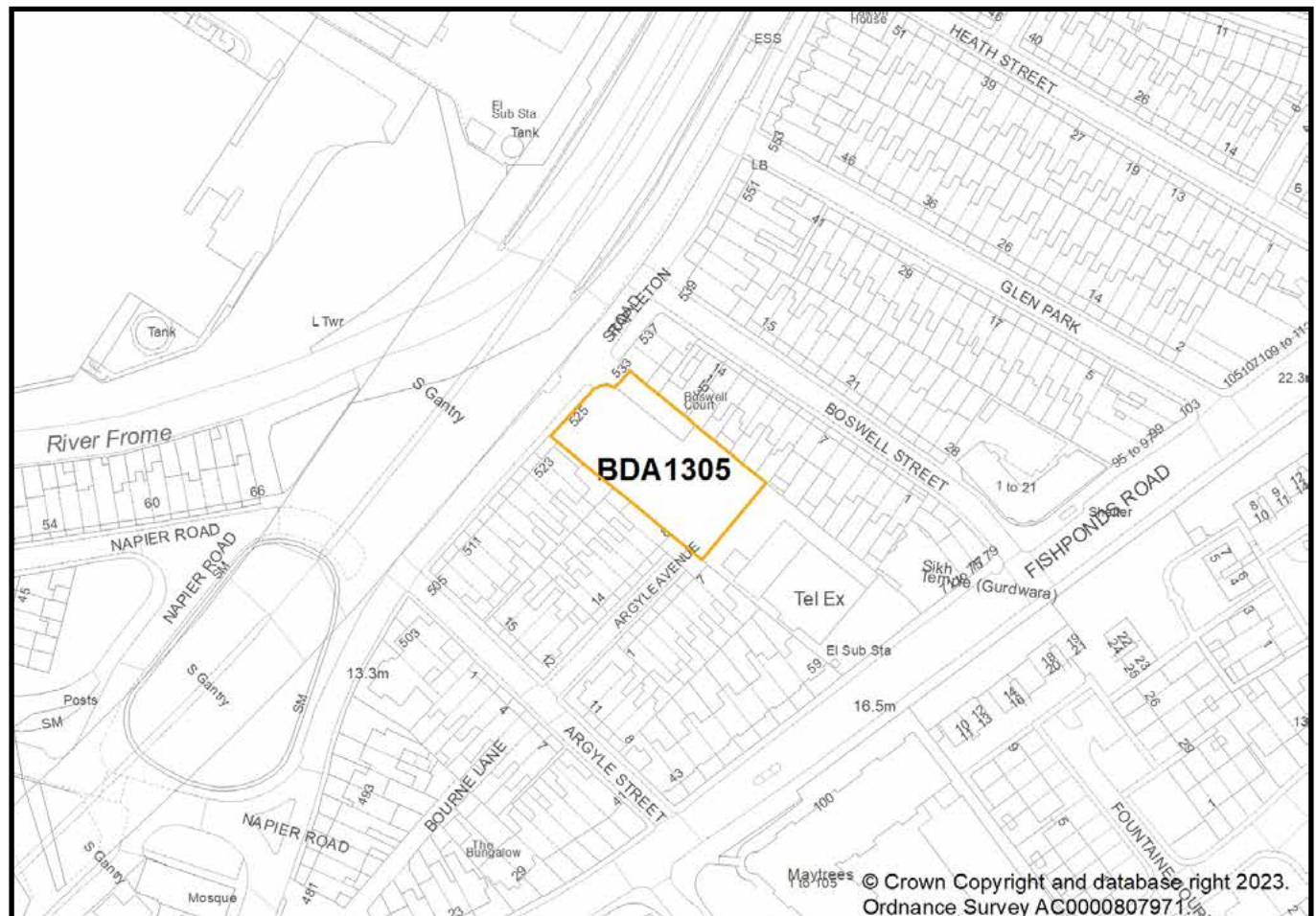
525 Stapleton Road, Eastville

Site description:

The site was formerly in use as a cash and carry wholesaler

Site area:

0.2 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, adaptive re-use for homes would represent a more efficient use of land in a residential context

Development considerations:

Development should:

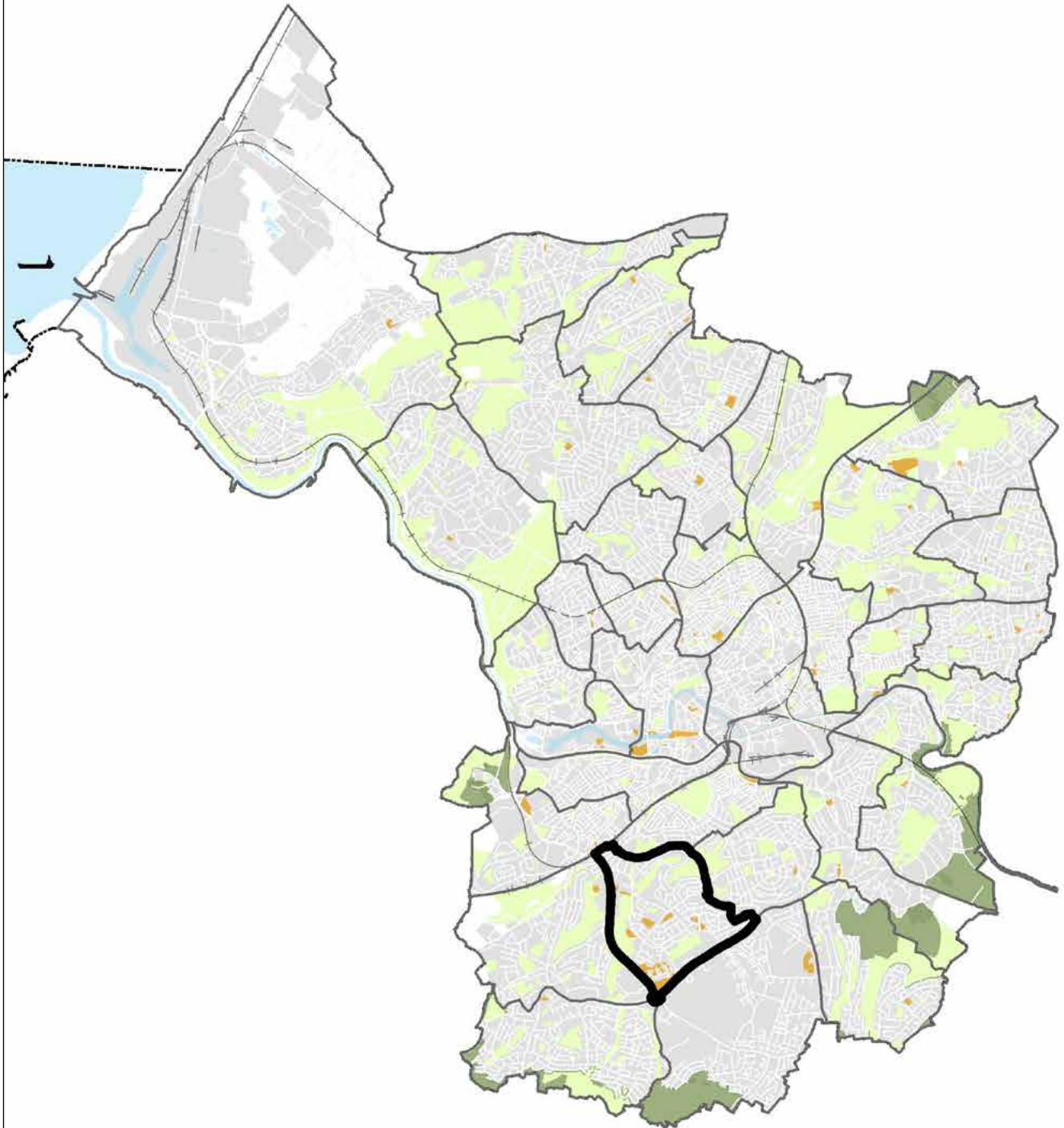
- Provide suitable access, with improved visibility and reinstated footways;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Promote adaptive re-use of the former tramways depot building;
- Address noise issues from the adjacent roads;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and is impacted by surface water drainage issues; and,
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 18 homes.

Filwood Ward

This section sets out development allocations in the Filwood ward.



Site reference:

BDA1401

Ward:

Filwood

Site address/location:

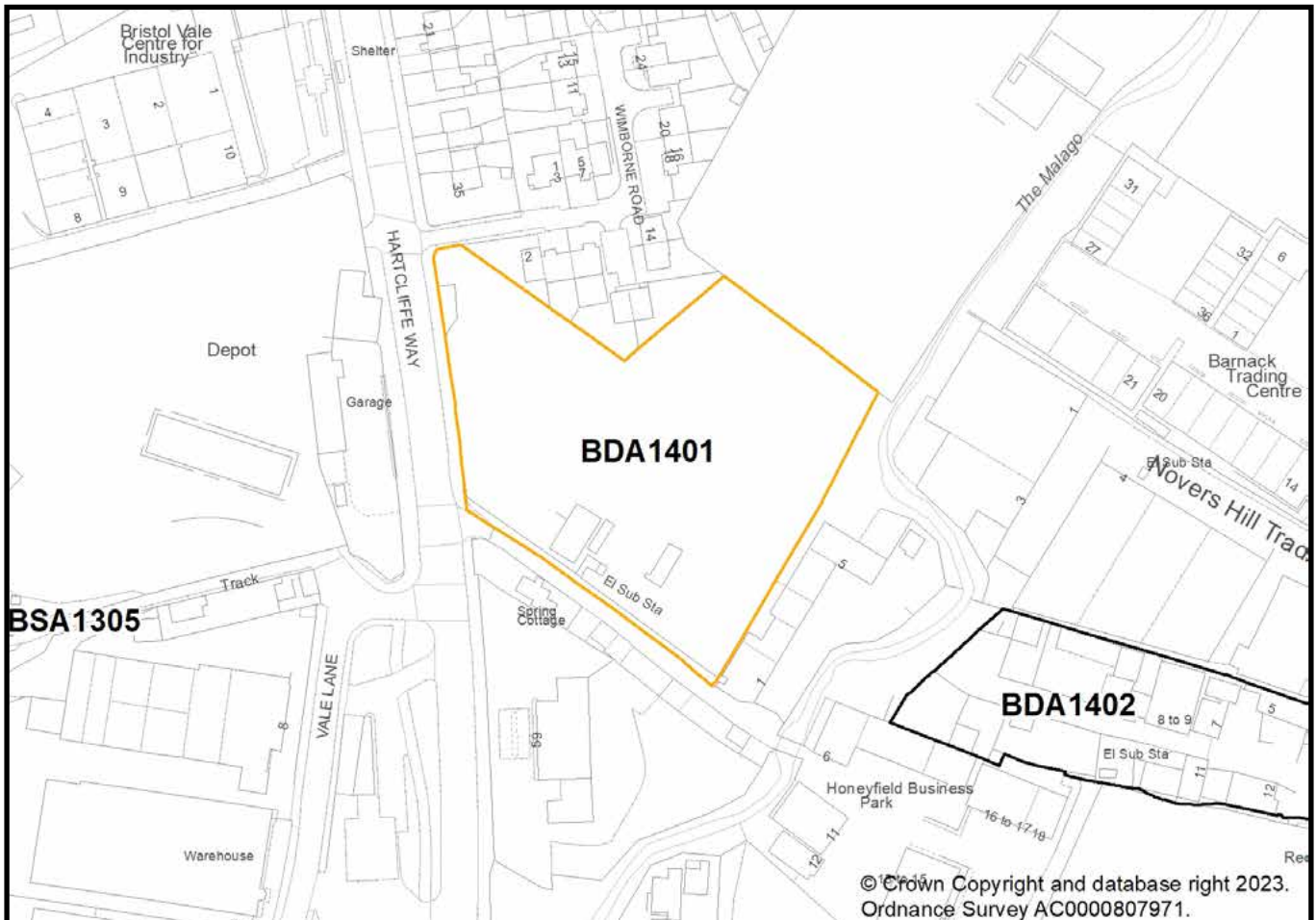
Previously developed land at Hartcliffe Way, Bedminster

Site description:

The site is currently in use for vehicles sales

Site area:

0.9 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for residential mixed-use with workspaces would represent a more efficient use of land in a mixed residential and industrial context.

Development considerations:

Development should:

- Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and the free-flow of public transport and general traffic along the adjacent Hartcliffe Way;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Malago through Novers Hill Trading Estate' Wildlife Network Site;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues;
- Maintain an 8m buffer adjacent to the Malago main river to the east, to ensure maintenance access to the river;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4174 Hartcliffe Way on future occupiers of the site.

Estimated capacity

Estimated capacity of 55 homes. This is likely to be a maximum as it is proposed to provide a mix of uses.

Site reference:

BDA1402

Ward:

Filwood

Site address/location:

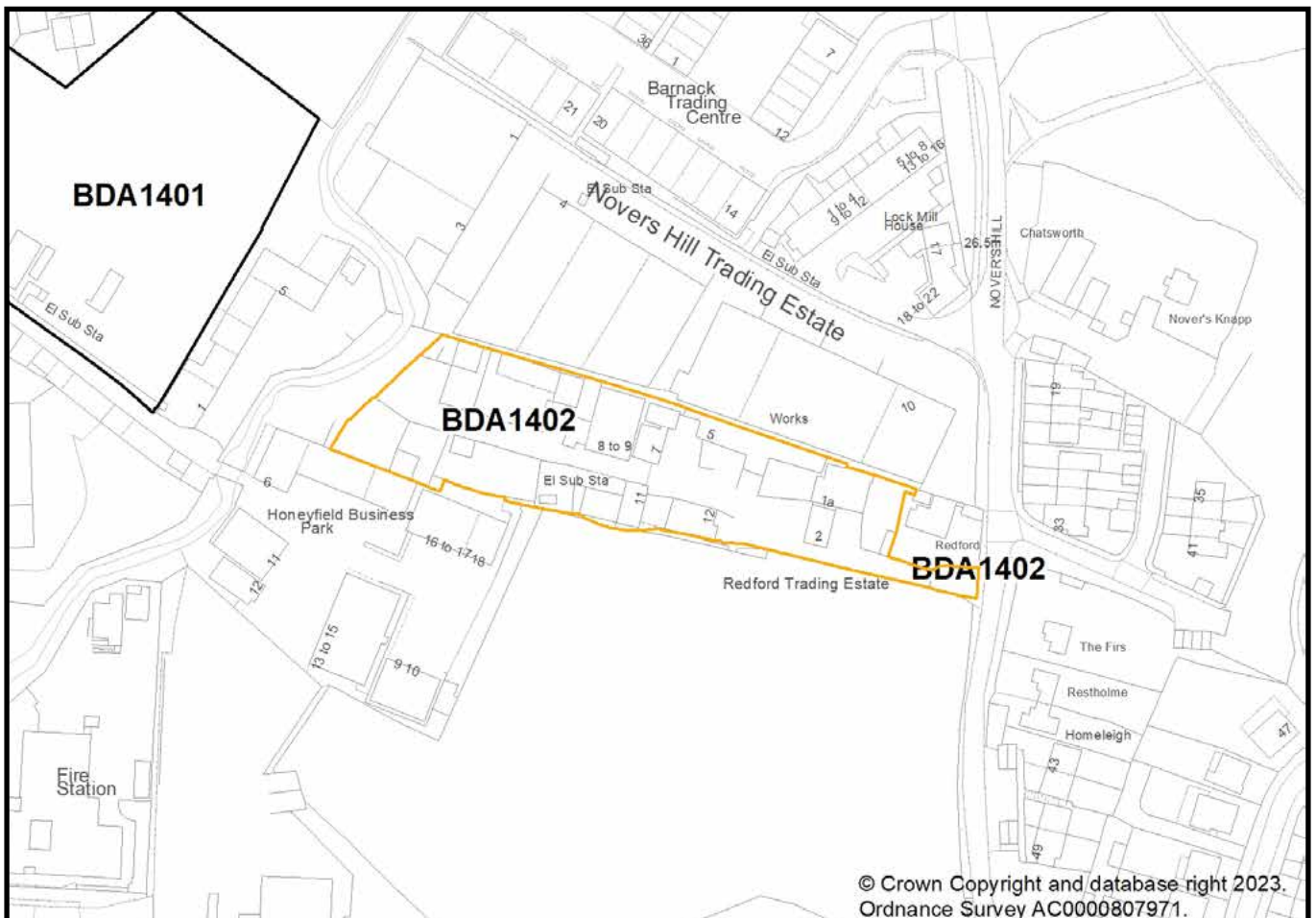
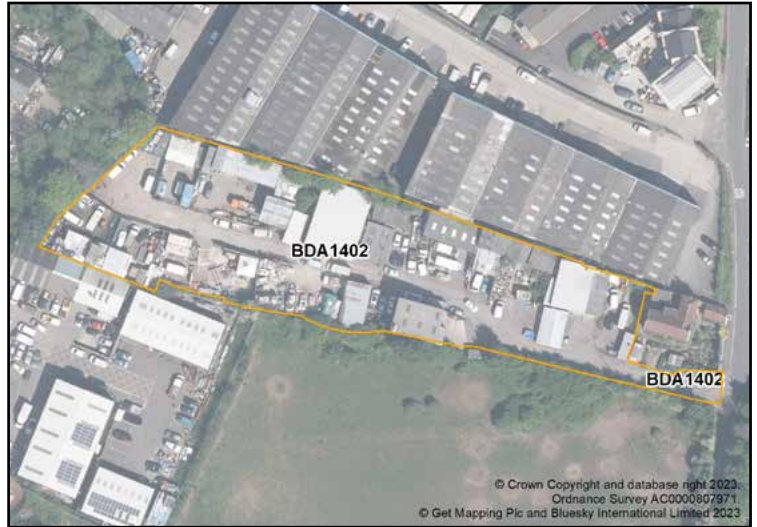
Previously developed land to the west of Redford House, Nover’s Hill

Site description:

The site is currently occupied by a range of structures in commercial and industrial use

Site area:

0.6 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for residential mixed-use with workspaces would represent a more efficient use of land in a mixed residential and industrial context. The site is in close proximity to recently developed residential units in the north.

Development considerations:

Development should:

- Provide suitable access;
- Provide necessary improvements to the surrounding highway transport network;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Consider surface water mitigation, as the site is potentially subject to surface-water flood risk;
- Maintain an 8m buffer adjacent to the main river Malago to the west, to ensure maintenance access to the river;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Malago through Novers Hill Trading Estate' Wildlife Network Site;
- Undertake an up-to-date preliminary ecological appraisal, and make provision for relevant mitigation and enhancement measures including respecting the adjacent Pigeonhouse Stream Site of Nature Conservation Interest;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Consider cumulative impact of development on air quality.

Estimated capacity

Estimated capacity of 35 homes as part of mixed use development with workspace.

Site reference:

BSA1108A

Ward:

Filwood

Site address/location:

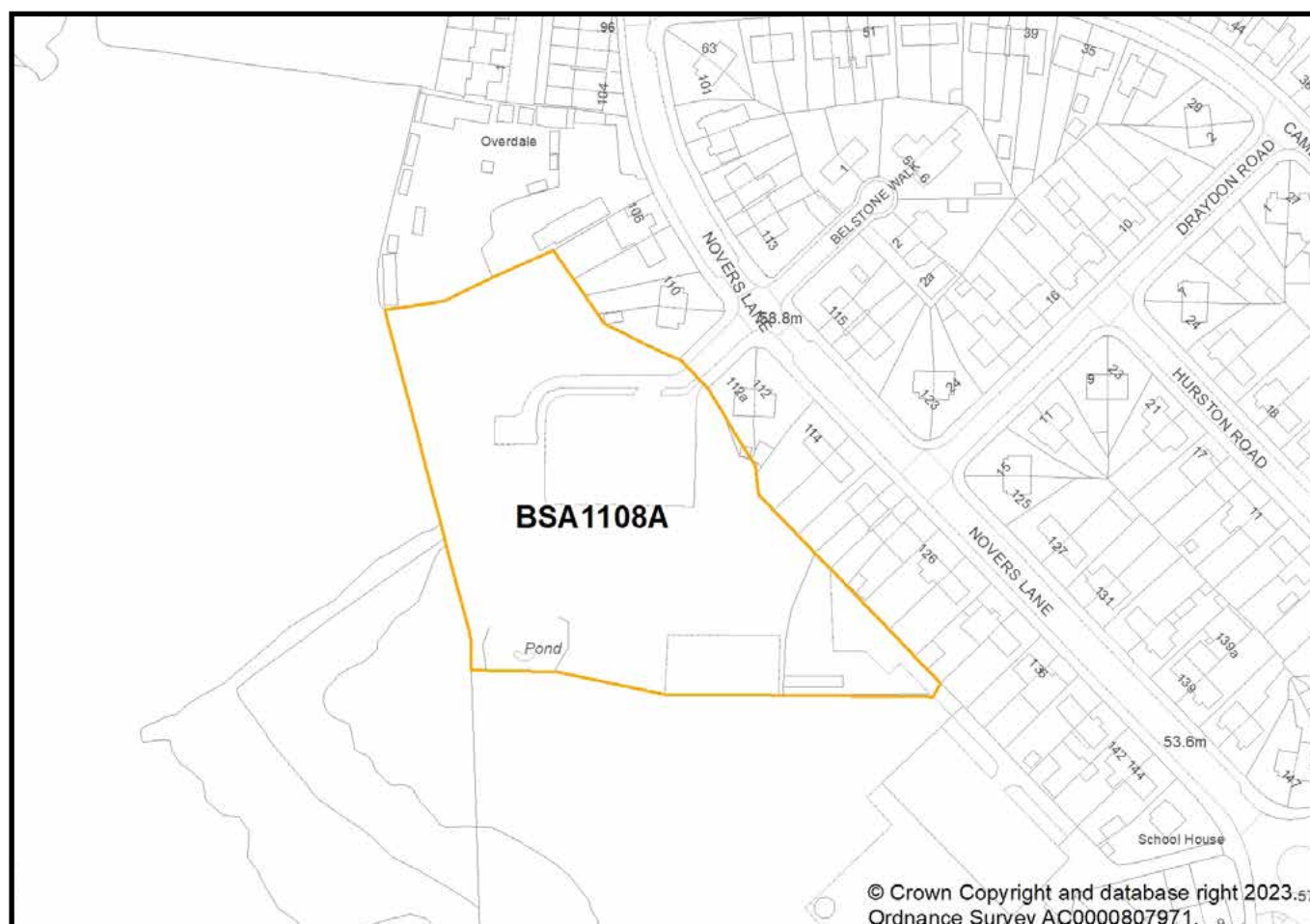
Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane

Site description:

The previously developed site was last used for a school

Site area:

1.1 hectares



Proposed allocation:

Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Development considerations:

Development should:

- be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site;
- be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of the 'Lowland Meadow', 'Lowland Calcareous Grassland' and semi-improved neutral grassland. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;
- integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained, including links to the Northern Slopes and Crox Bottom;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework. The flood risk assessment should also consider the impacts of the development on the wider Malago catchment to ensure that proposed and existing properties are not subject to increased flood risk;
- provide for necessary improvements to the surrounding highway / transport network;
- be designed to take account of nearby industrial uses by addressing any noise, pollution and nuisance issues;
- provide a children's playground on the site;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

Estimated capacity

Estimated capacity of 60 homes.

Site reference:

BSA1109

Ward:

Filwood

Site address/location:

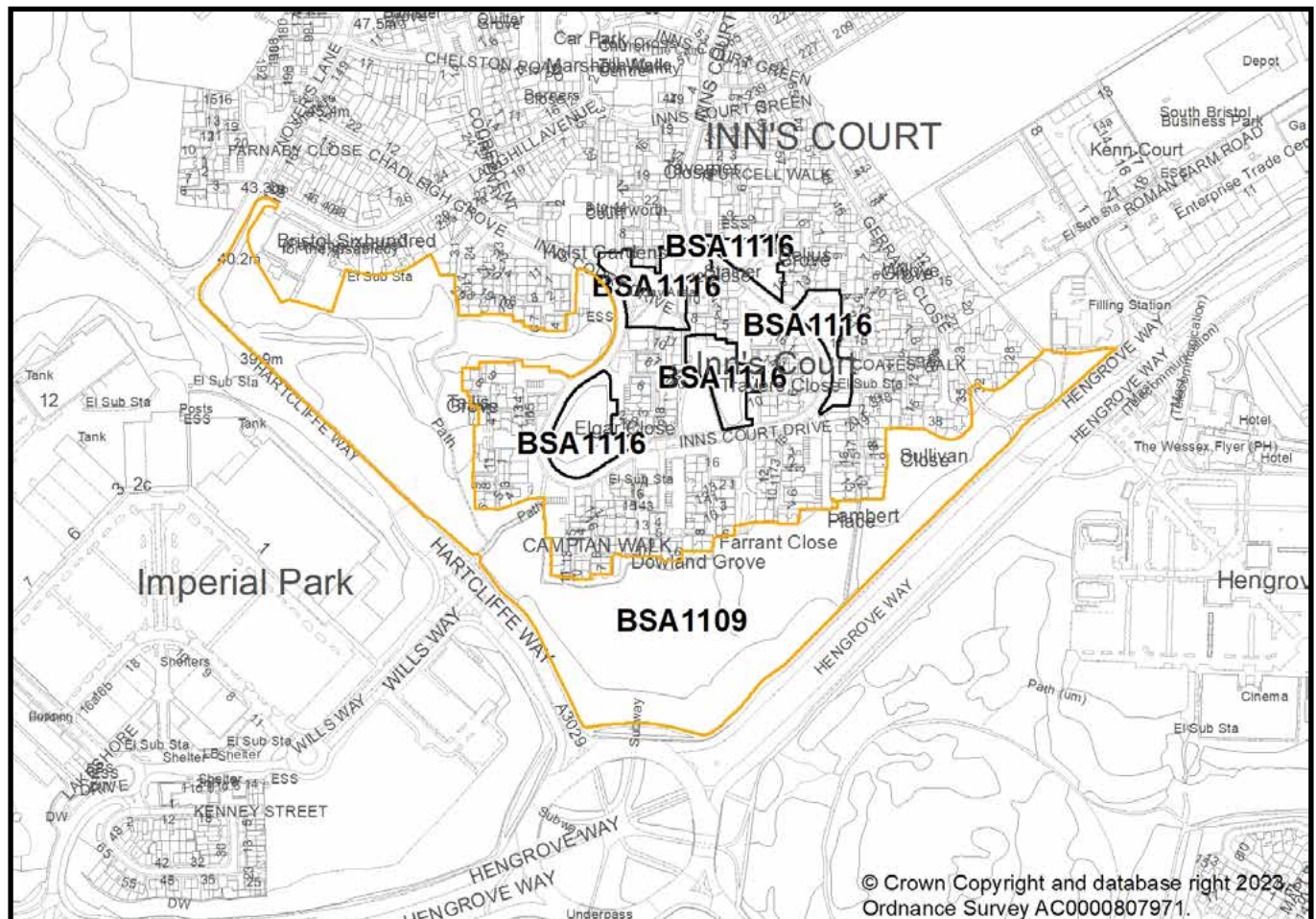
Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court

Site description:

The land is presently undeveloped

Site area:

8.8 hectares



Proposed allocation:

Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Development considerations:

Development should:

- integrate housing with existing and new development at Inn's Court;
- consider the relationship with and links to the development of adjacent site BSA1116;
- retain good vehicular, cycle and pedestrian links to the neighbourhood;
- create a link with Wills Way to allow better pedestrian and cycle movement across, to and from Inn's Court;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- face onto the adjoining open space;
- address noise issues from Hartcliffe Way and Hengrove Way;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

There is a planning permission (22/02345/F) on part of the site for a Youth Zone facility including a 5 a-side (Multi Use Games Area) pitch.

Site reference:

BSA1115

Ward:

Filwood

Site address/location:

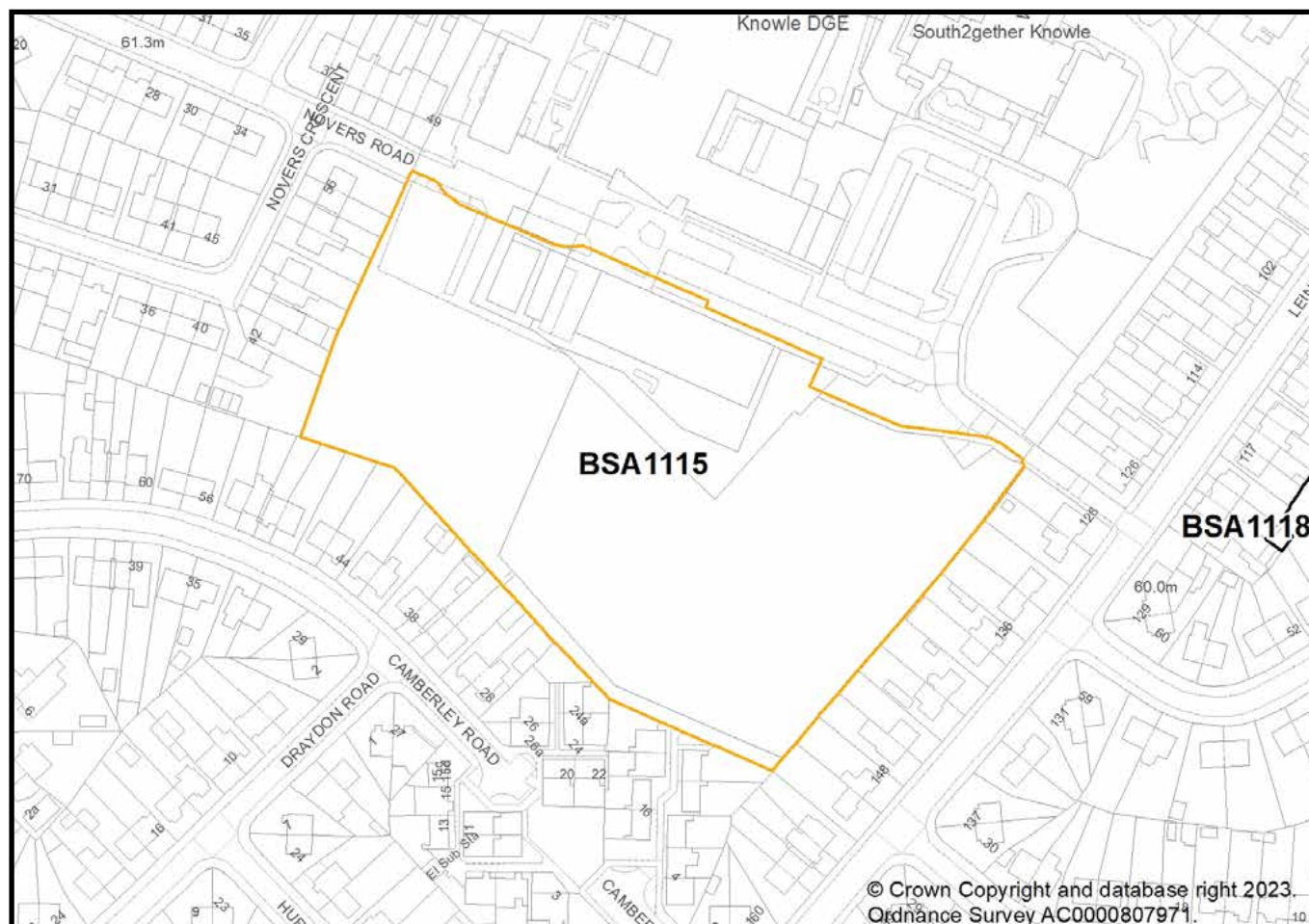
Former Florence Brown School, west of Leinster Avenue

Site description:

The previously developed site was last used for a school

Site area:

1.7 hectares



Proposed allocation:

Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Development considerations:

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to safeguard the amenity of neighbouring residential properties;
- provide a well-surveilled cycle route and public footpath from Novers Road to Leinster Avenue;
- ensure that, through the design of the access to the site, the safety and security of users of both the school and children's centre opposite the site are adequately addressed;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

Estimated capacity

Estimated capacity of 85 homes.

Site reference:

BSA1116

Ward:

Filwood

Site address/location:

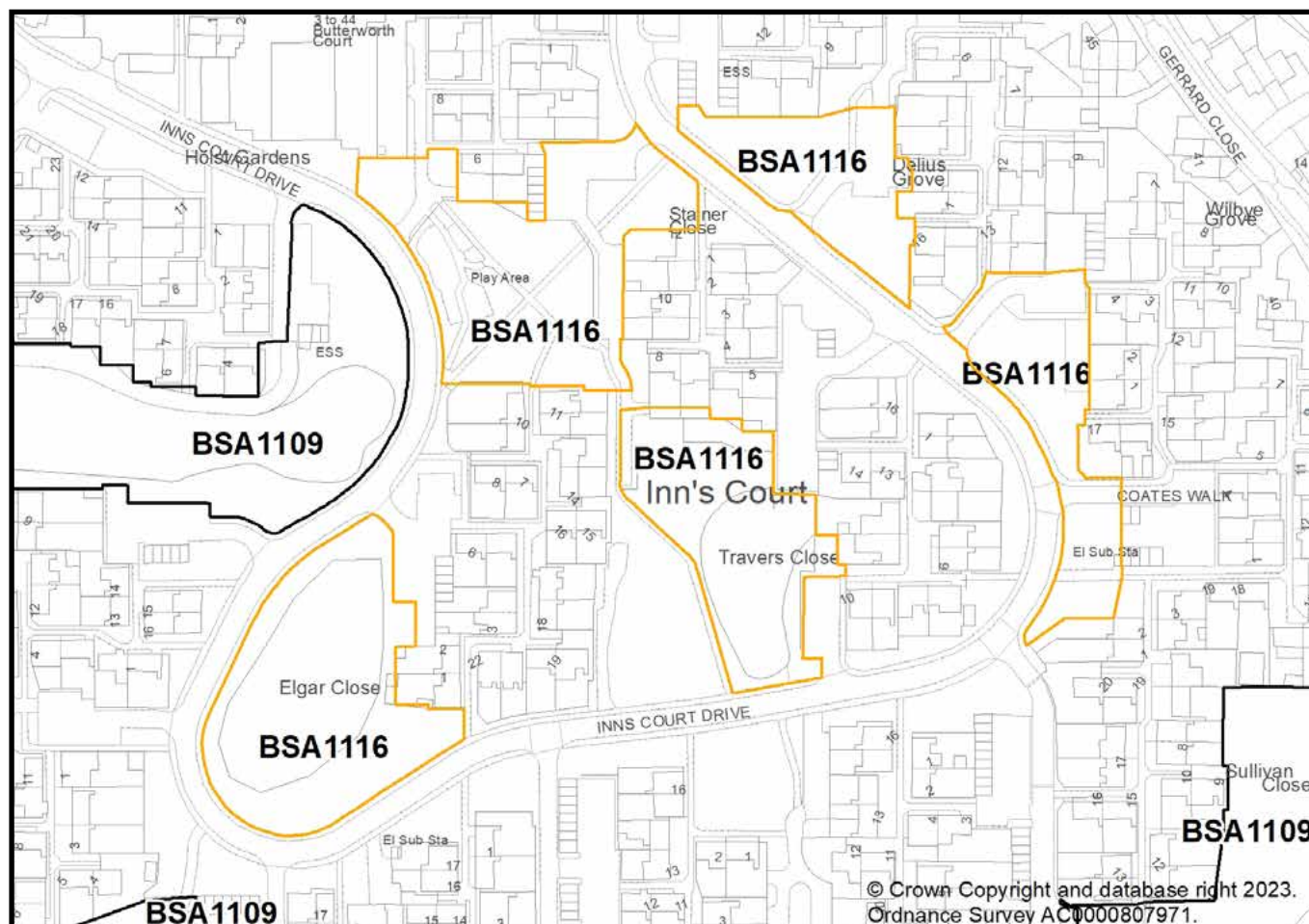
Open spaces either side of Inn’s Court

Site description:

The land is currently undeveloped

Site area:

1.5 hectares



Proposed allocation:

Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Development considerations:

Development should:

- include space for a children’s playground and formal green space;
- consider the relationship with and links to the development of adjacent site BSA1109;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be designed to safeguard the amenity of neighbouring residential properties;
- retain good vehicular, cycle and pedestrian links to the neighbourhood;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Estimated capacity

Estimated capacity of 70 homes.

Site reference:

BSA1118

Ward:

Filwood

Site address/location:

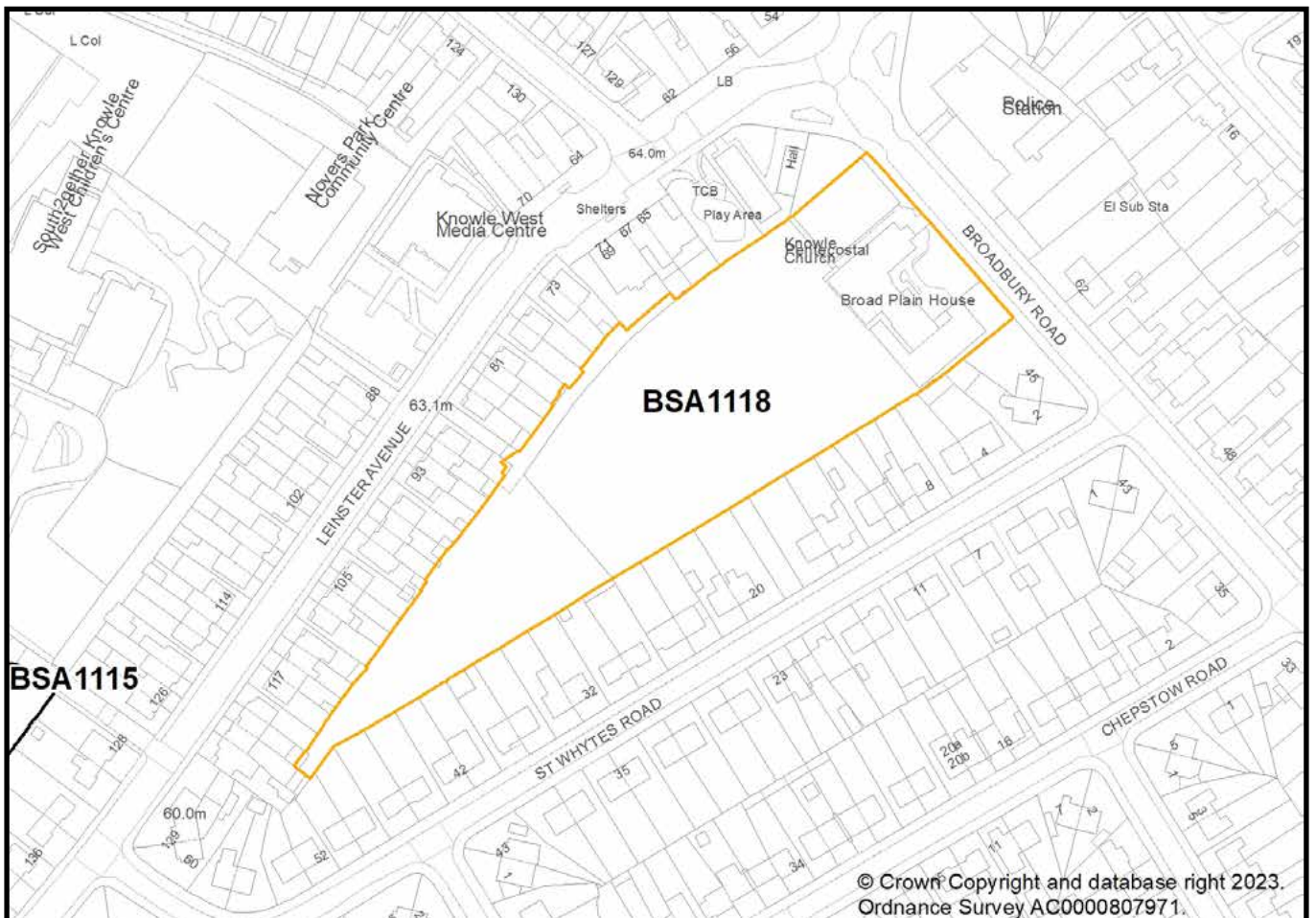
Broad Plain House and associated land,
Broadbury Road

Site description:

The site comprises a commercial premises
and undeveloped land to the rear

Site area:

1 hectares



Proposed allocation:

Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Development considerations:

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to safeguard the amenity of neighbouring residential properties;
- explore opportunities for allotments / food growing;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

Estimated capacity

Estimated capacity of 50 homes.

Site reference:

BSA1120

Ward:

Filwood

Site address/location:

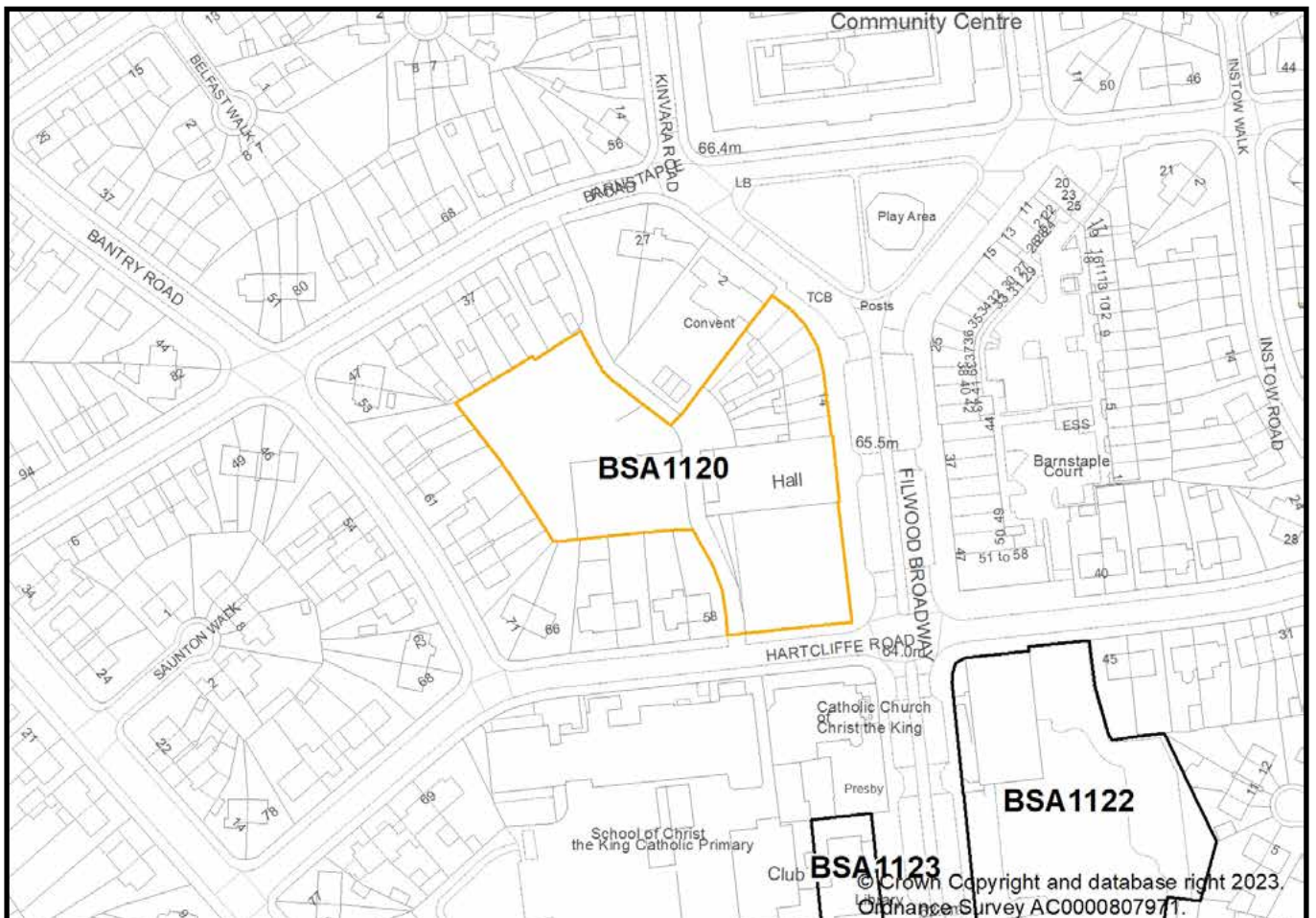
Land and buildings between 2 to 20
Filwood Broadway

Site description:

The site comprises commercial premises,
some cleared, and undeveloped land to
the rear

Site area:

0.6 hectares



Proposed allocation:

Retail/Business/Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for mixed retail, business and housing development that caters for the needs of local people and provides a convenience foodstore.

Development considerations:

Development should:

- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- be designed so that the buildings fronting Filwood Broadway reflect the existing context of Filwood Broadway, including building line and building heights;
- be designed to safeguard the amenity of neighbouring residential properties;
- provide active ground floor uses where it fronts onto Filwood Broadway;
- ensure the off-street shoppers car park is well connected to Filwood Broadway with strong and safe pedestrian links.
- The development would be expected to include 1,000m² (net) of convenience retail floorspace.

Estimated capacity

Estimated capacity of 20 homes.

Site reference:

BSA1122

Ward:

Filwood

Site address/location:

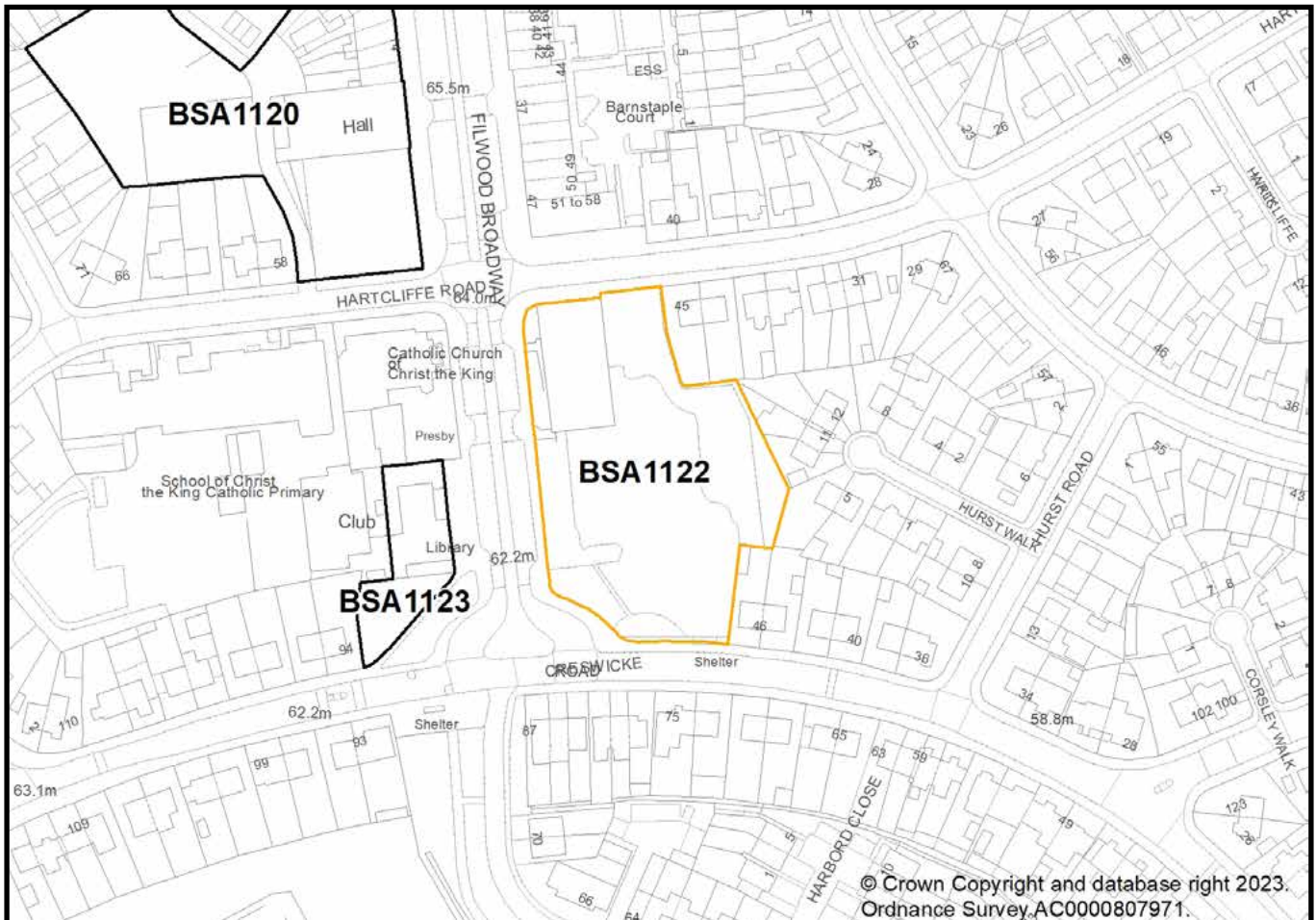
Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction

Site description:

The site comprises cleared land last used for commercial premises

Site area:

0.5 hectares



Proposed allocation:

Business/Retail/Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for business, retail and housing.

Development considerations:

Development should:

- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway and at the junctions with Creswicke, Hartcliffe and Barnstaple Roads, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- be designed to safeguard the amenity of neighbouring residential properties;
- provide active ground floor uses where it fronts onto Filwood Broadway;
- be designed so that the buildings fronting Filwood Broadway reflect the existing context, including building line and building heights;
- ensure retail use is limited to small scale retail facilities.

Estimated capacity

Estimated capacity of 35 homes.

Site reference:

BSA1123

Ward:

Filwood

Site address/location:

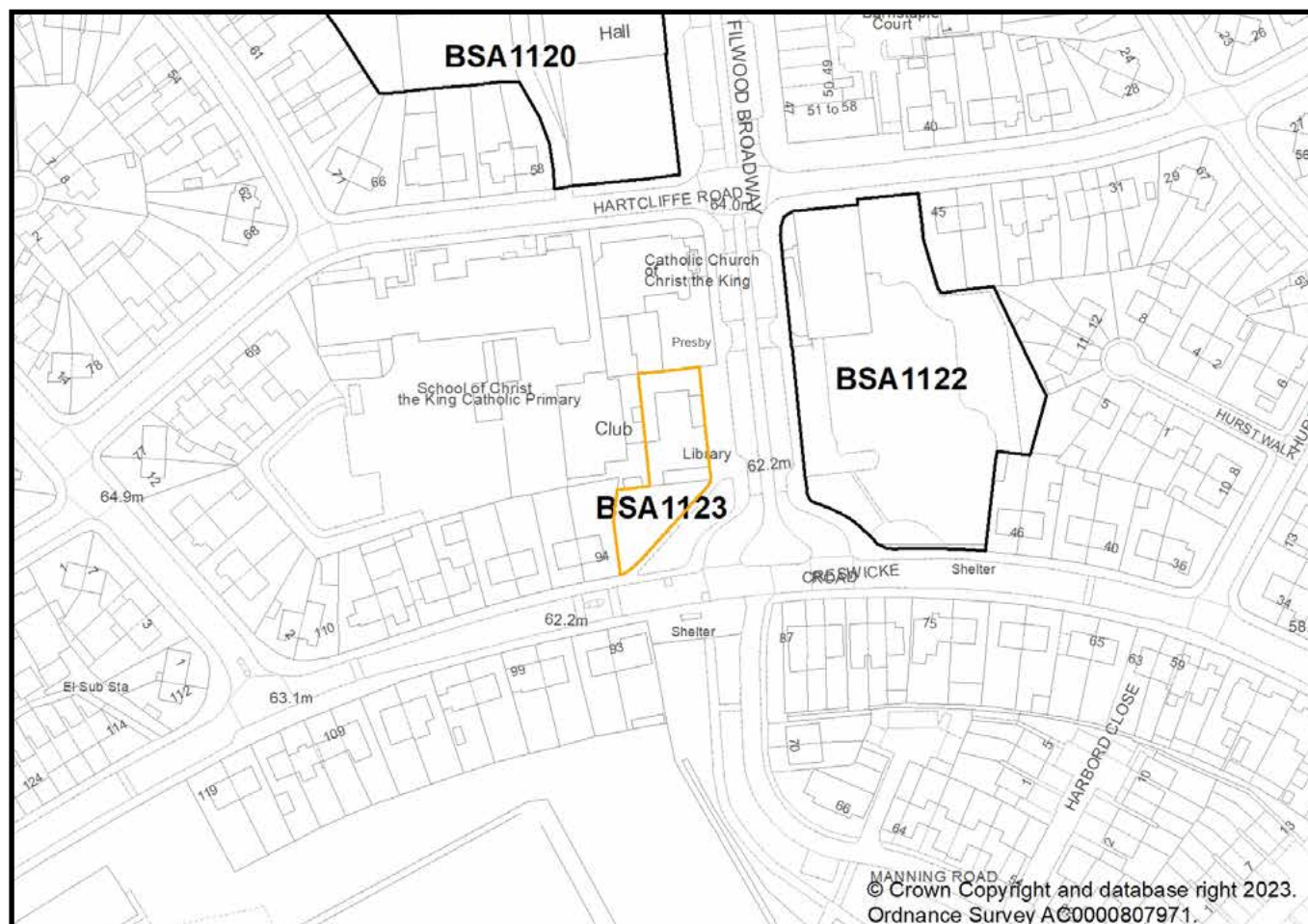
Filwood Library and adjoining land,
Filwood Broadway

Site description:

The site comprises a library and undeveloped land to the side

Site area:

0.1 hectares



Proposed allocation:

Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for housing, subject to the library relocating elsewhere within the Filwood Broadway Centre.

Development considerations:

Development should:

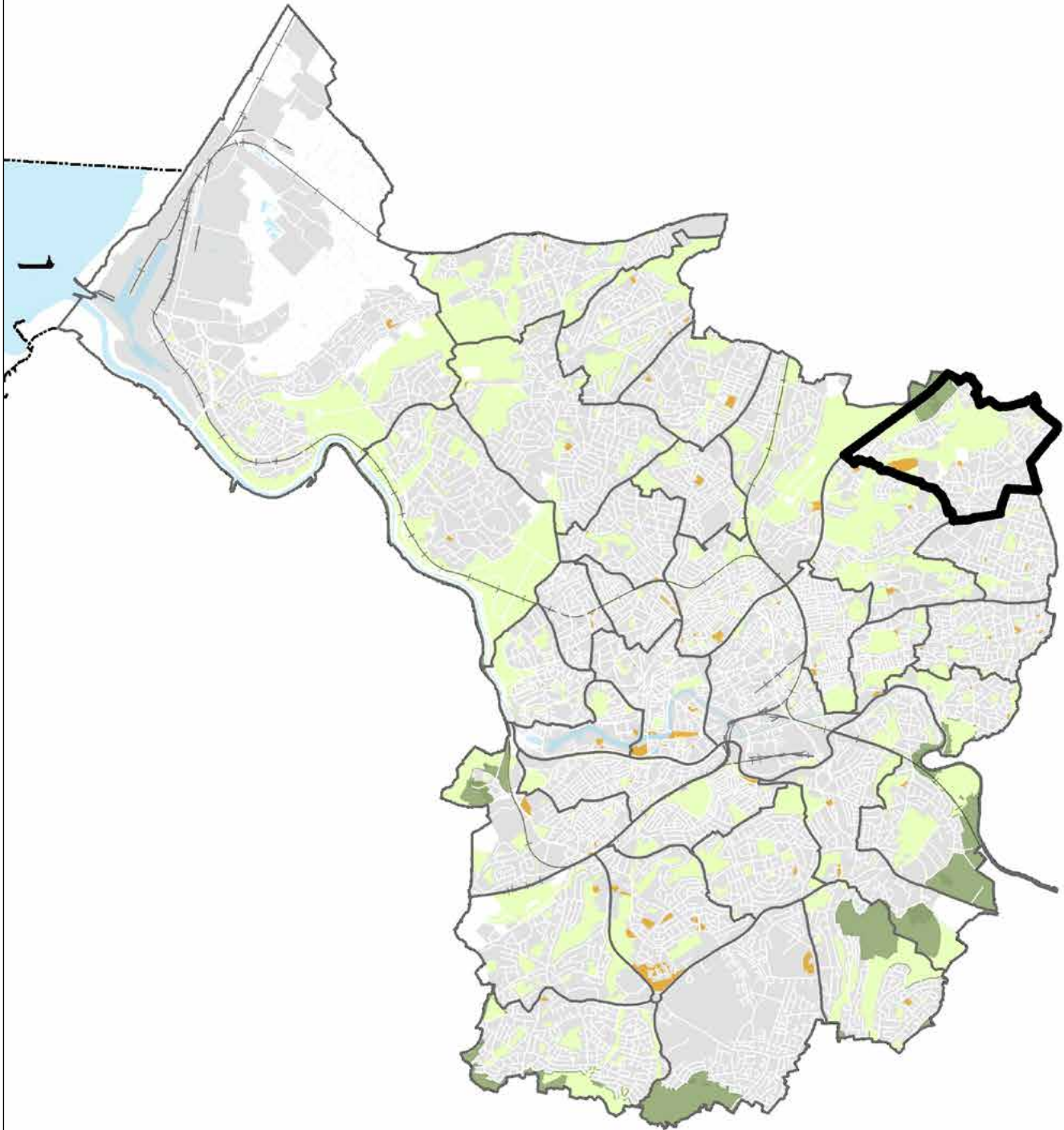
- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway and at the junctions with Creswicke, Hartcliffe and Barnstaple Roads, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- provide active frontages onto Filwood Broadway.

Estimated capacity

Estimated capacity of 10 homes.

Frome Valley Ward

This section sets out development allocations in the Frome Valley ward.



Site reference:

BDA1501

Ward:

Frome Valley

Site address/location:

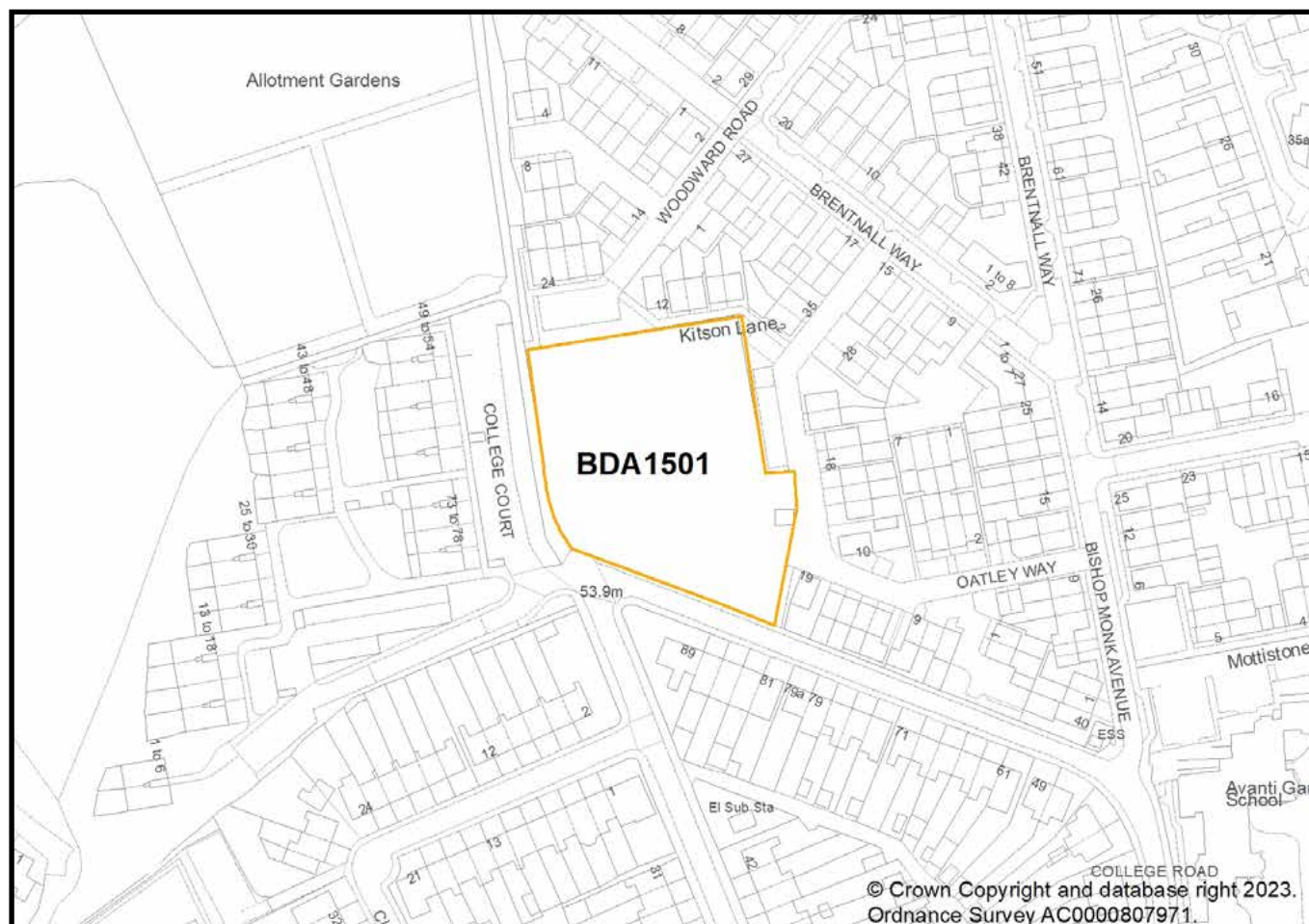
Land at College Road, Fishponds

Site description:

The site is currently grazing land

Site area:

0.5 hectares



Proposed allocation:

Self-build, custom housebuilding or community-led housing.

Reasons for allocation:

The site is undeveloped and adjacent to recently built residential development. The site represents an opportunity to diversify housing choice, promoting the provision of new homes through self-build, custom house-building and other community-led housing development. There is a need for suitable sites for self-build homes identified within the local plan.

Development considerations:

Development should:

- Provide suitable access into the site which considers the impact on the junction with Glaisdale Avenue and appropriate footway enhancements;
- Support pedestrian links through the site, including connections to the Public Right of Way running along the western boundary;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and,
- Take account of the Stapleton and Frome Valley Conservation Area.

Estimated capacity

Estimated capacity of 20 homes.

Site reference:

BSA0502

Ward:

Frome Valley

Site address/location:

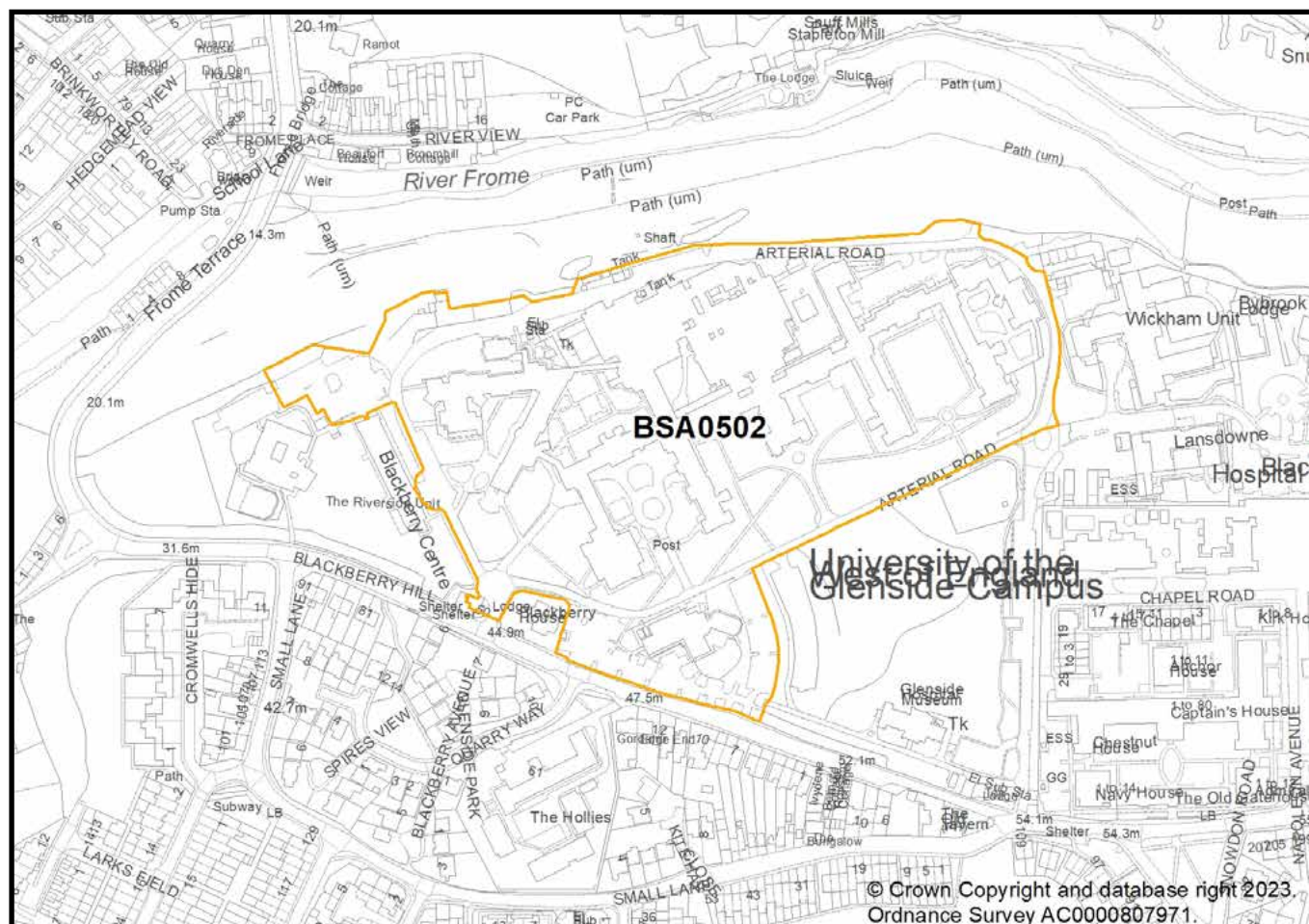
Glenside Campus, Blackberry Hill, Fishponds

Site description:

The site is currently a University campus

Site area:

6.8 hectares



Proposed allocation:

Housing with mixed-uses

Reasons for allocation:

A housing with mixed-uses allocation is appropriate as:

- The site is no longer required for education related provision.
- Housing is considered suitable given the largely residential context of the site. Some mixed-use development would also be appropriate given its relatively large size.
- The site is in a relatively sustainable location, approximately 600m from Fishponds Town Centre and close to the bus stops on Blackberry Hill.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

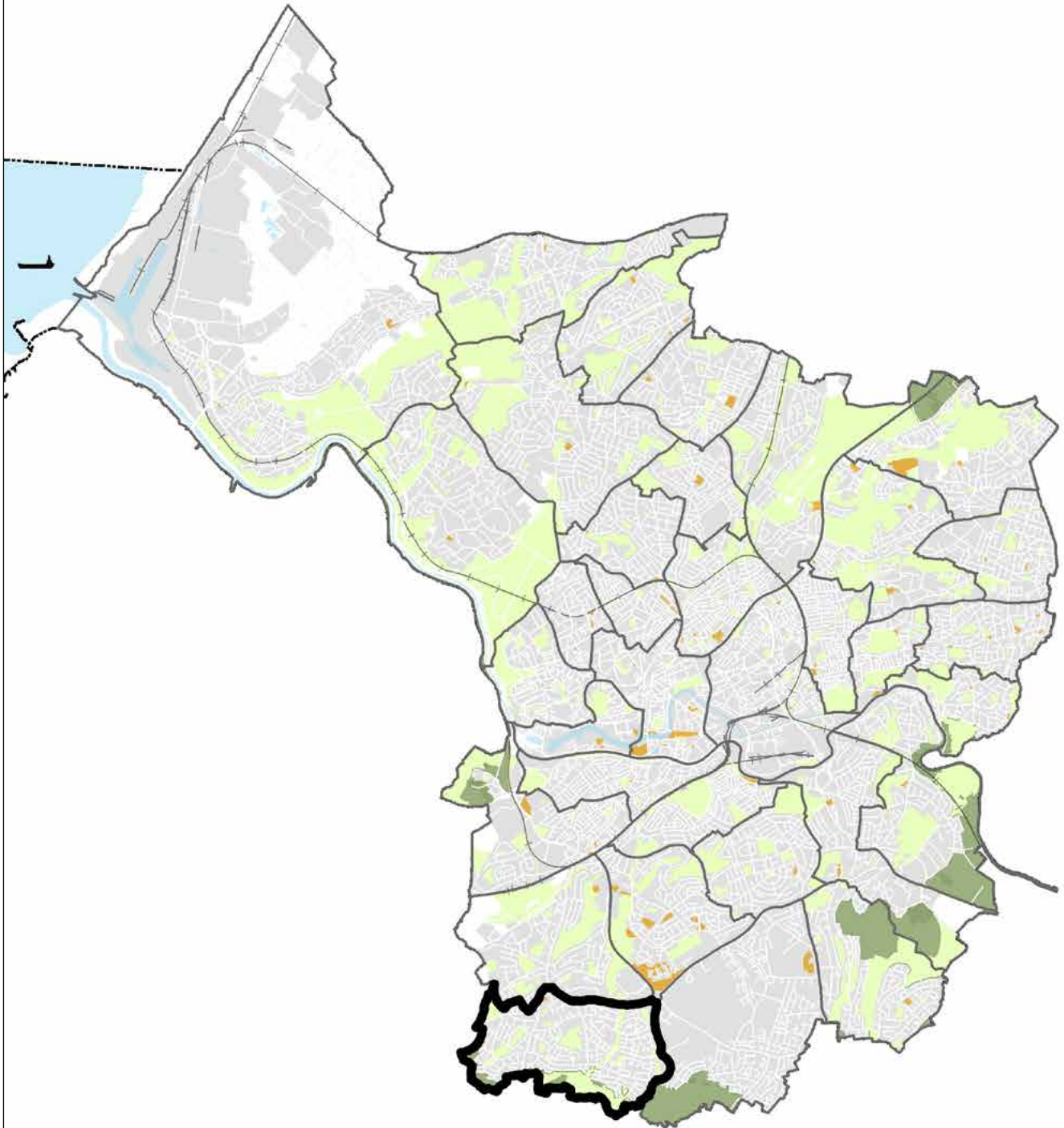
- be led by a masterplan for the site to be guided by community involvement. The masterplan should consider the wider area, including nearby sites BSA0501 and BAS0503, and adopt a heritage-led approach identifying the key listed buildings and structures and other heritage assets to be retained.
- have regard to the Tree Preservation Orders bounding the site;
- take account of the Stapleton and Frome Valley Conservation Area and the Local Historic Parks and Gardens designation;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures having regard to the adjacent Site of Nature Conservation Interest;
- consider potential for link to land to north at Oldbury Court Estate;
- maintain or strengthen the integrity of the Wildlife Network;
- address transport implications;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.
- A proportion of mixed-use development including business use would also be acceptable given the relatively large size of the site, the historic character and internal layout of the buildings and the desire to preserve local employment opportunities.

Estimated capacity

Estimated capacity of 300 homes.

Hartcliffe and Withywood Ward

This section sets out development allocations in the Hartcliffe and Withywood ward.



Site reference:

BDA1601

Ward:

Hartcliffe and Withywood

Site address/location:

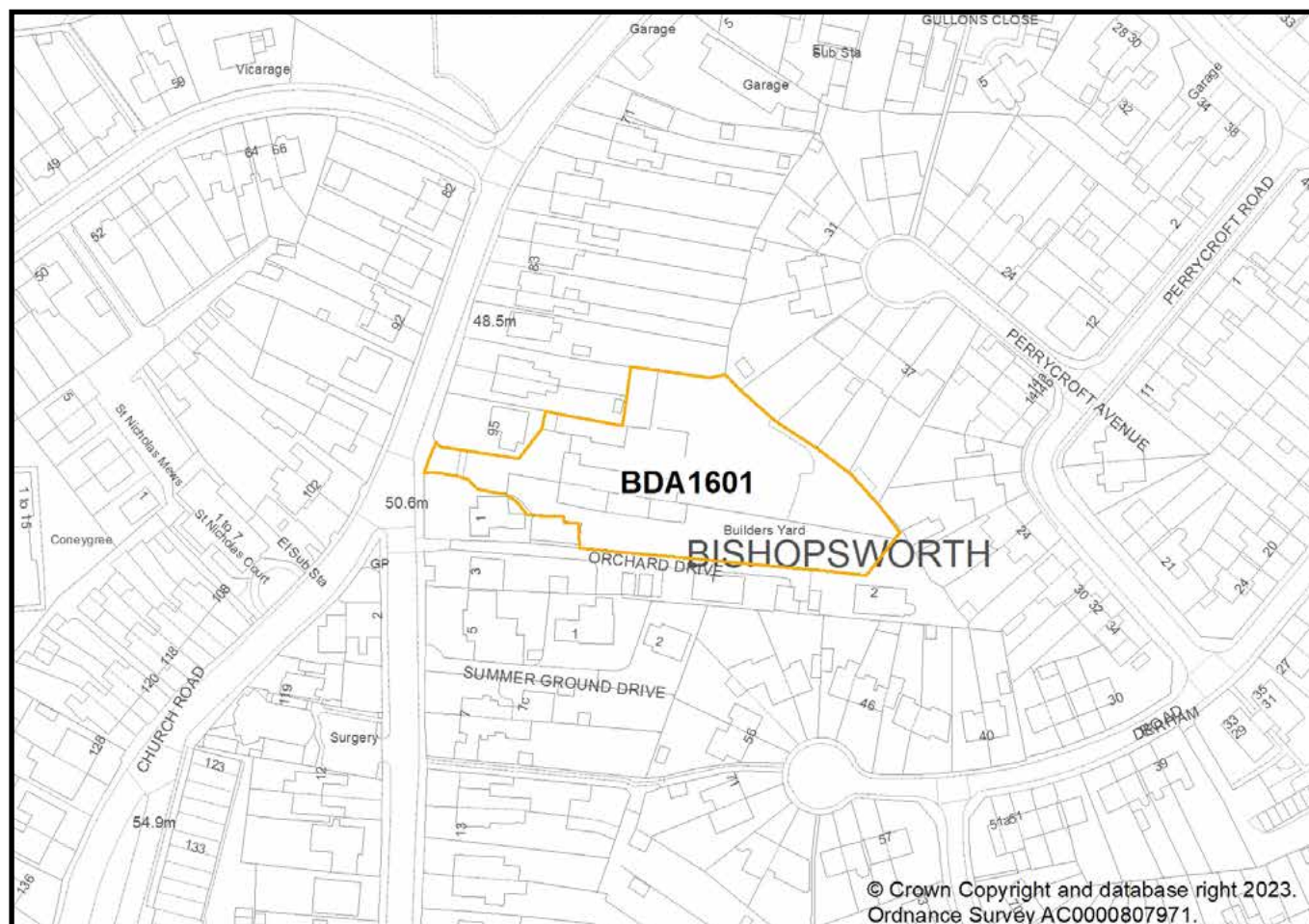
Land to the rear of 96 Church Road / Orchard Drive, Bishopsworth

Site description:

The land is currently in use as a builders' yard and commercial uses

Site area:

0.4 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes with workspace would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

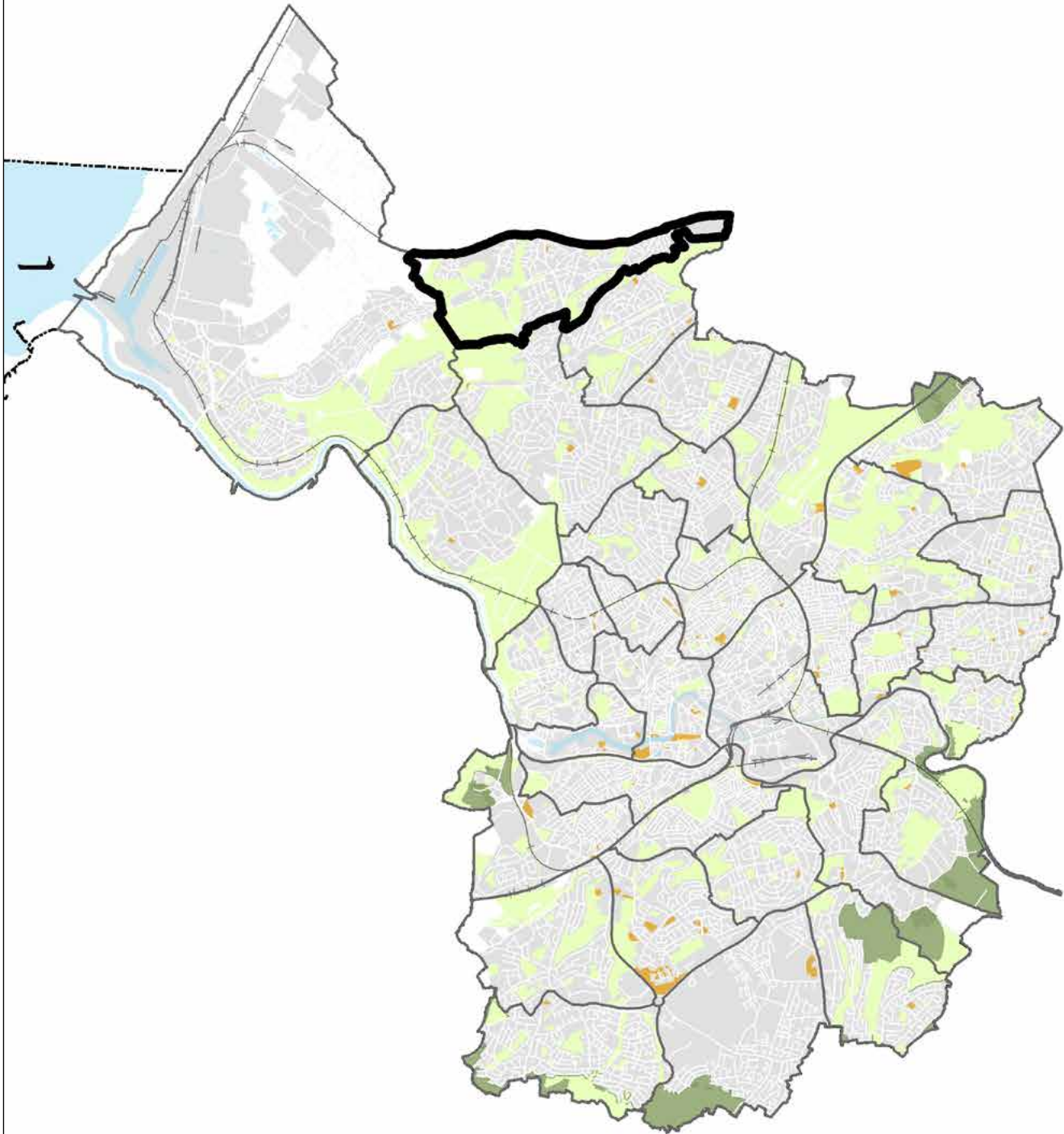
- Provide suitable access to the site, improving visibility and providing appropriate servicing, which safeguards the free-flow of public transport and general traffic on Church Road;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Provide high quality, compatible and flexible workspace;
- Preserve the amenity of future and existing occupiers of properties fronting Orchard Drive; and,
- Provide a context-led approach, which takes account of the Bishopsworth and Malago Conservation Area.

Estimated capacity

Estimated capacity of 25 homes.

Henbury and Brentry Ward

This section sets out development allocations in the Henbury and Brentry ward.



Site reference:

BDA1702

Ward:

Henbury and Brentry

Site address/location:

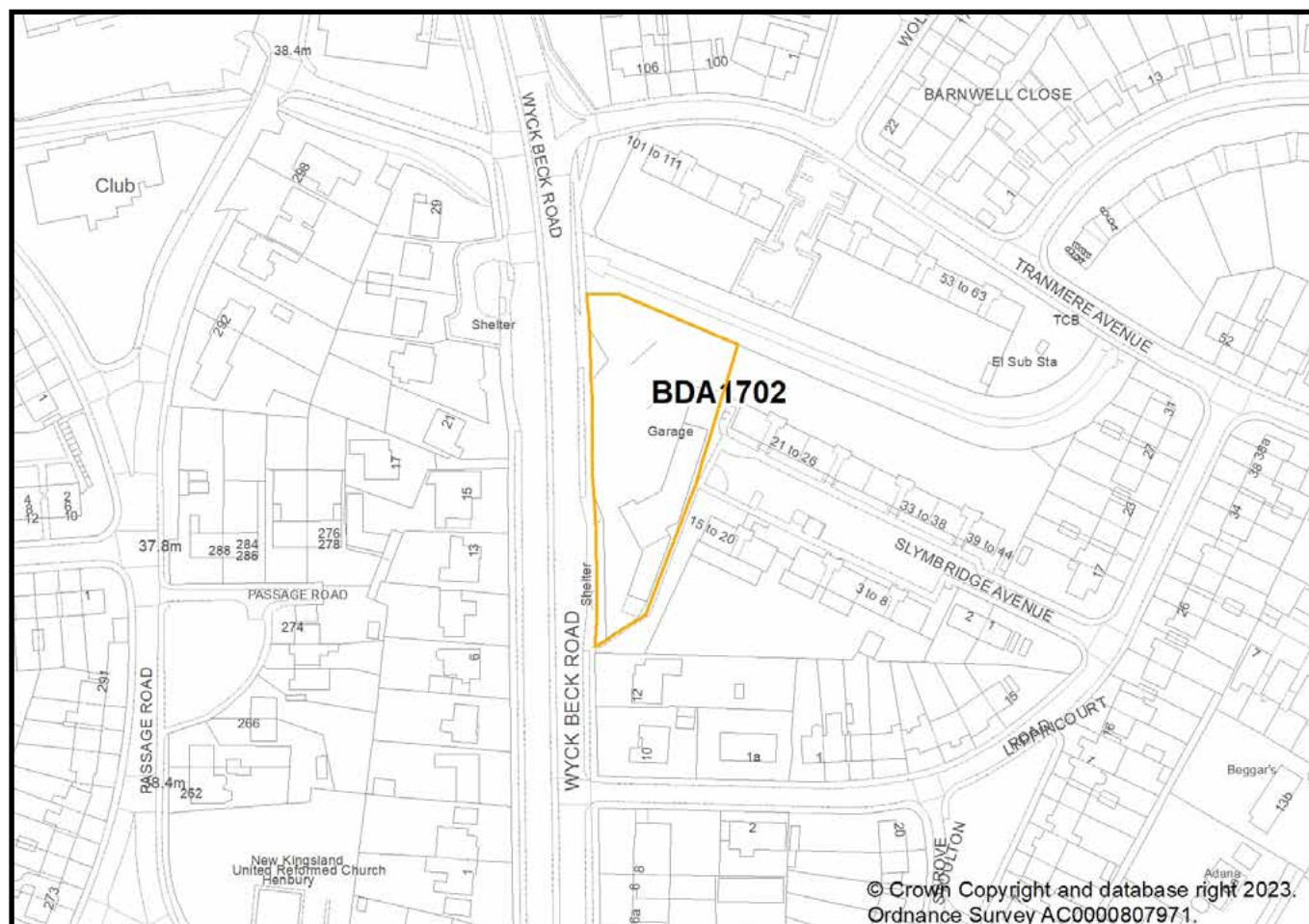
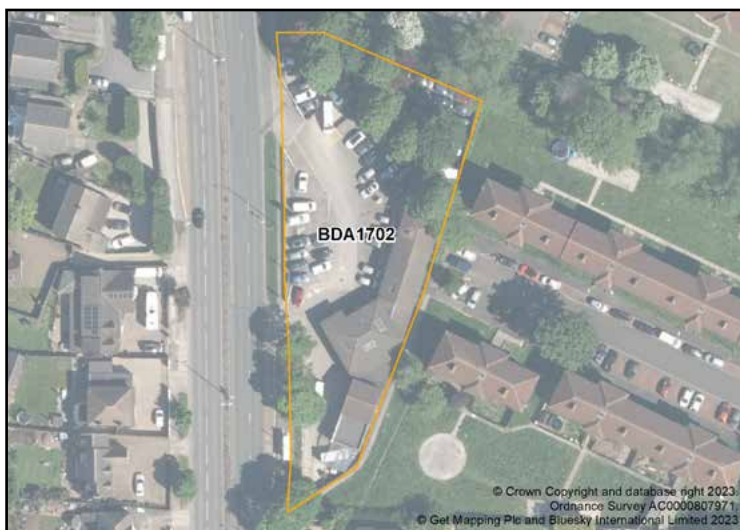
14 Wyke Beck Road, Brentry

Site description:

The site is currently used for commercial purposes including a garage and car hire

Site area:

0.3 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

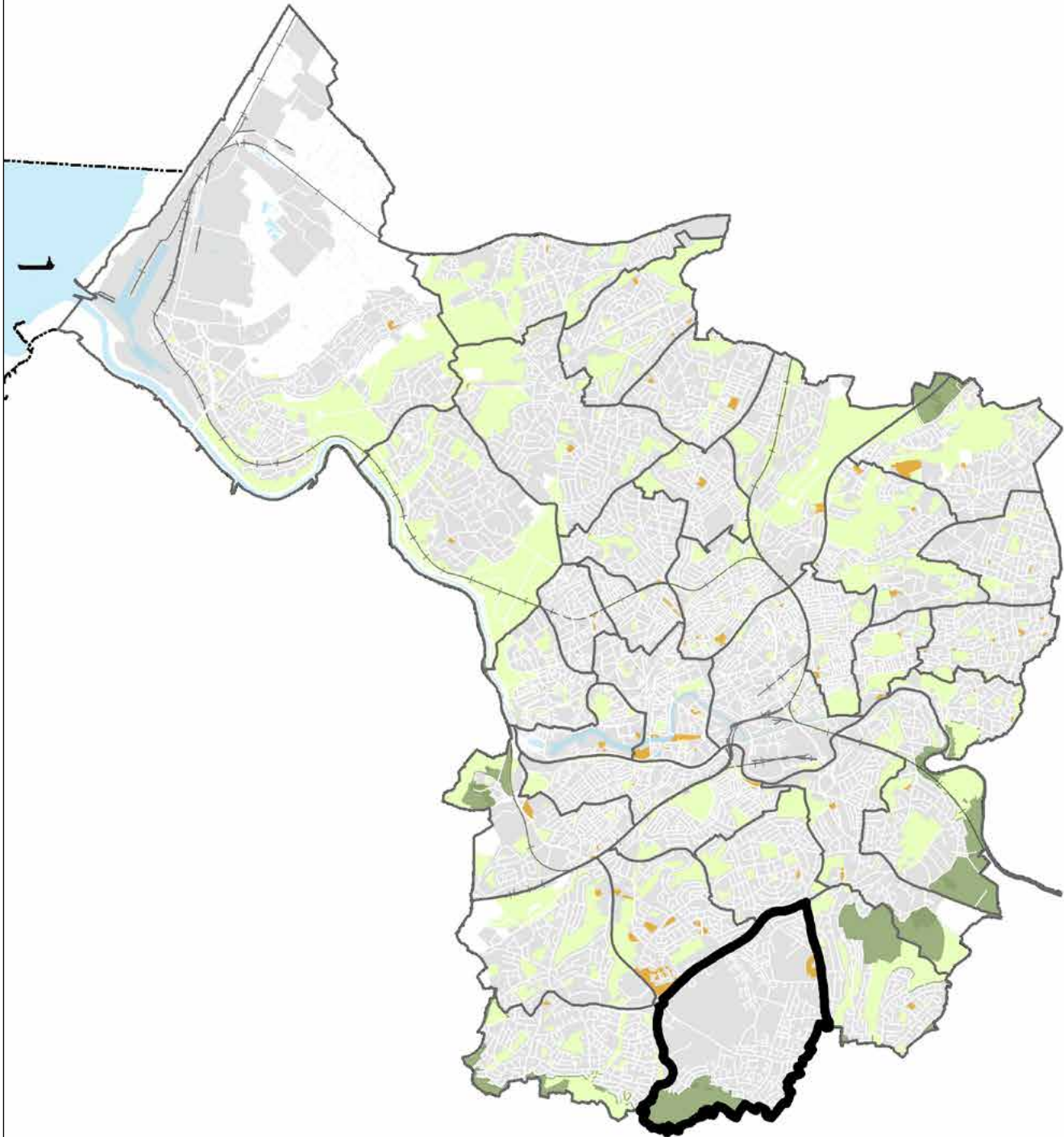
- Provide suitable access into the site and appropriate servicing, which takes account of and complements emerging public transport enhancement works along the A4018;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4108 Wyck Beck;
- Be informed by an air quality assessment where appropriate, as the site is adjacent to the A4018;
- Retain and integrate green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to Wyck Beck; and
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues.

Estimated capacity

Estimated capacity of 15 homes.

Hengrove and Whitchurch Park Ward

This section sets out development allocations in the Hengrove and Whitchurch Park ward.



Site reference:

BSA1402

Ward:

Hengrove and Whitchurch Park

Site address/location:

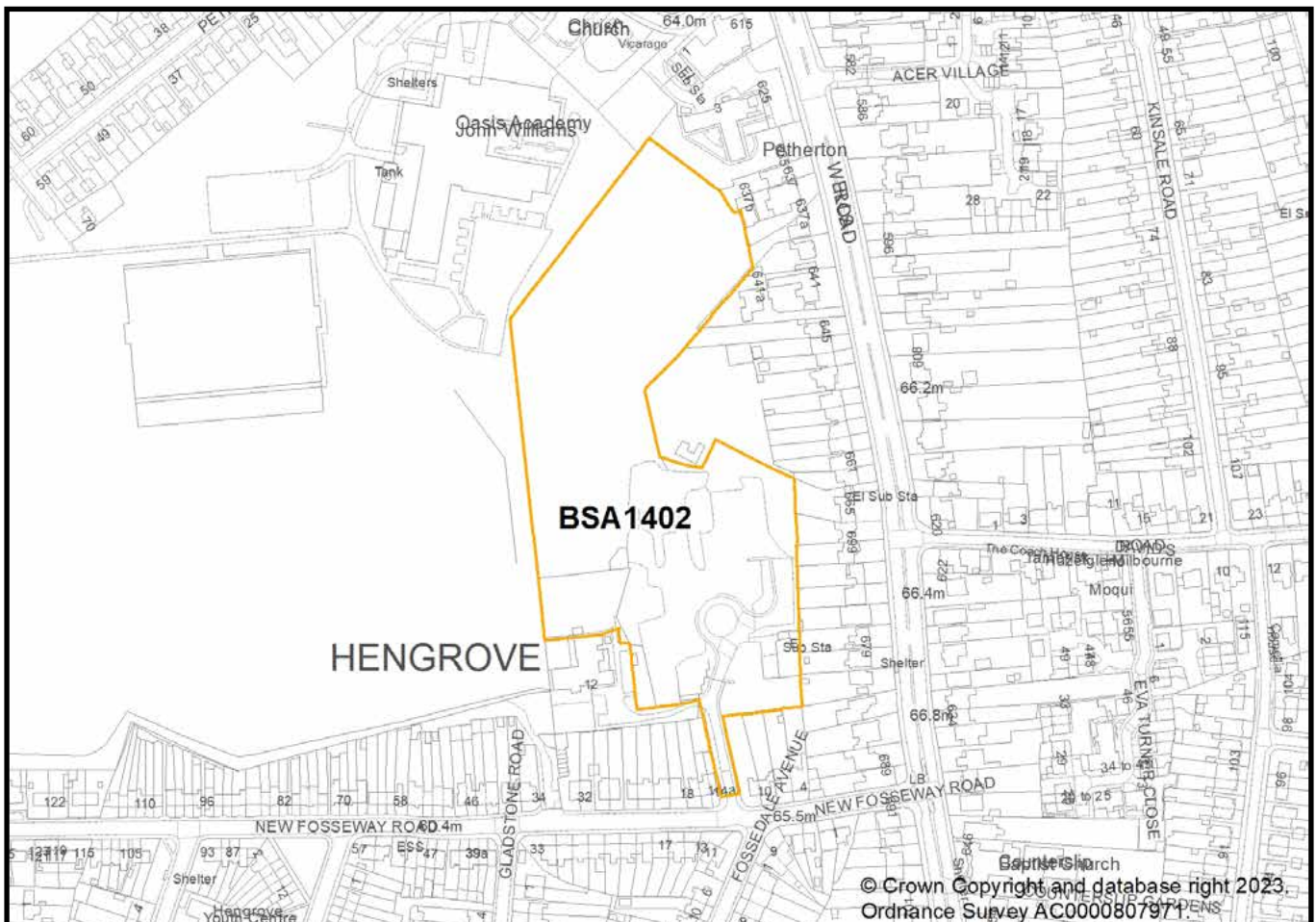
Former New Fosseway School, Hengrove

Site description:

The previously developed site was last used for a school

Site area:

3.4 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site is not required by the Oasis Academy.
- It has a residential context.
- It is in a relatively sustainable location approximately 650m from the shops and services of Whitchurch (Oatlands Avenue) District Centre. It is also close to bus stops on New Fosseway Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Development considerations:

Development should:

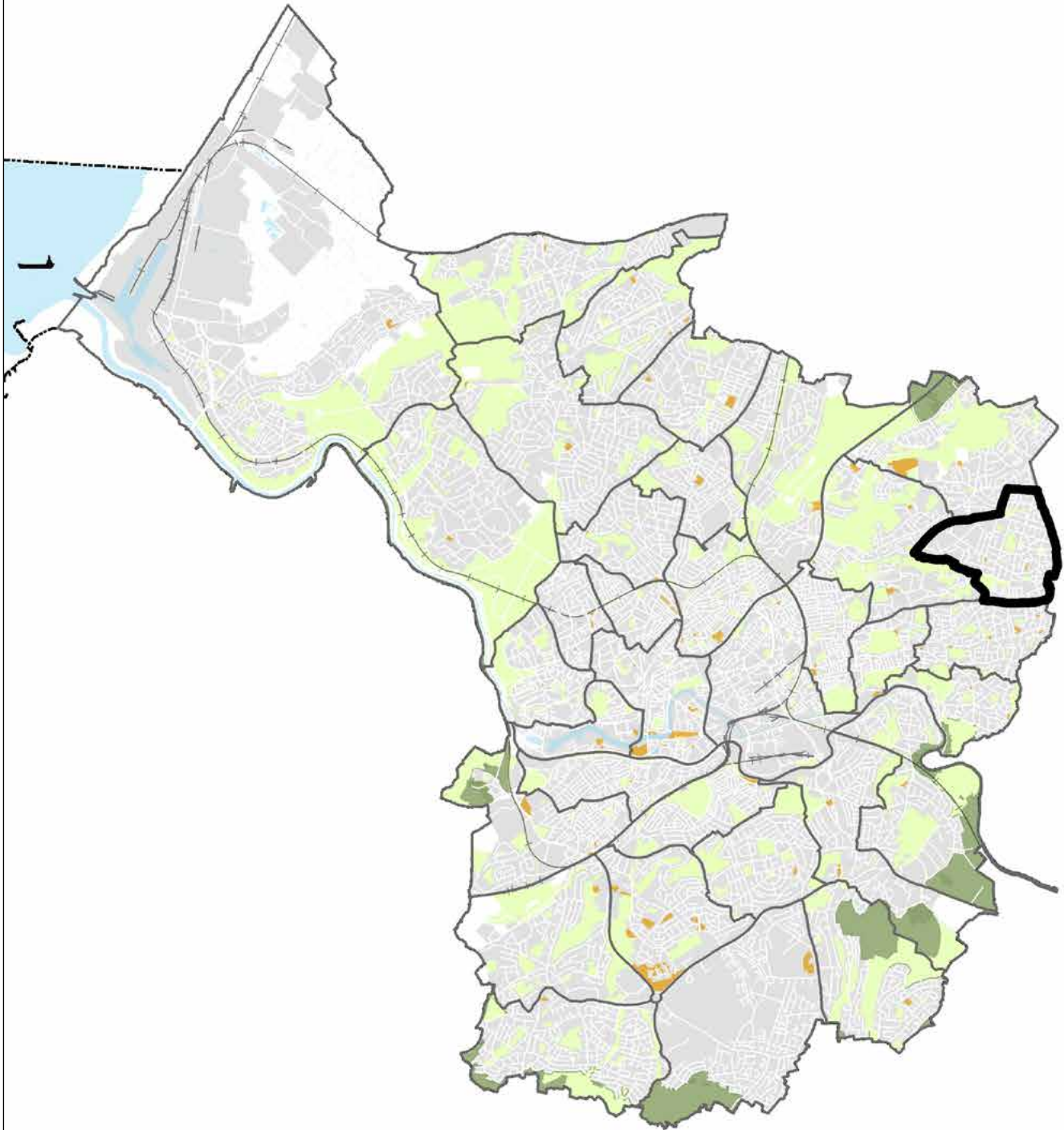
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

Estimated capacity

Estimated capacity of 175 homes.

Hillfields Ward

This section sets out development allocations in the Hillfields ward.



Site reference:

BDA1901

Ward:

Hillfields

Site address/location:

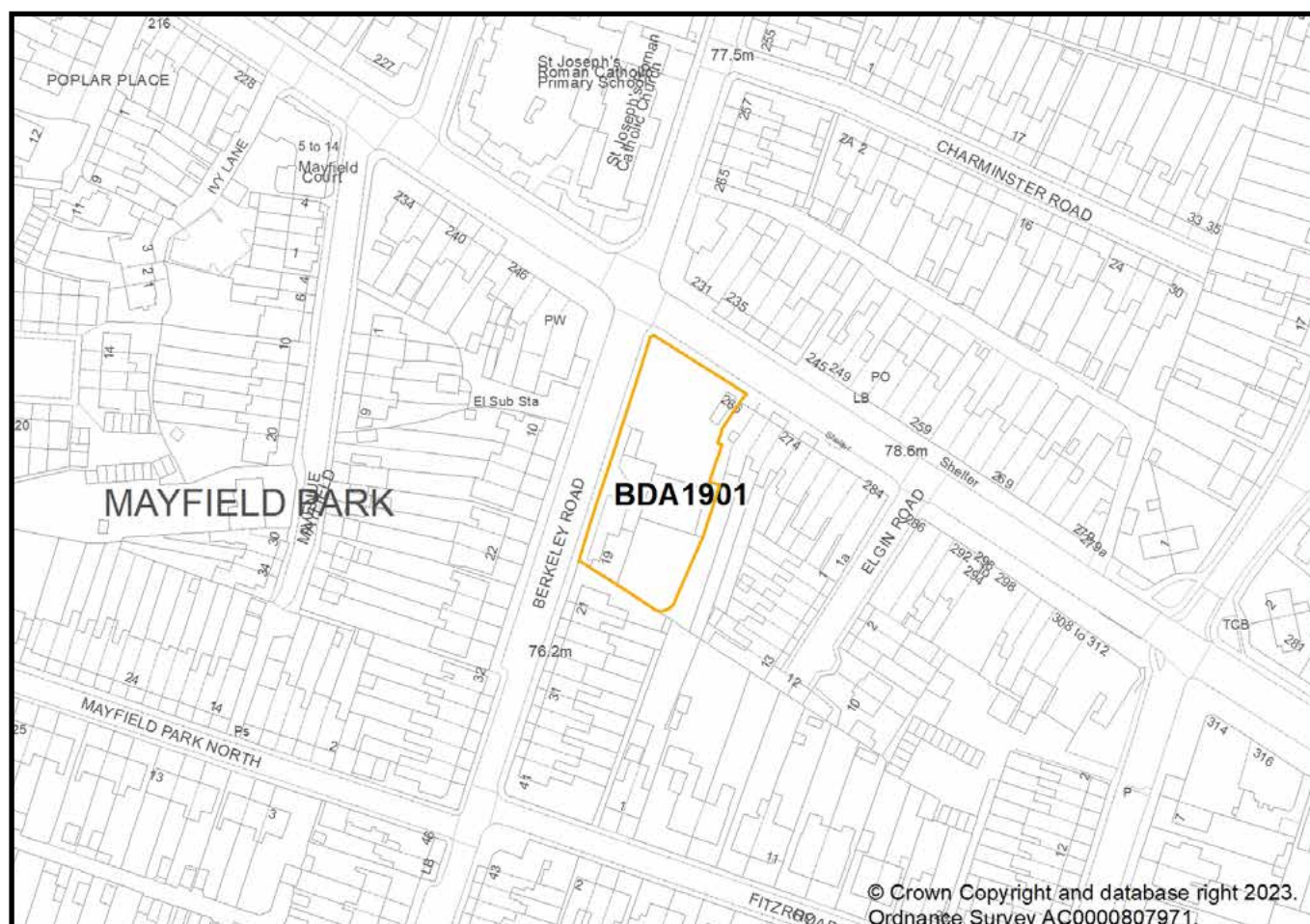
Land at the corner of Lodge Causeway / Berkeley Road, Fishponds

Site description:

The site is currently used as a garage

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed use, with active ground floor uses fronting Lodge Causeway, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for housing-led mixed use, with active ground floor uses would represent a more efficient use of land within a District Centre.

Development considerations:

Development should:

- Provide suitable access with appropriate servicing away from the junction, that ensures the free-flow of public transport and general traffic along Lodge Causeway / Berkeley Road;
- Provide appropriate enhancements to footways and crossings;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Provide an element of mixed use on the site, and maintain and enhance active ground floor uses where the site fronts Lodge Causeway, as the site is within Lodge Causeway District Centre; and,
- Consider the opportunities provided by the prominent corner-plot location.

Estimated capacity

Estimated capacity of 17 homes.

Site reference:

BSA0513

Ward:

Hillfields

Site address/location:

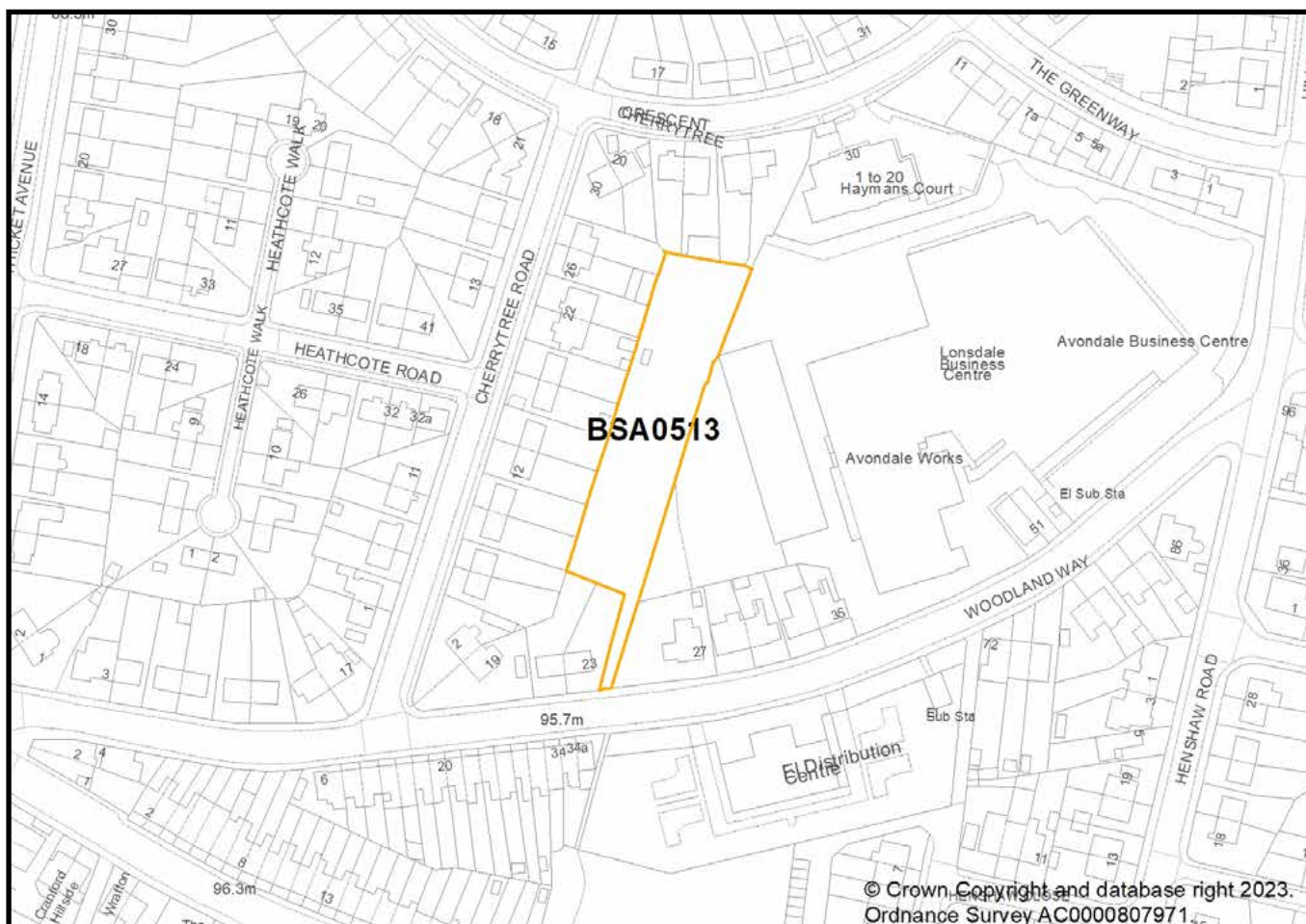
Garage site, Woodland Way, Chester Park / Hillfields

Site description:

The land is currently undeveloped

Site area:

0.2 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site is currently underused and has a largely residential context.
- It is in a relatively sustainable location approximately 400m from Lodge Causeway District Centre and close to bus routes on Lodge Causeway, Thicket Avenue, Charlton Road, Hillfields Avenue and Henshaw Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

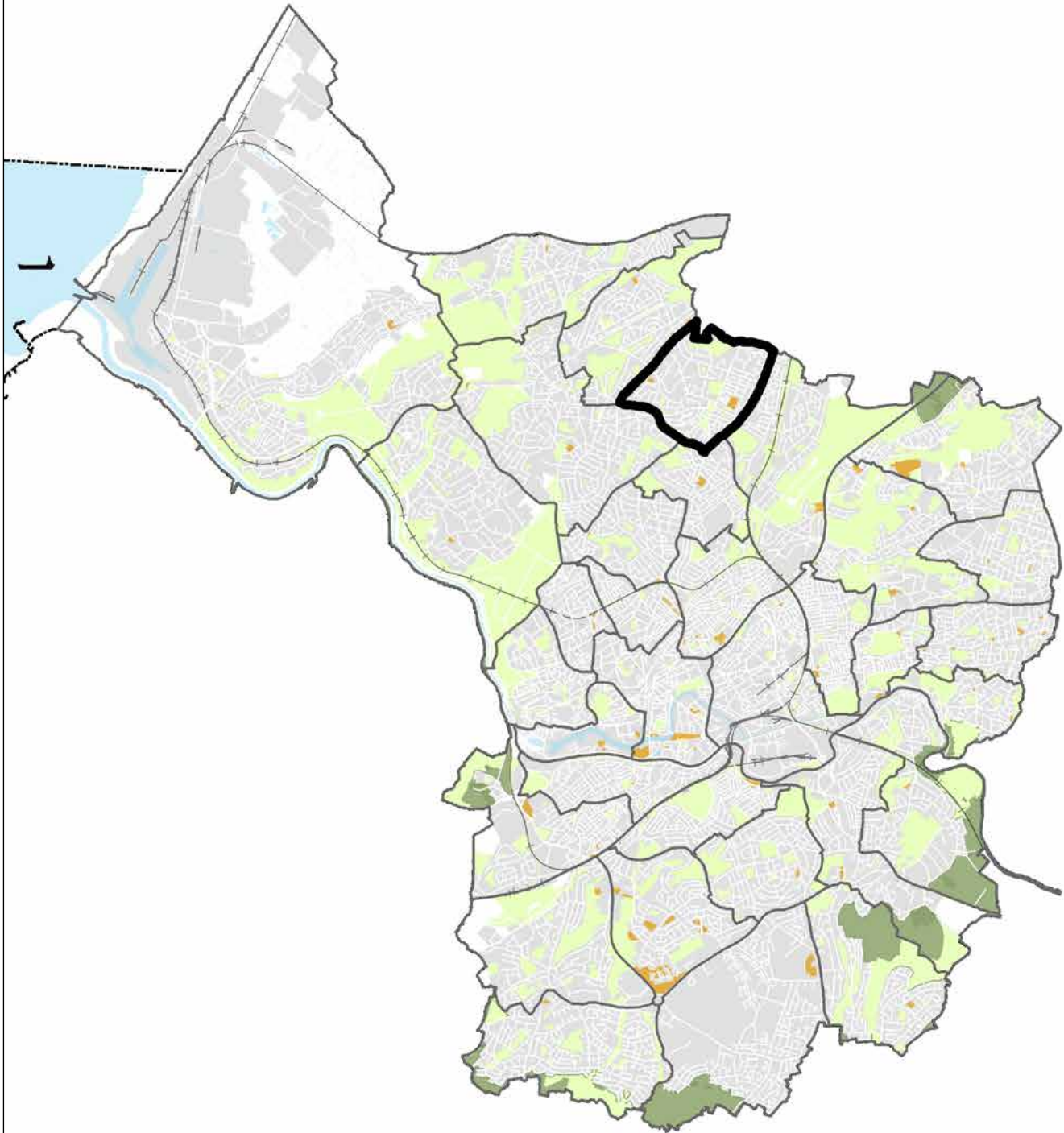
- address noise, pollution and nuisance issues from nearby industrial uses (unit entrances and yards adjoin site);
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

Estimated capacity

Estimated capacity of 10 homes.

Horfield Ward

This section sets out development allocations in the Horfield ward.



Site reference:

BDA2001

Ward:

Horfield

Site address/location:

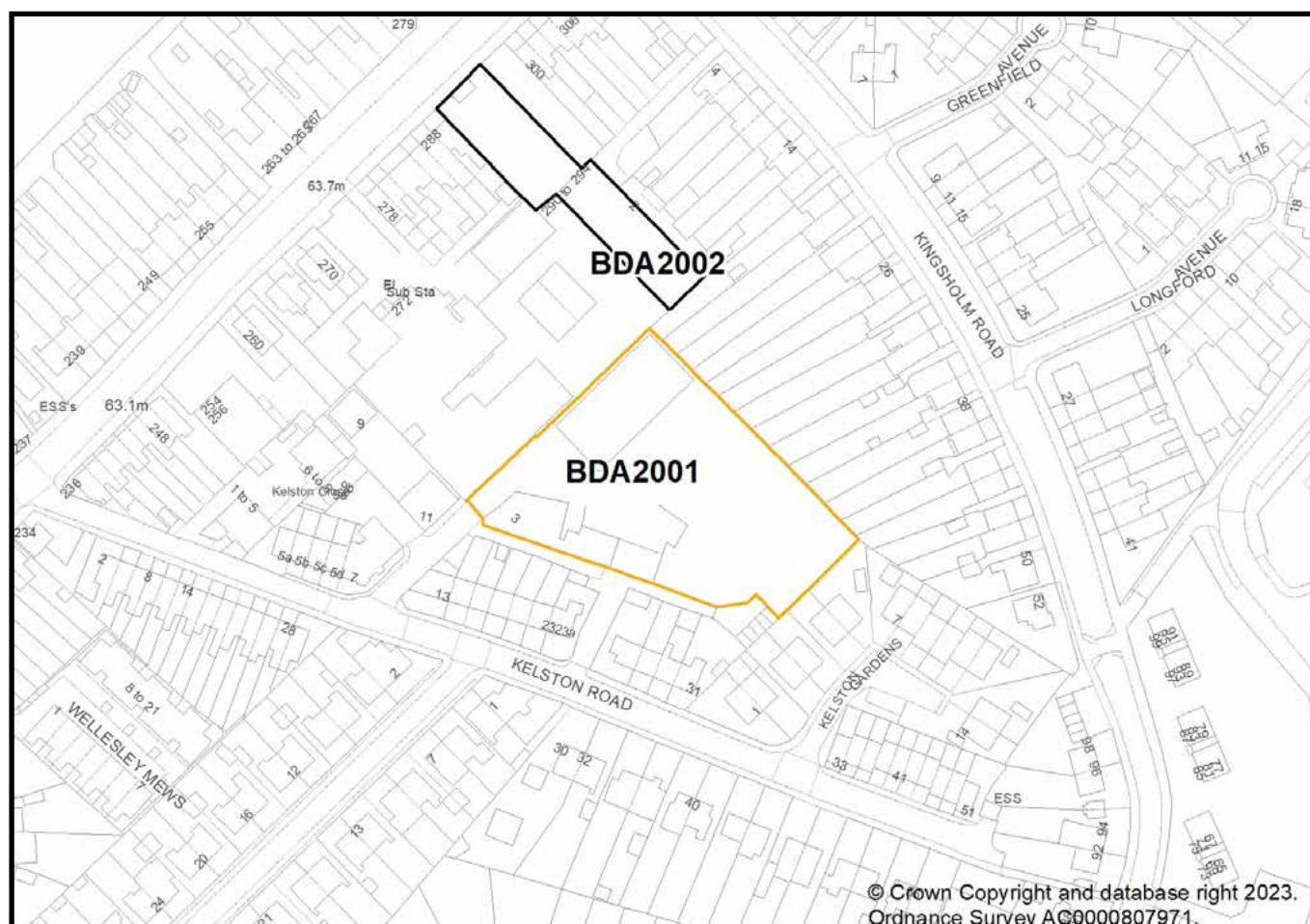
3 Kelston Road, Horfield

Site description:

The site is currently in use as a builders merchant

Site area:

0.5 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access and extend the existing footways into the site;
- Respect amenity of existing and future occupiers of residential properties, particularly those fronting Kelston Road and Kingsholm Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.

Estimated capacity

Estimated capacity of 25 homes.

Site reference:

BDA2002

Ward:

Horfield

Site address/location:

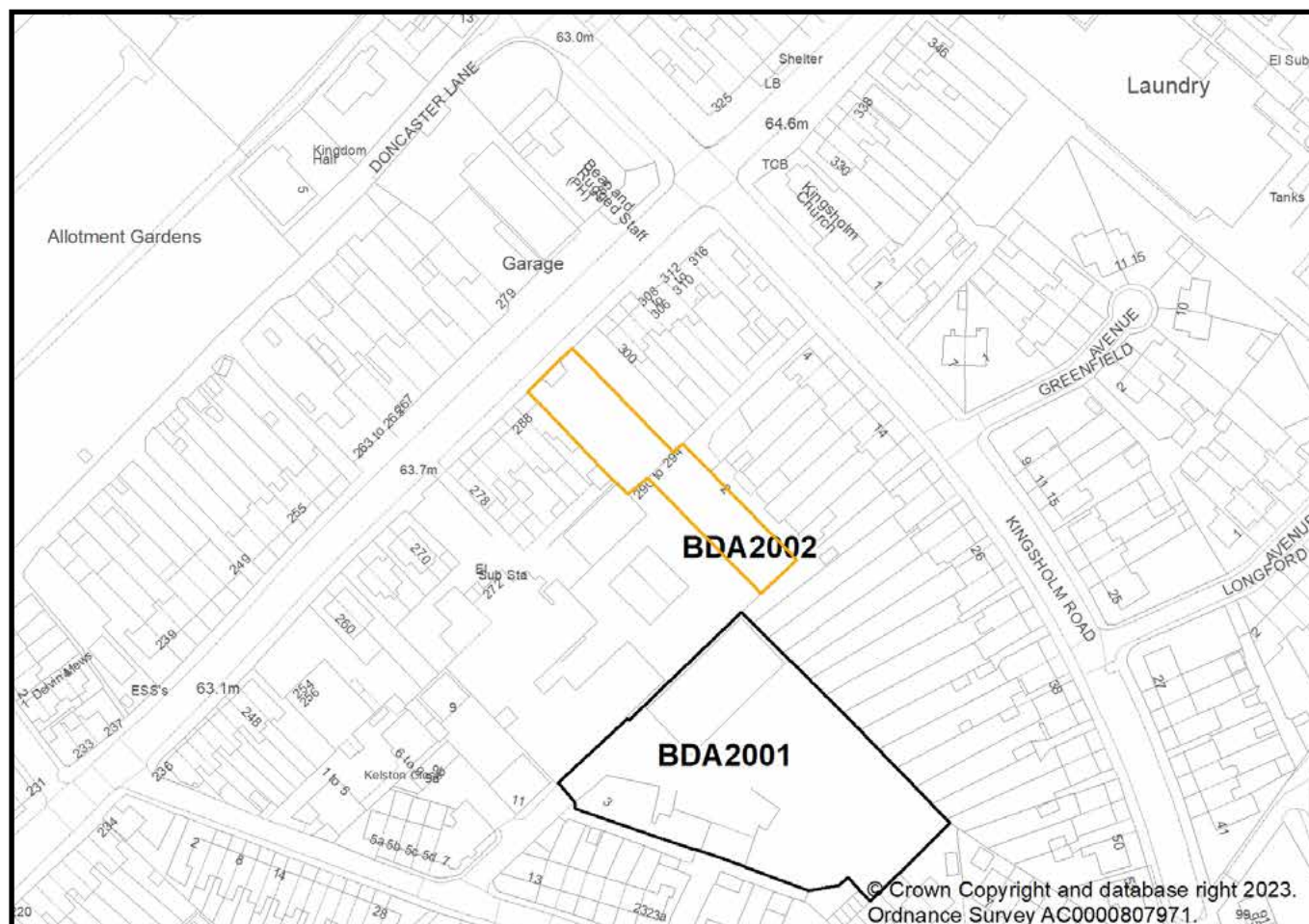
272 – 276 and 290 – 298 Southmead Road

Site description:

The site is currently in use as a car and van hire company and vehicular sales

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access into the site with appropriate servicing, which avoids obstruction to public transport and general traffic using the B4056 Southmead Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Respect the amenity of existing and future residential occupants and neighbouring residents along Doncaster Road and Southmead Road.

Estimated capacity

Estimated capacity of 10 homes.

Site reference:

BSA0404

Ward:

Horfield

Site address/location:

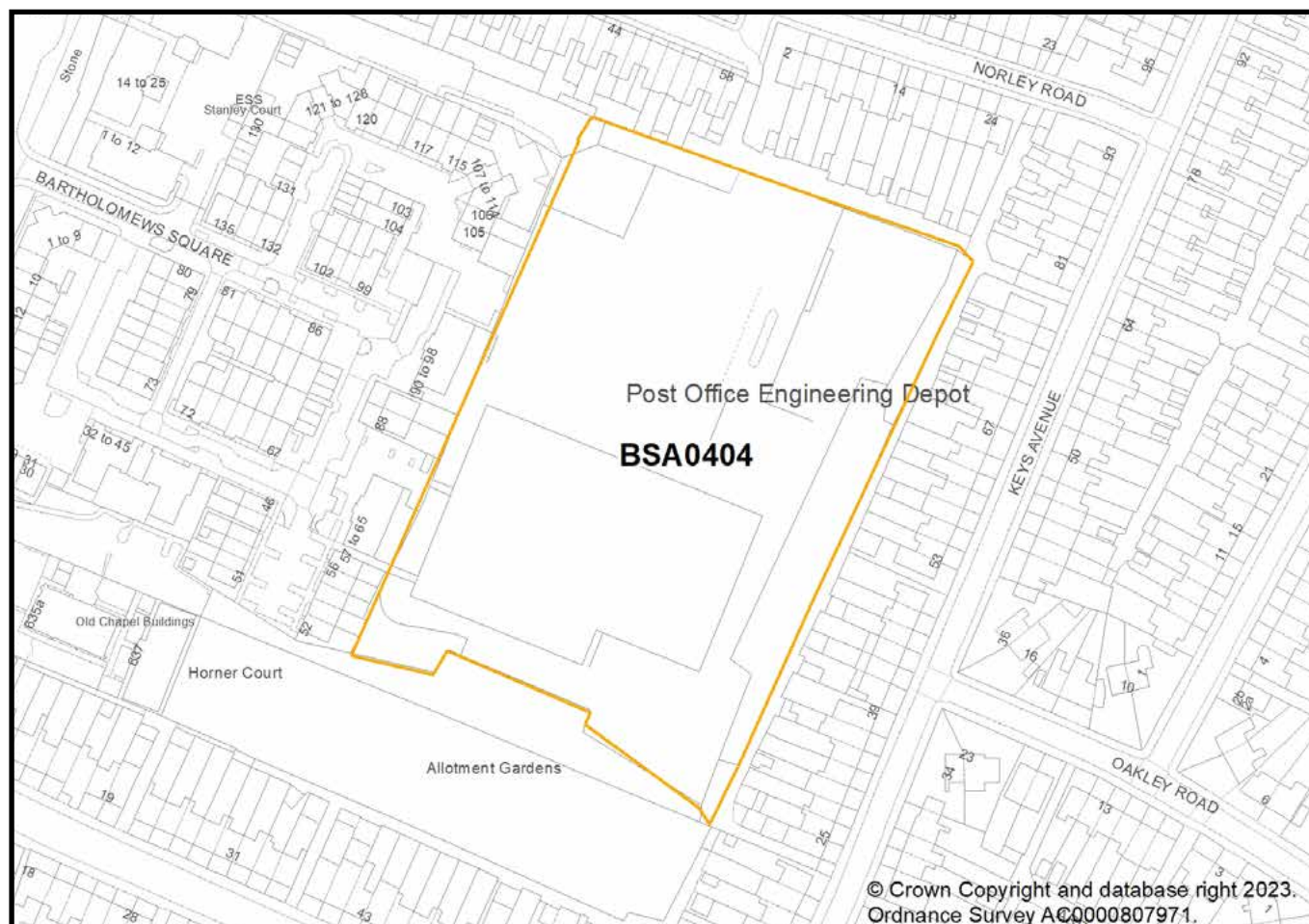
BT Depot, Filton Road, Horfield

Site description:

The site is currently used as a service depot

Site area:

1.9 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a largely residential context.
- The site is currently underused therefore this option represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.
- The site is in a sustainable location, approximately 130m from Filton Road Centre and approximately 200m from Horfield Leisure Centre. It is also 100m from the bus routes linking to the City Centre along Gloucester Road.

Development considerations:

Development should:

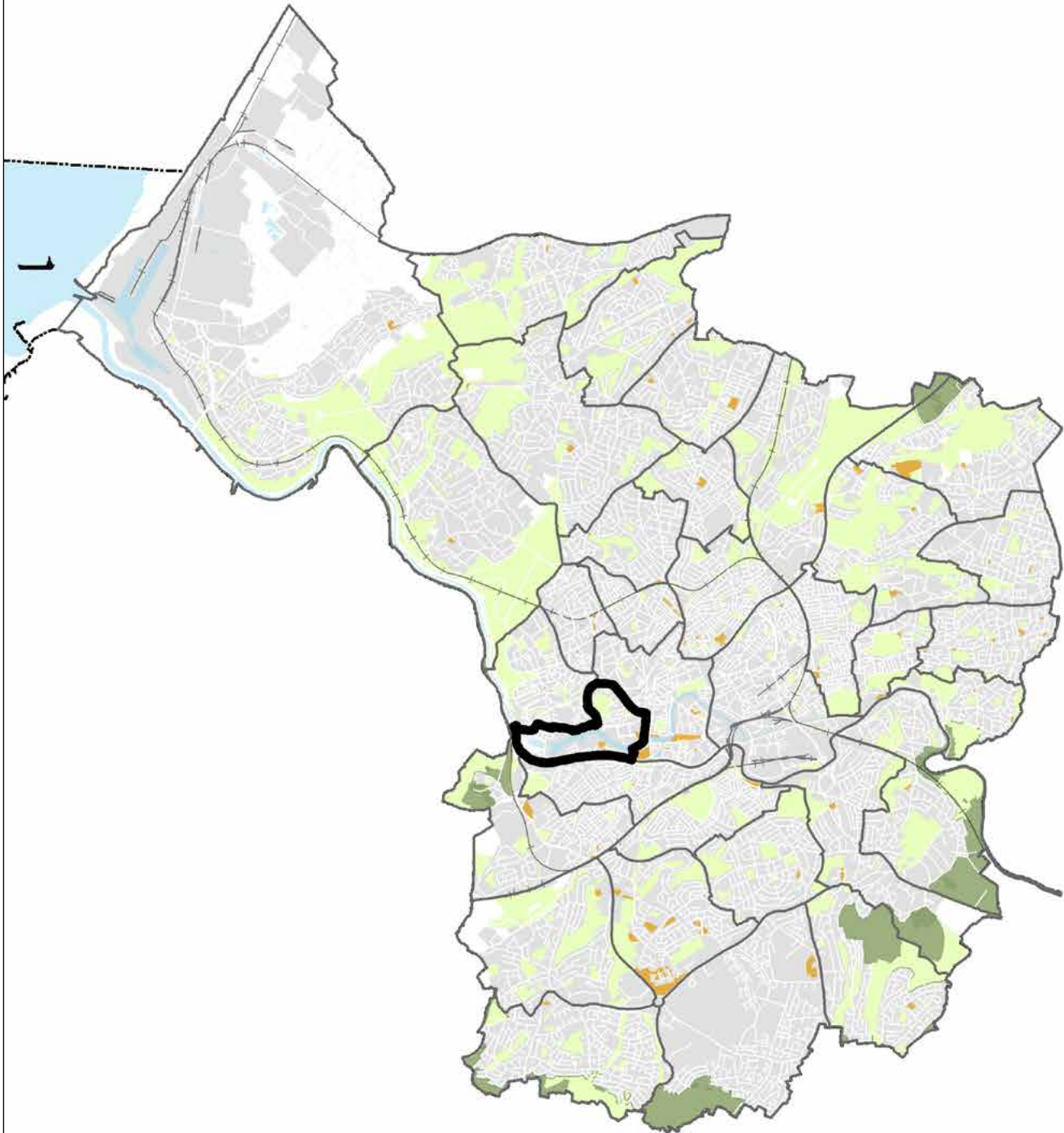
- be designed to safeguard the amenity of neighbouring residential properties;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

Estimated capacity

Estimated capacity of 60 homes.

Hotwells and Harbourside Ward

This section sets out development allocations in the Hotwells and Harbourside ward.



Site reference:

BDA2101

Ward:

Hotwells and Harbourside

Site address/location:

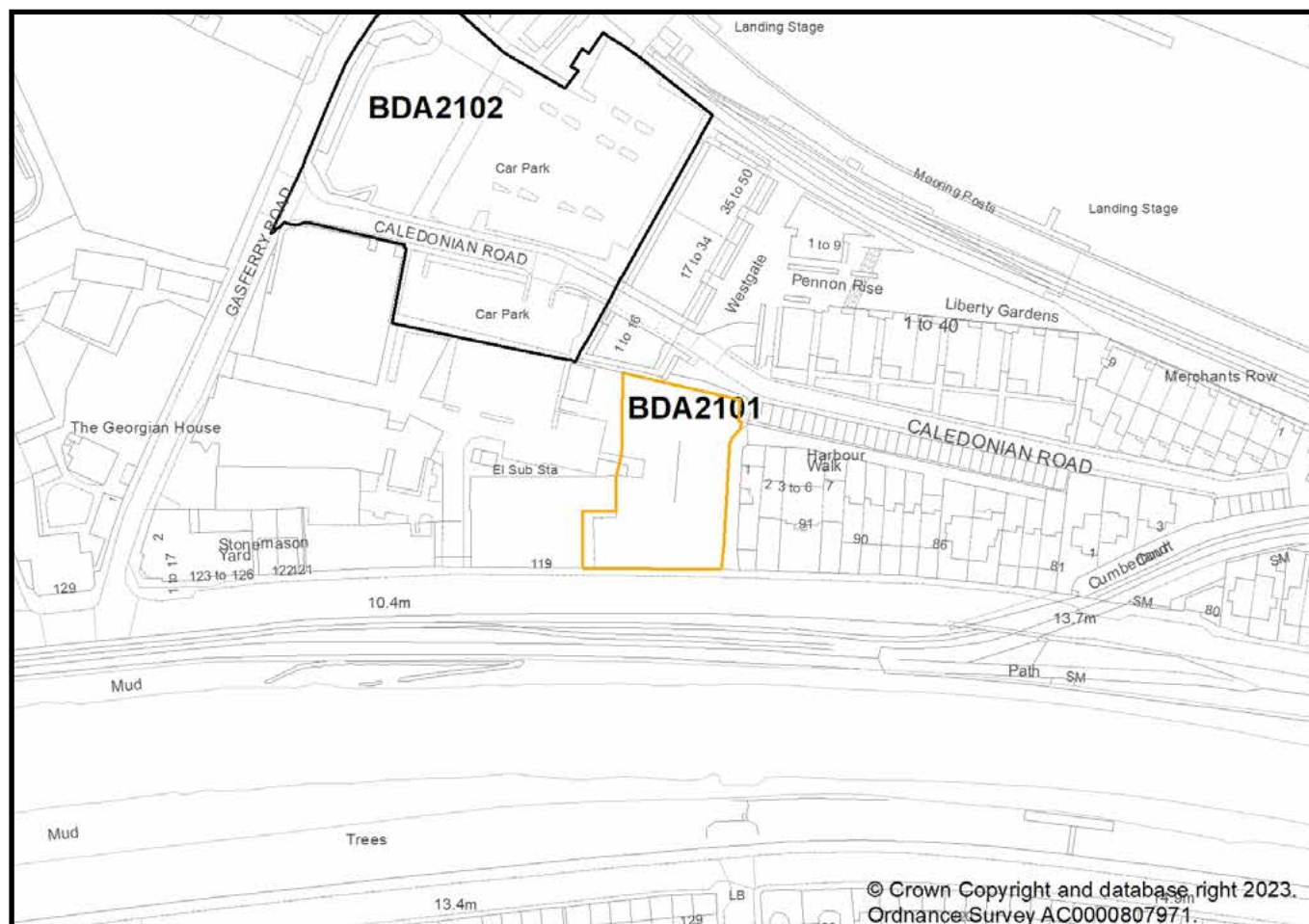
94 – 96 and 119 Cumberland Road,
Spike Island

Site description:

The site is in use as a temporary private car-park

Site area:

0.2 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

- Enhance connections from Cumberland Road through to Caledonian Road;
- Take account of the City Docks Conservation Area and respect the setting of both neighbouring character buildings and the Listed Buildings to the east at 81-91 Cumberland Road;
- Be informed by both a land contamination and land stability risk assessment, which considers land stability associated with the Chocolate Path and makes recommendations for remedial measures where required;
- Provide a suitable flood risk management strategy for the lifetime of the development, given the site is within a future Flood Zone 3; and
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 35 homes.

Site reference:

BDA2102

Ward:

Hotwells and Harbourside

Site address/location:

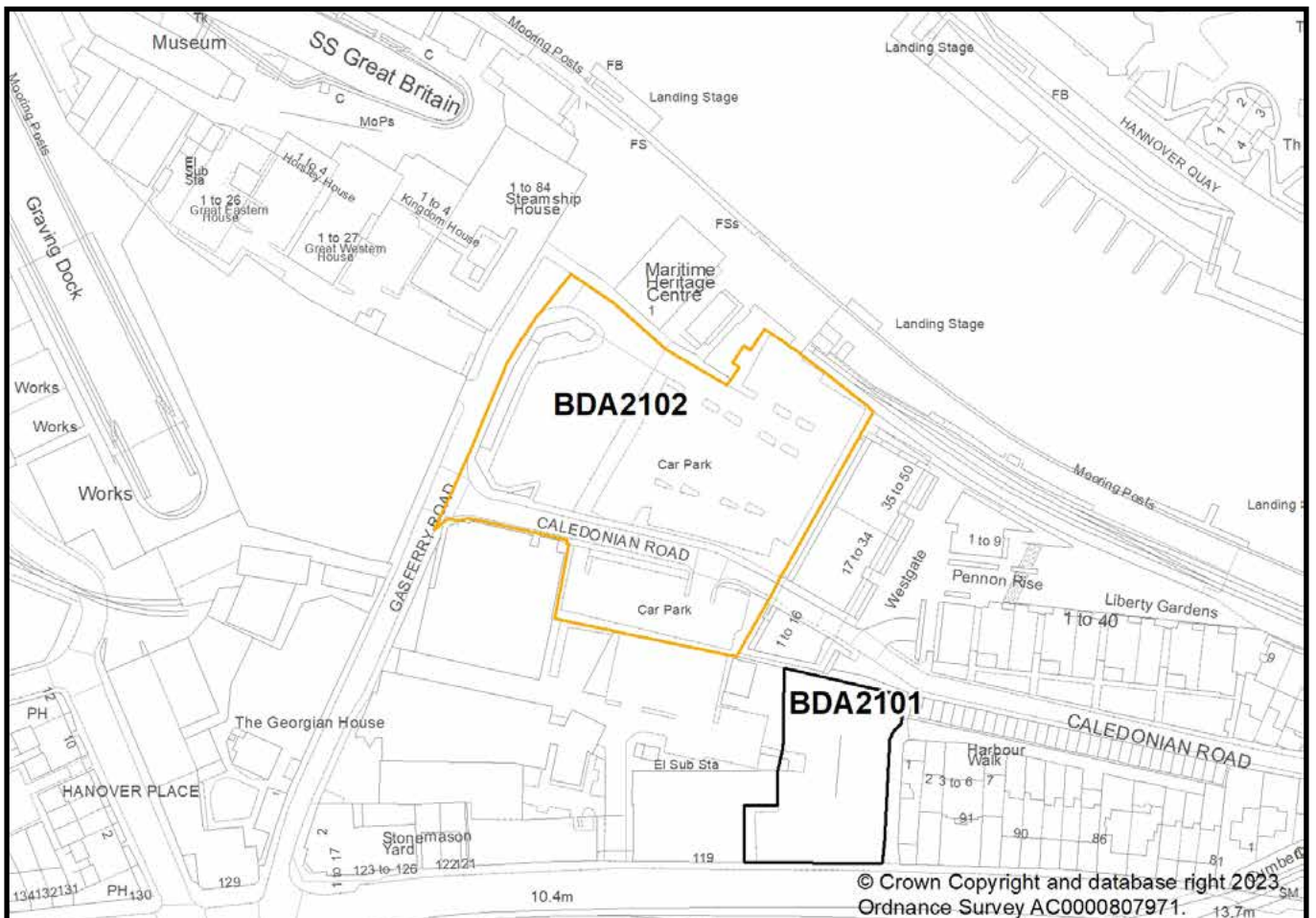
Maritime Heritage Centre Public Car Park,
Gas Ferry Road

Site description:

The site is currently in use as car parking

Site area:

0.8 hectares



Proposed allocation:

Residential-led mixed use, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for residential-led mixed use would offer potential for more efficient use of the land.

Development considerations:

Development should:

- Provide suitable access to the site which is likely to be located off Caledonia Road to avoid potential conflicts with the Quayside Walkway on Gasferry Road;
- Incorporate appropriate levels of car, coach and cycle parking (including appropriate waiting/boarding and alighting space). This may include reproviding parking in a suitable location off site.
- Retain, enhance and contribute towards a continuous, traffic-free, high quality Quayside Walkway in accordance with planning policy BCAP32: Quayside walkways;
- Provide active frontages onto the walkways adjacent to the quayside, Museum Square and Gasferry Road;
- Be designed to safeguard the amenity of neighbouring residential properties;
- Provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future and existing occupiers from any incorporated car, coach and cycle parking (including waiting/boarding and alighting space for coach passengers) to serve the SS Great Britain;
- Take account of the City Docks conservation area;
- Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels;
- Retain or reprovide existing trees as required by Policy BG4: Green Infrastructure Provision;
- Respond to Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.
- Explore options for energy generation on site.

Site reference:

SA102

Ward:

Hotwells and Harbourside

Site address/location:

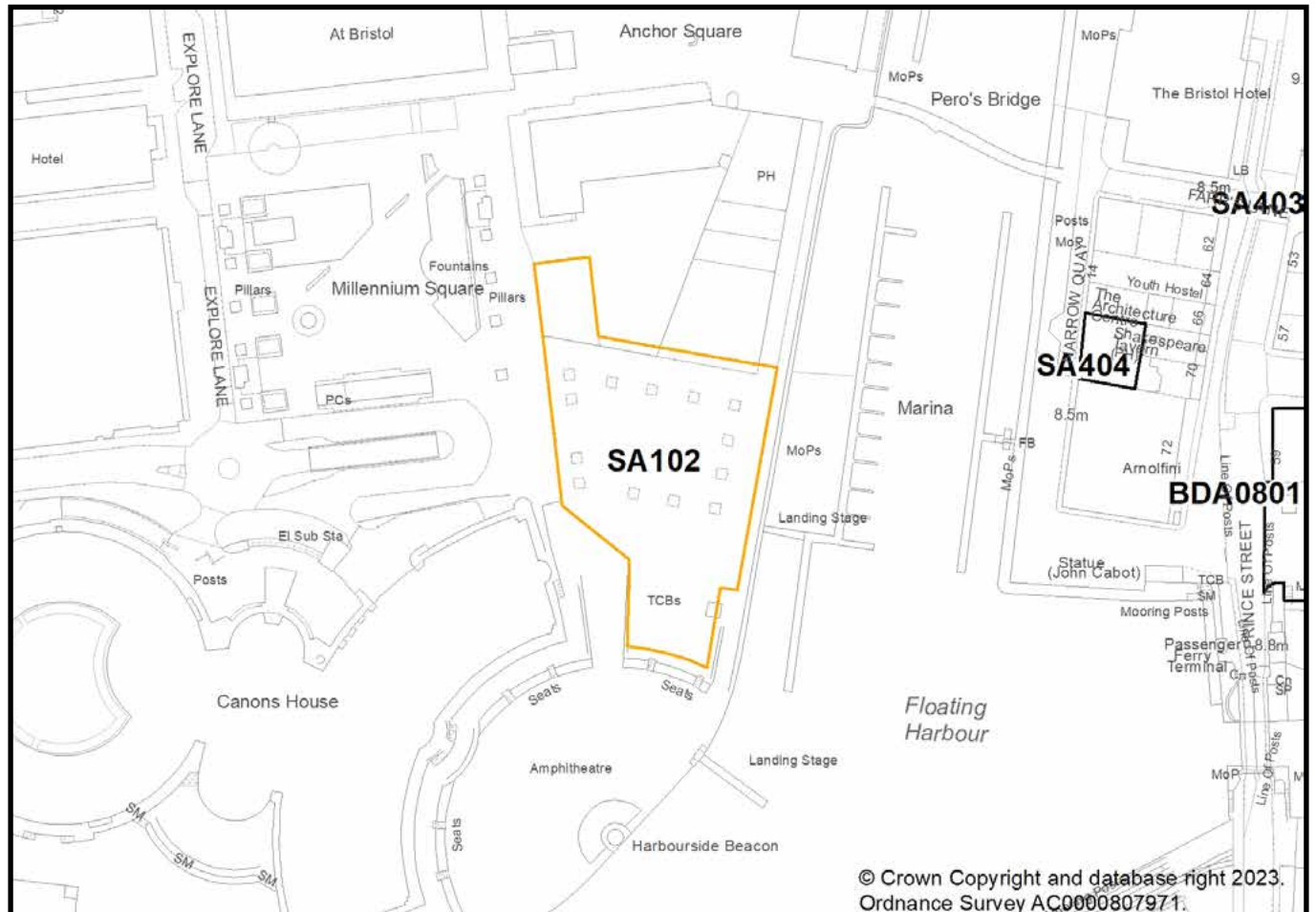
Waterfront Site, Millennium Square

Site description:

The site is currently hard standing

Site area:

0.45 hectares



Proposed allocation:

Offices/Culture and Tourism/Housing

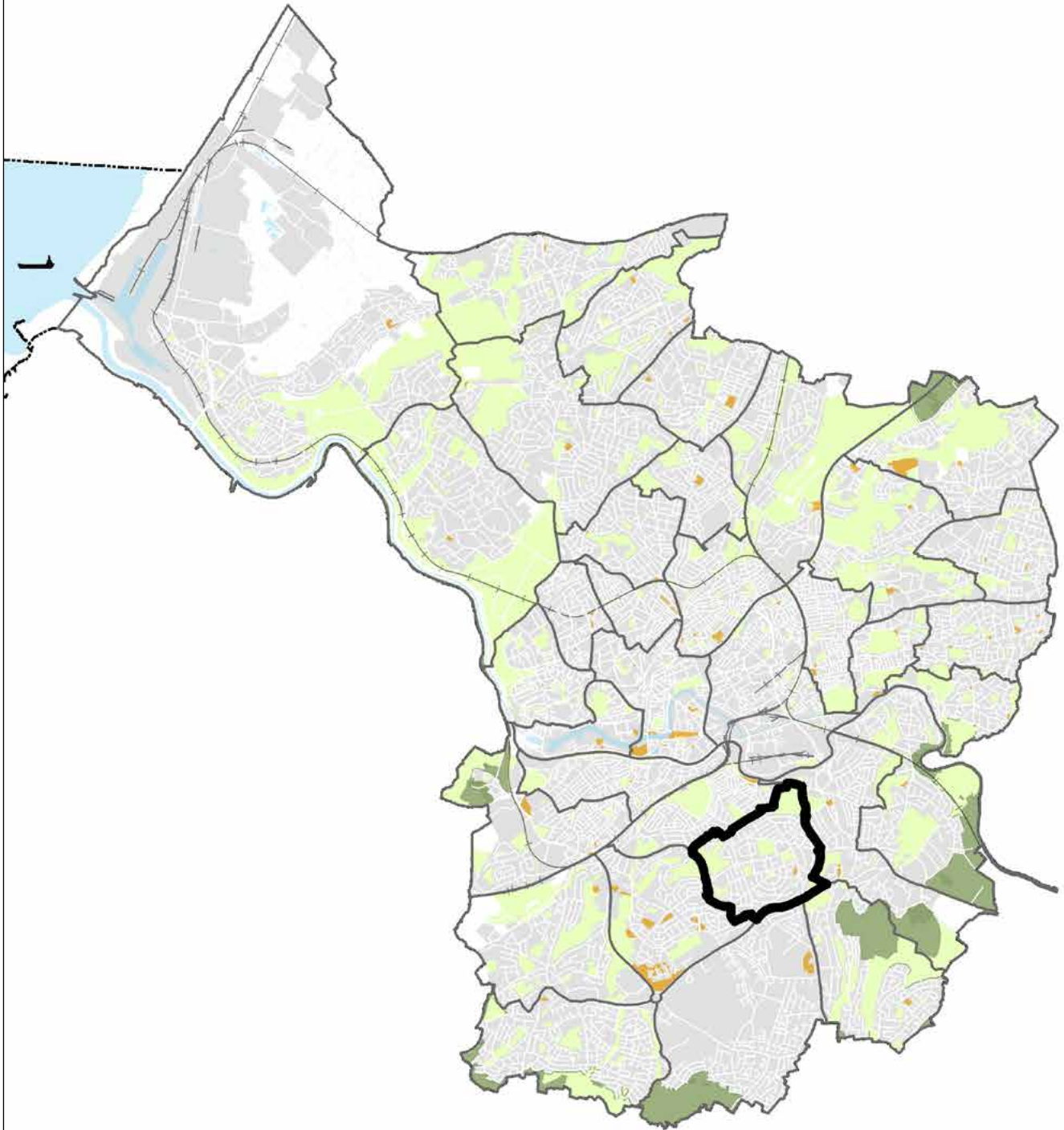
Development considerations:

Development should:

- Be of high quality design to reflect the site’s prominent position on the Floating Harbour;
- Provide improved enclosure to Millennium Square, the Amphitheatre and Bordeaux Quay and include active ground floor uses to all three frontages;
- Retain and enhance a high quality Quayside Walkway as shown on the Policies Map;
- Retain suitable access for vehicles and people to the Amphitheatre, recognising the importance of the area for events;
- Take account of the City Docks conservation area;
- Respect the ‘agent of change’ principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels.

Knowle Ward

This section sets out development allocations in the Knowle ward.



Site reference:

BSA1103

Ward:

Knowle

Site address/location:

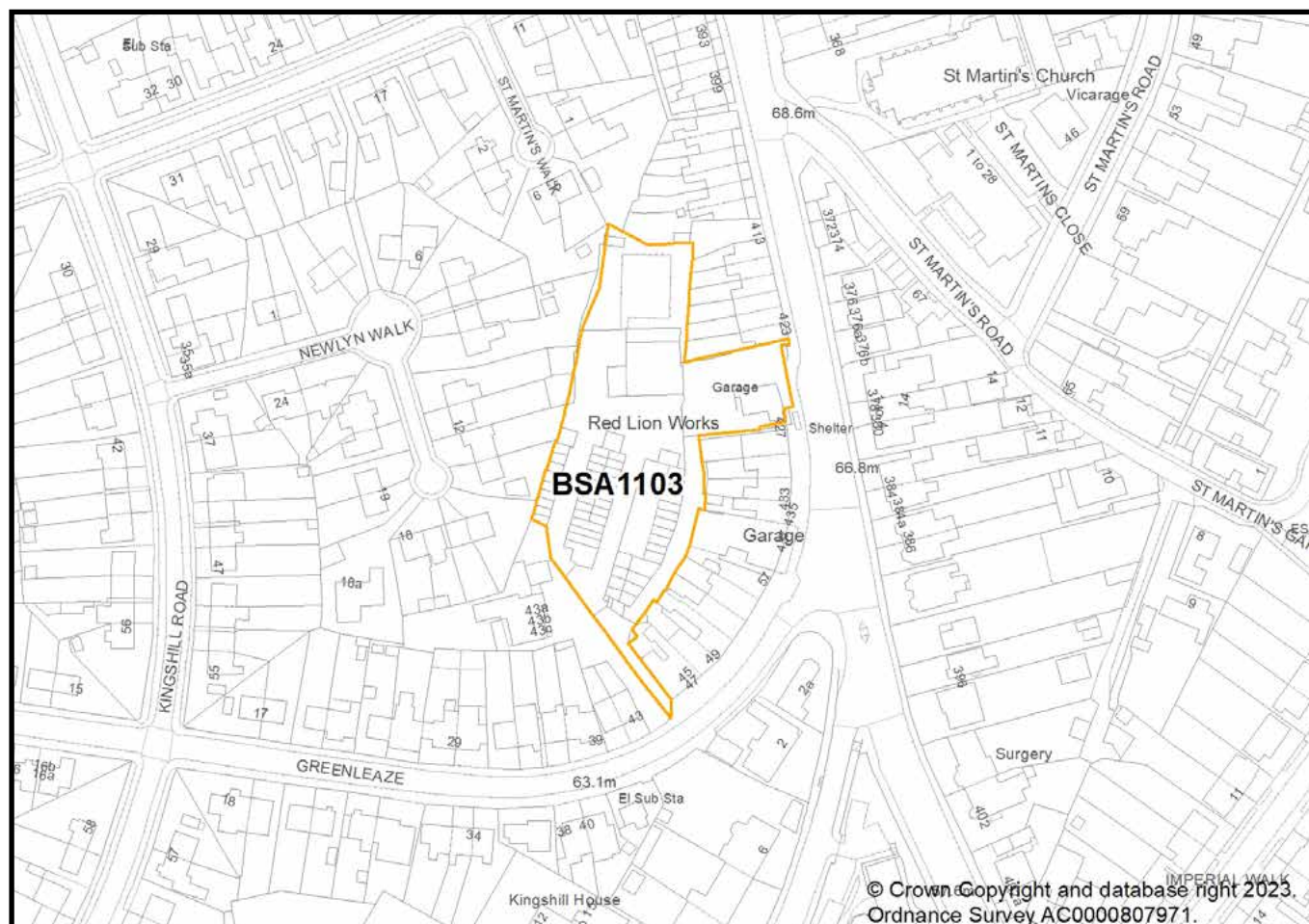
Red Lion Works, Greenleaze Road / Wells Road, Knowle Park

Site description:

The site is currently in commercial use

Site area:

0.4 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site is underused therefore its re-use represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- The site has a largely residential context.
- The site is in a sustainable location approximately 350m from Wells Road / Broadwalk (Knowle) Town Centre and its shops, community facilities, employment opportunities and public transport infrastructure.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

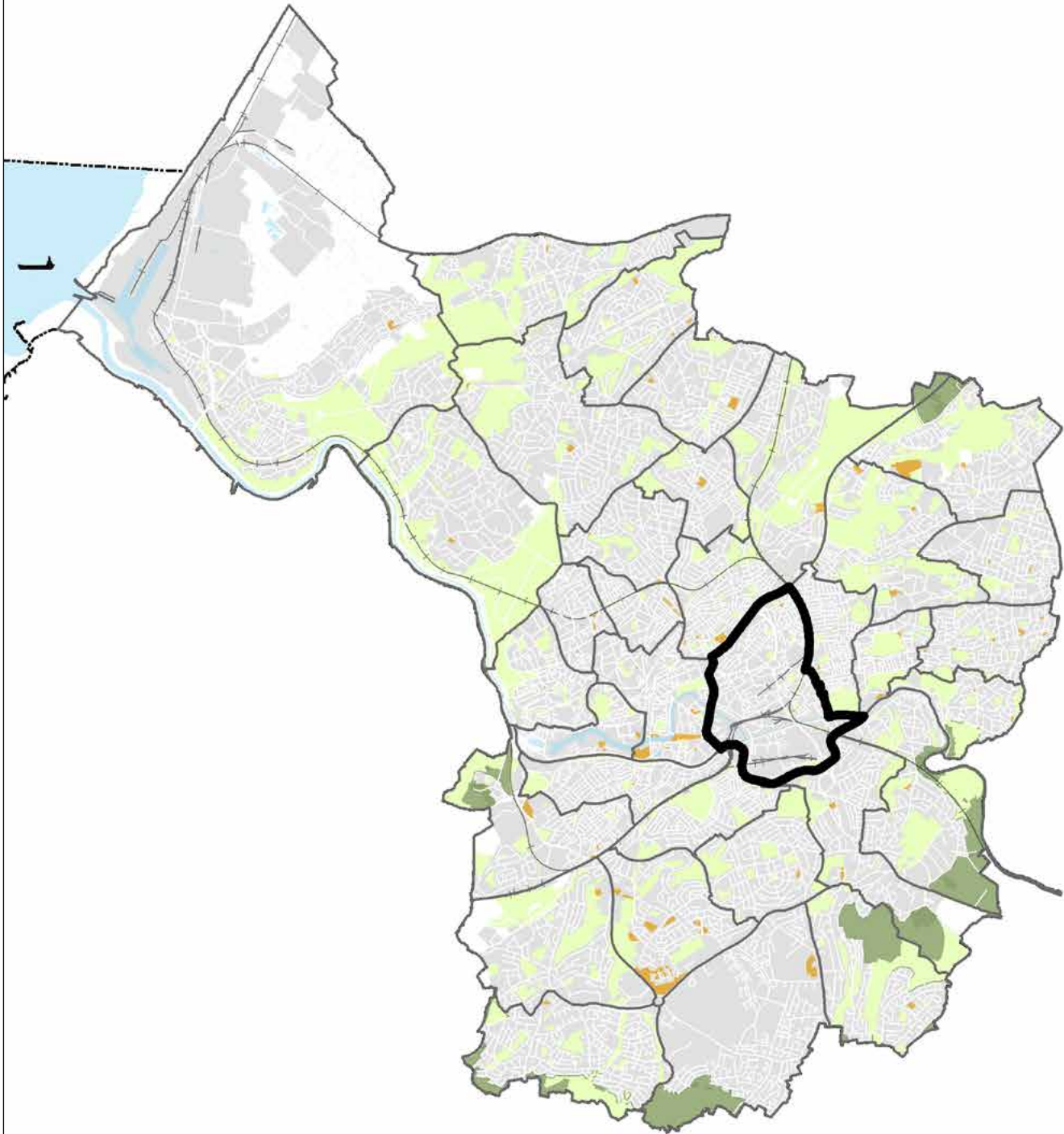
- address noise, nuisance and odour issues from neighbouring hot food takeaway uses.

Estimated capacity

Estimated capacity of 30 homes.

Lawrence Hill Ward

This section sets out development allocations in the Lawrence Hill ward.



Site reference:

BDA2301

Ward:

Lawrence Hill

Site address/location:

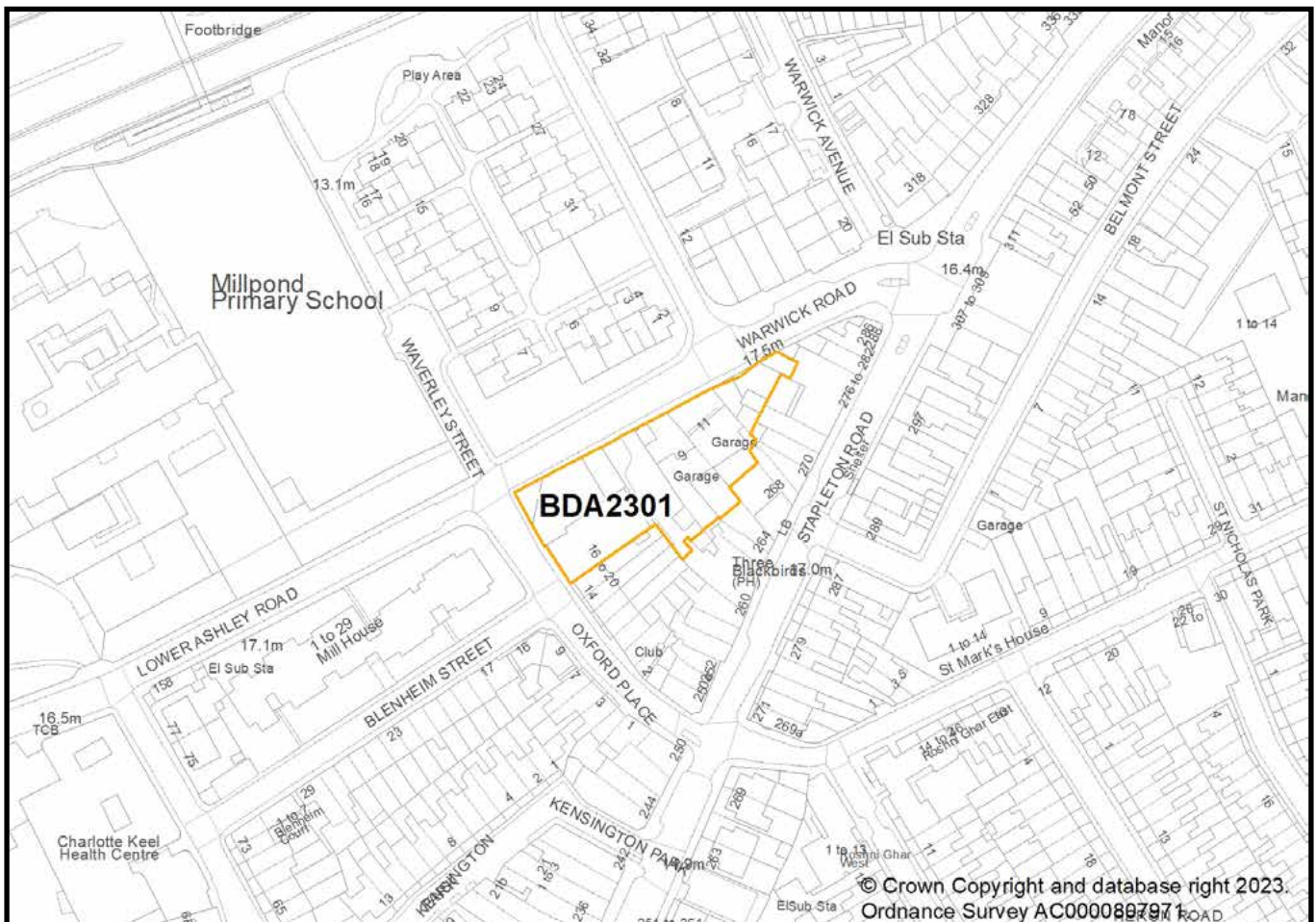
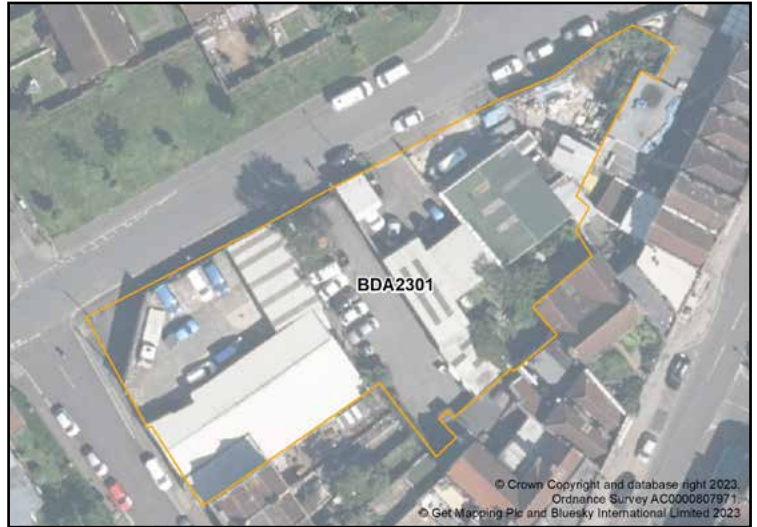
Land to the South of Warwick Road / Oxford Place, Easton

Site description:

The site contains commercial garages and yard areas

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

- Provide access from Warwick Road or Oxford Place with appropriate servicing to be provided without obstruction to through traffic, and appropriate footway enhancements along frontage;
- Take account of the Grade II Listed Building at 268 Stapleton Road, located to the south of the site;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

Estimated capacity of 25 homes.

Site reference:

BDA2302

Ward:

Lawrence Hill

Site address/location:

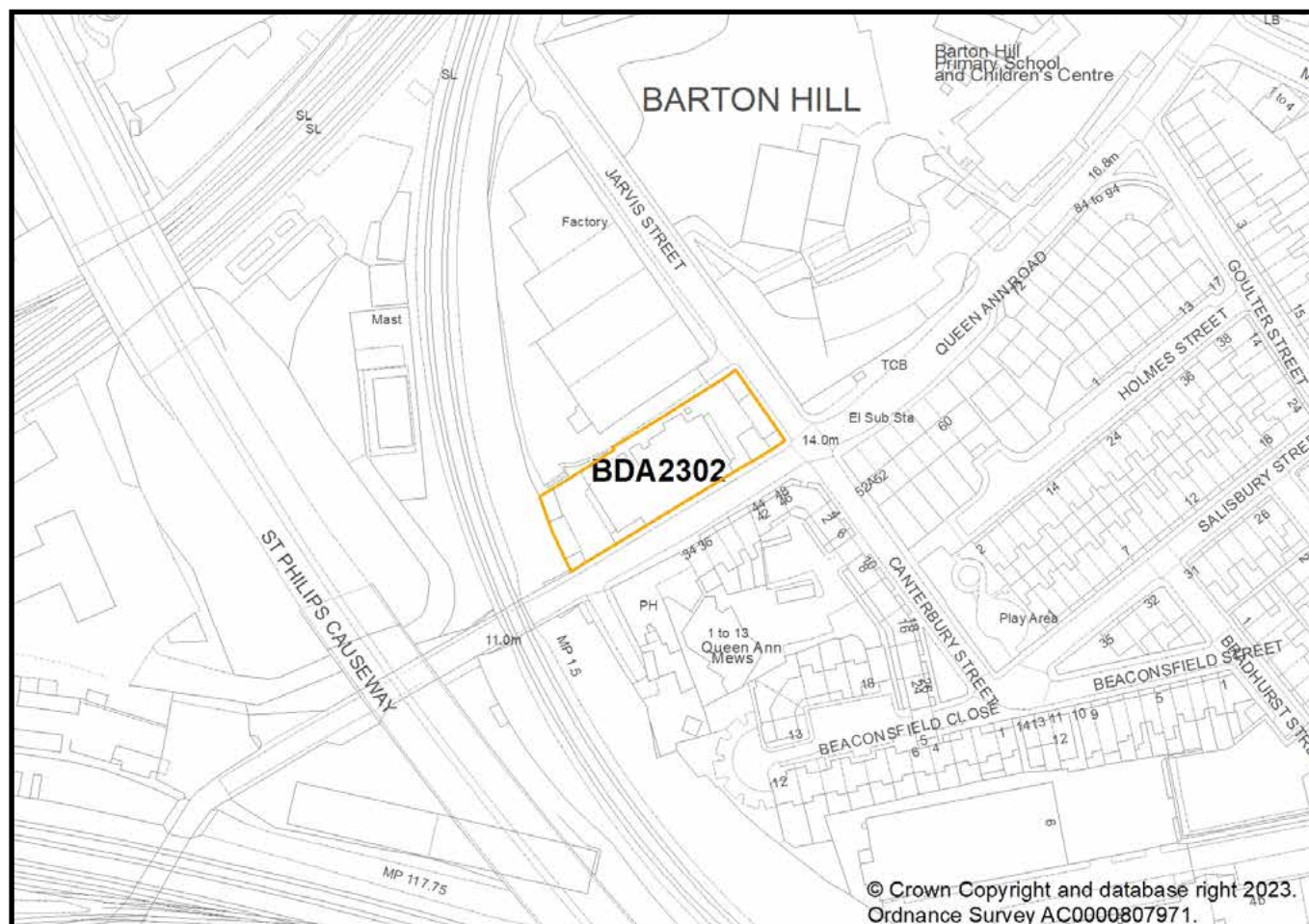
Former Barton Hill Nursery School, Queen Ann Road, Barton Hill

Site description:

A currently vacant, locally listed building and surrounding grounds

Site area:

0.2 hectares



Proposed allocation:

Housing, through retention and redevelopment of existing building.

Reasons for allocation:

Should the site no longer be required in its current use, retention of the building and redevelopment for homes would represent a more efficient use of land in mixed residential and industrial area.

Development considerations:

Development should:

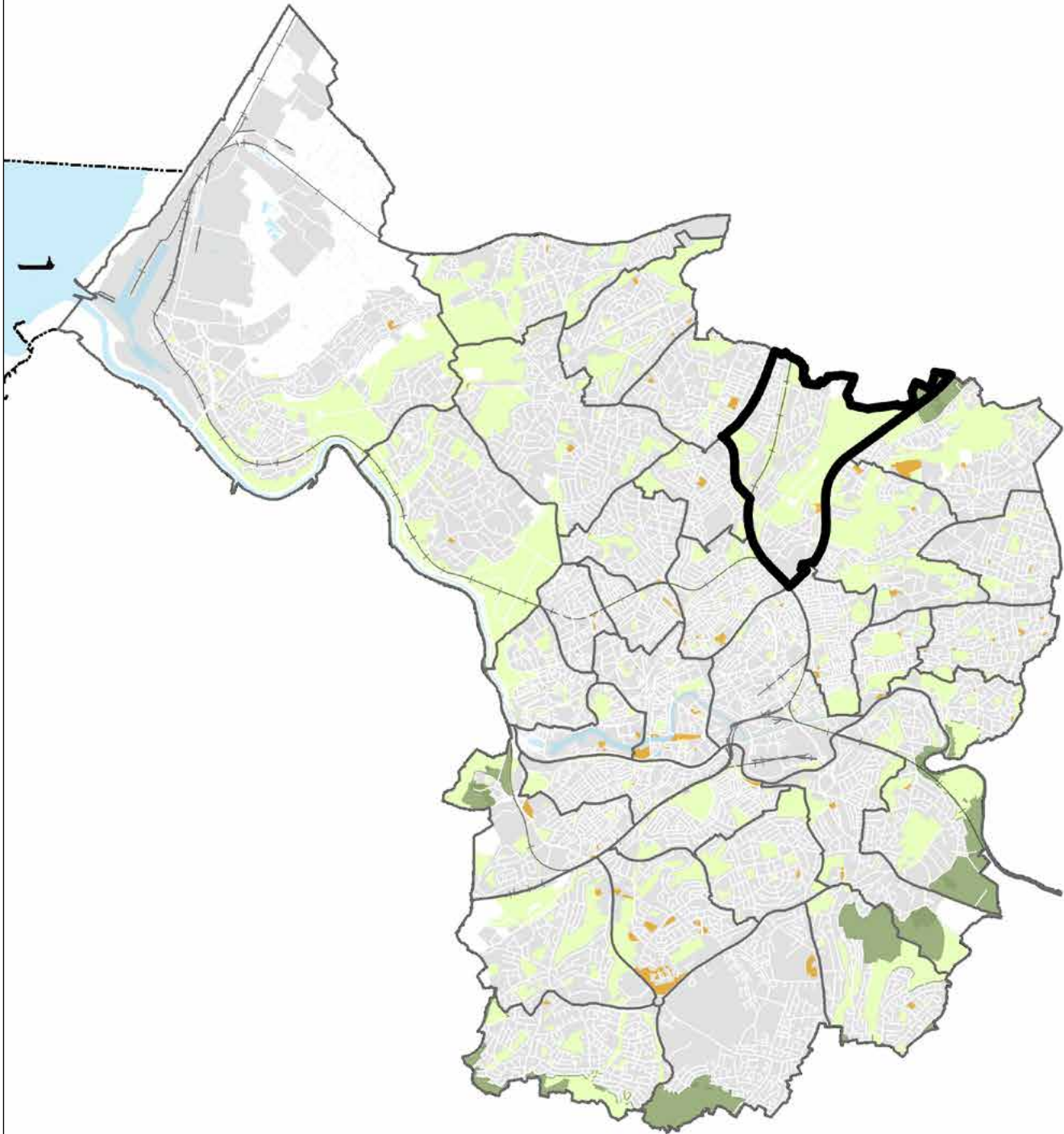
- Provide suitable access and appropriate enhancements to footways and crossings;
- Retain existing locally listed building on site through an adaptive, heritage-led approach which protects and enhances the special architectural and historic interest;
- Maintain or strengthen the integrity and connectivity of the 'Railway land Barrow Road to River Avon' Wildlife Network Site adjacent to the land;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent railway; and
- Respect the 'agent of change' principle and provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.

Estimated capacity

Estimated capacity of 12 homes.

Lockleaze Ward

This section sets out development allocations in the Lockleaze ward.



Site reference:

BDA2401

Ward:

Lockleaze

Site address/location:

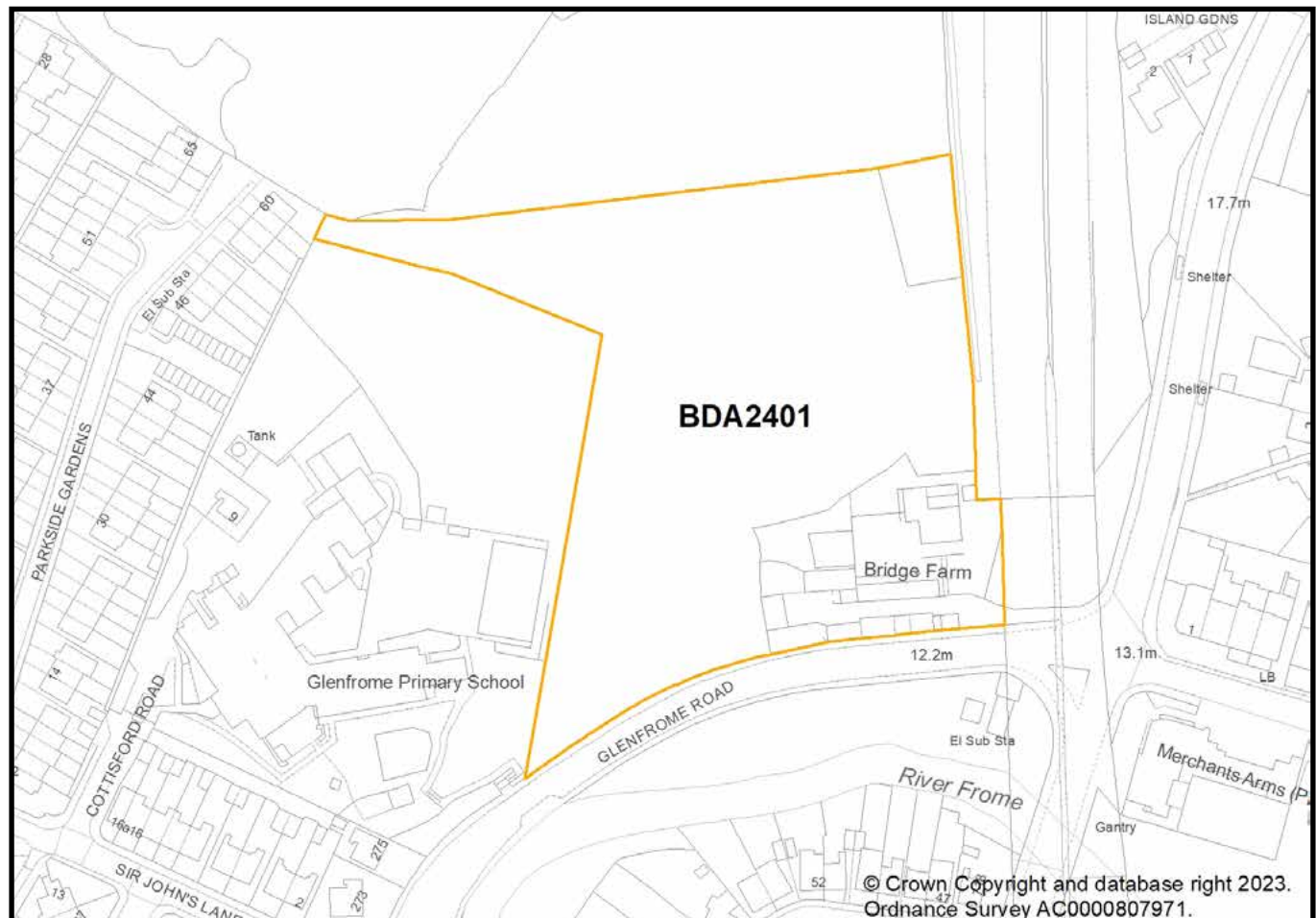
Bridge Farm, Land at South Hayes, Eastville

Site description:

The site is mainly undeveloped land with a vacant complex of former farm buildings

Site area:

1.7 hectares



Proposed allocation:

Self-build, custom housebuilding or community-led housing, with open space.

Reasons for allocation:

Development of self-build, custom housebuilding or community-led housing will achieve overall planning benefits and, with sensitive design, will enable a type and design of development which preserves and enhances the Stapleton and Frome Valley Conservation Area and facilitates the sensitive preservation and enhancement of the Grade II Listed Bridge Farm.

Development considerations:

Development should:

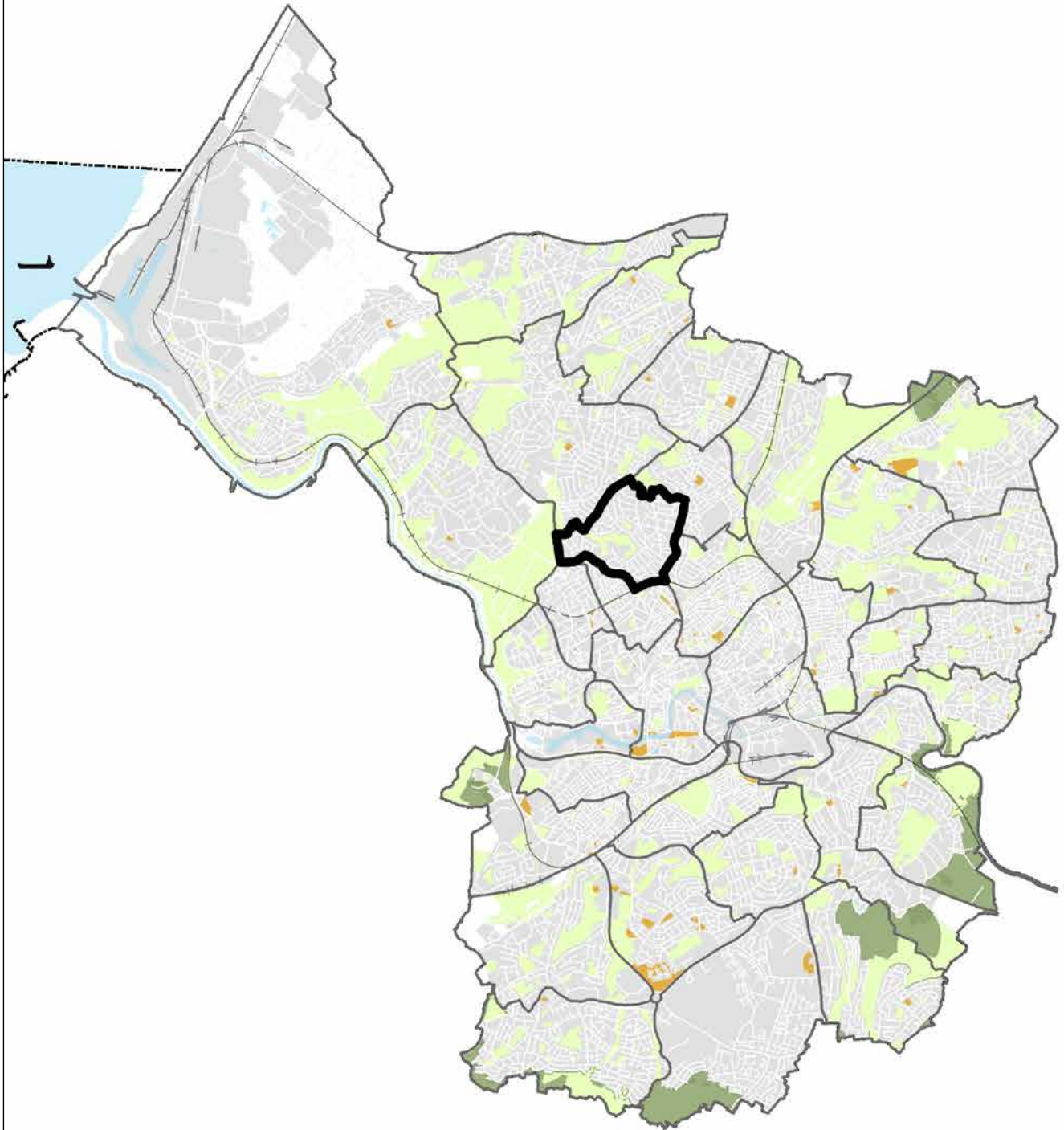
- Be sensitively designed to preserve and enhance the spacious and open character of this part of the Stapleton and Frome Valley Conservation Area;
- Respect the setting of, and be subservient to, the Grade II Listed Bridge Farm;
- Be supported by a masterplan and design code, which are informed by a landscape and visual impact assessment and heritage impact assessment;
- Provide enhanced landscaping on boundaries of the site and retain existing trees, including those along M32 corridor;
- Provide suitable pedestrian and vehicular access to the site, taking into account slope and frontage with Glenfrome Road;
- Be expected to maintain or strengthen the integrity and connectivity of both the 'Glenfrome Primary School Playing Fields' and the 'River Frome and the Stapleton Bridge' Wildlife Network Site;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate, make provision for mitigation measures, as it is adjacent to Stoke Park Site of Nature Conservation Interest and Stoke Park Regionally Important Geological Site;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is larger than 1 hectare and is partially impacted by surface water drainage issues;
- Take account of noise implications of proximity to the M32 on future occupiers of the site; and
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area and is adjacent to the M32 motorway.

Estimated capacity

Estimated capacity of 15 homes (including adaptive re-use of the buildings). The estimated capacity is subject to achieving sensitive design which respects heritage considerations. Any proposal is required to be supported by a landscape and visual impact assessment and a heritage statement.

Redland Ward

This section sets out development allocations in the Redland ward.



Site reference:

BDA2501

Ward:

Redland

Site address/location:

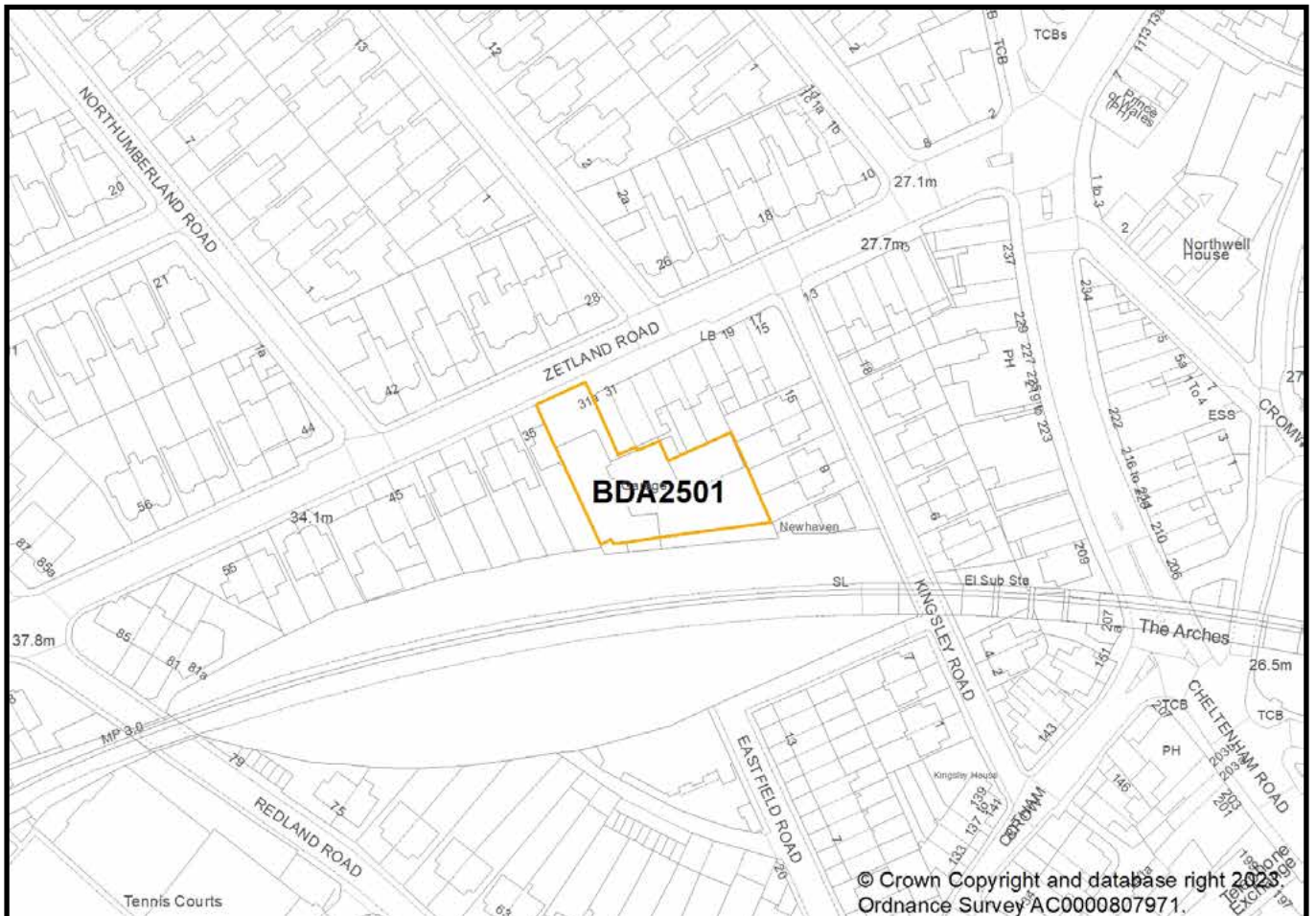
Land south of Zetland Road, Redland

Site description:

Land is currently in use as a garage and car-parking

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access to the site with appropriate off-street servicing, which prevents obstruction to public transport, cyclists and general traffic;
- Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent railway;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Be expected to maintain or strengthen the integrity and connectivity of the adjacent 'Railway Land between St Andrews and Duchess Road' Wildlife Network Site;
- Be supported by a preliminary ecological appraisal and where appropriate make provision for mitigation measures;
- Consider potential air quality impacts from Zetland Road; and
- Take account of the Cotham and Redland Conservation Area.

Estimated capacity

Estimated capacity of 10 homes.

Site reference:

BDA2502

Ward:

Redland

Site address/location:

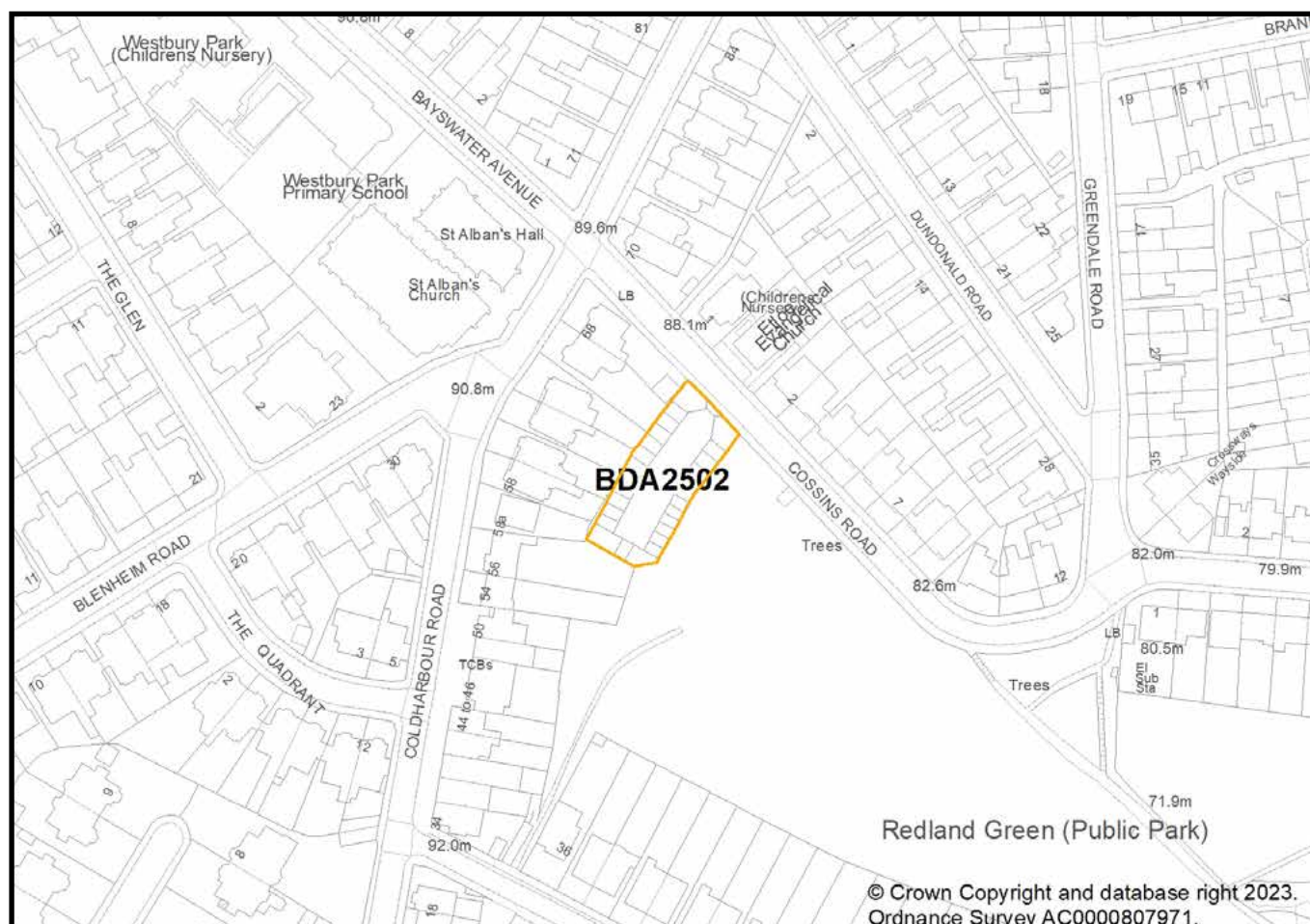
Land at Cossins Road, Redland

Site description:

Land is currently in use as garaging and car-parking

Site area:

0.1 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

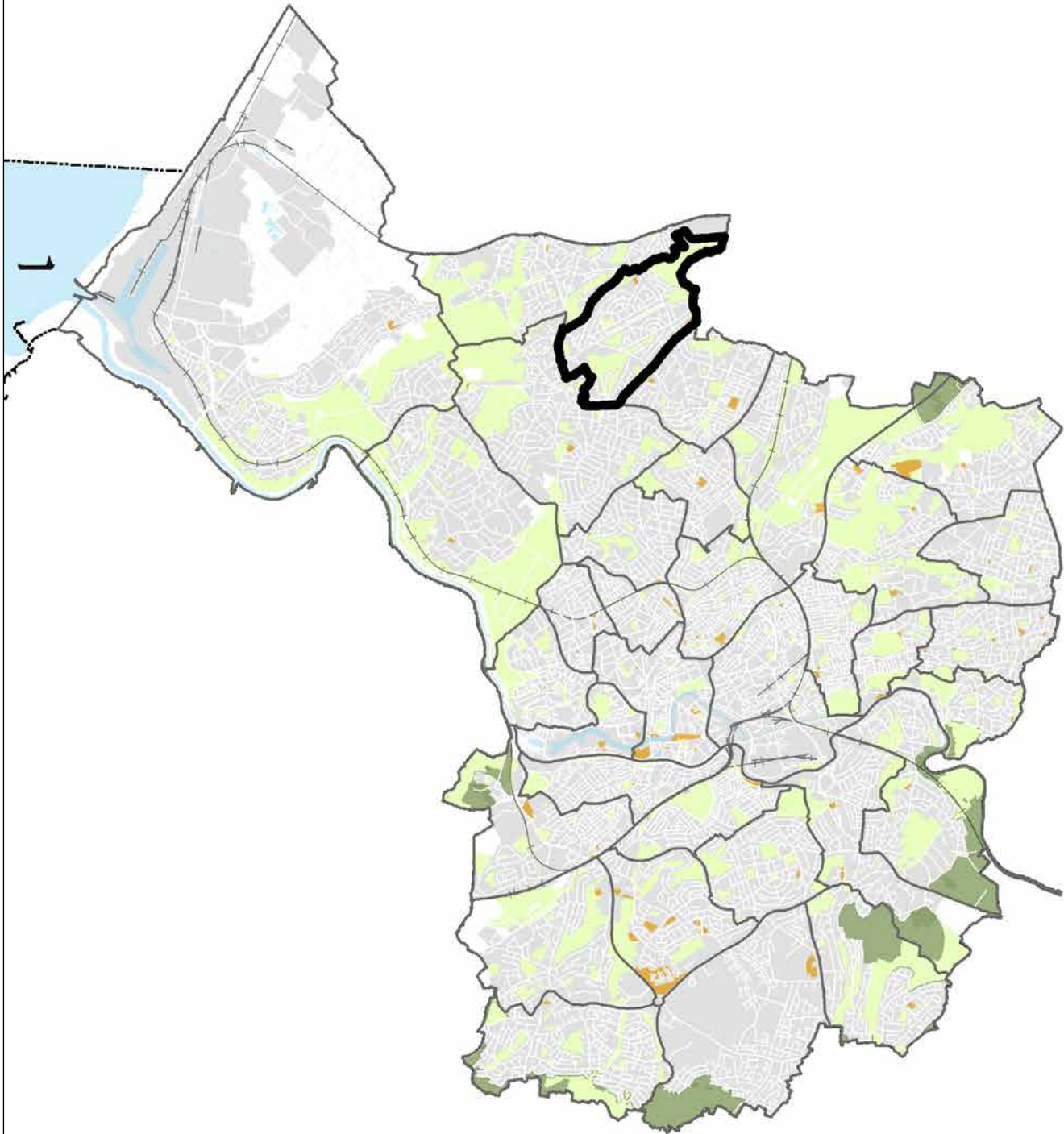
- Provide suitable access, with sufficient visibility;
- Ensure that development would not cause harm to trees on adjacent land;
- Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts; and,
- Take account of the adjacent Cotham and Redland Conservation Area and the relationship with the adjacent green space.

Estimated capacity

Estimated capacity of 10-12 homes.

Southmead Ward

This section sets out development allocations in the Southmead ward.



Site reference:

BDA2901

Ward:

Southmead

Site address/location:

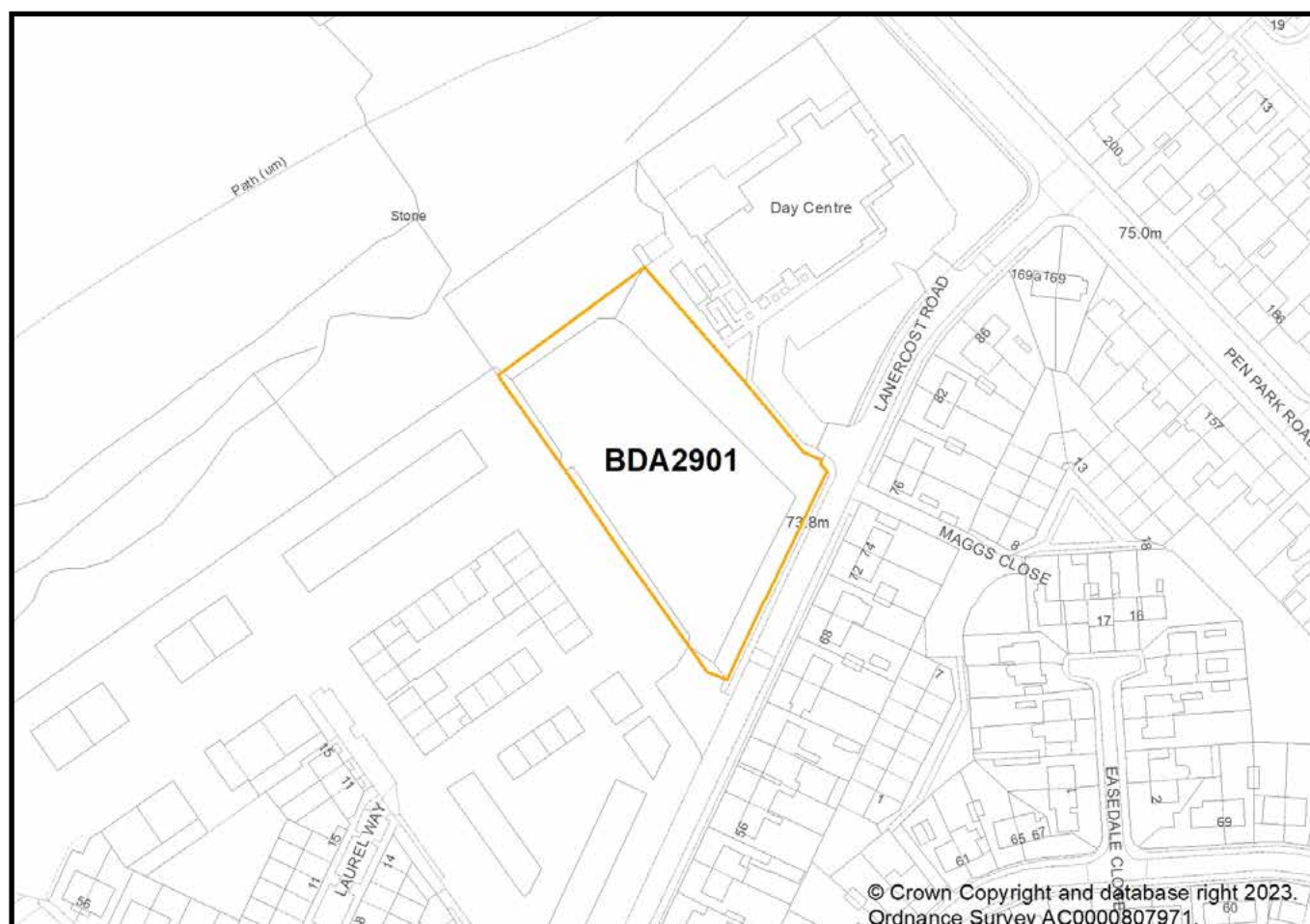
Land at Lanercost Road, Southmead

Site description:

The land is currently undeveloped and adjacent to a new development of homes

Site area:

0.5 hectares



Proposed allocation:

Housing and/or housing for older people.

Reasons for allocation:

The site is undeveloped and the land is not required for open space or other purposes.

Development considerations:

Development should:

- Provide suitable access and appropriate footway enhancements along Lanercost Road;
- Enhance pedestrian linkages with adjacent site for new homes, park and existing rights of way;
- Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate make provision for mitigation measures;
- Be expected to maintain or strengthen the integrity and connectivity of the 'Charlton Road Open Space and adjacent land' Wildlife Network Site;
- Retain green infrastructure, including trees and hedgerows, within the development, which will be identified by a tree survey; and
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

Estimated capacity of 35 homes.

Site reference:

BDA2902

Ward:

Southmead

Site address/location:

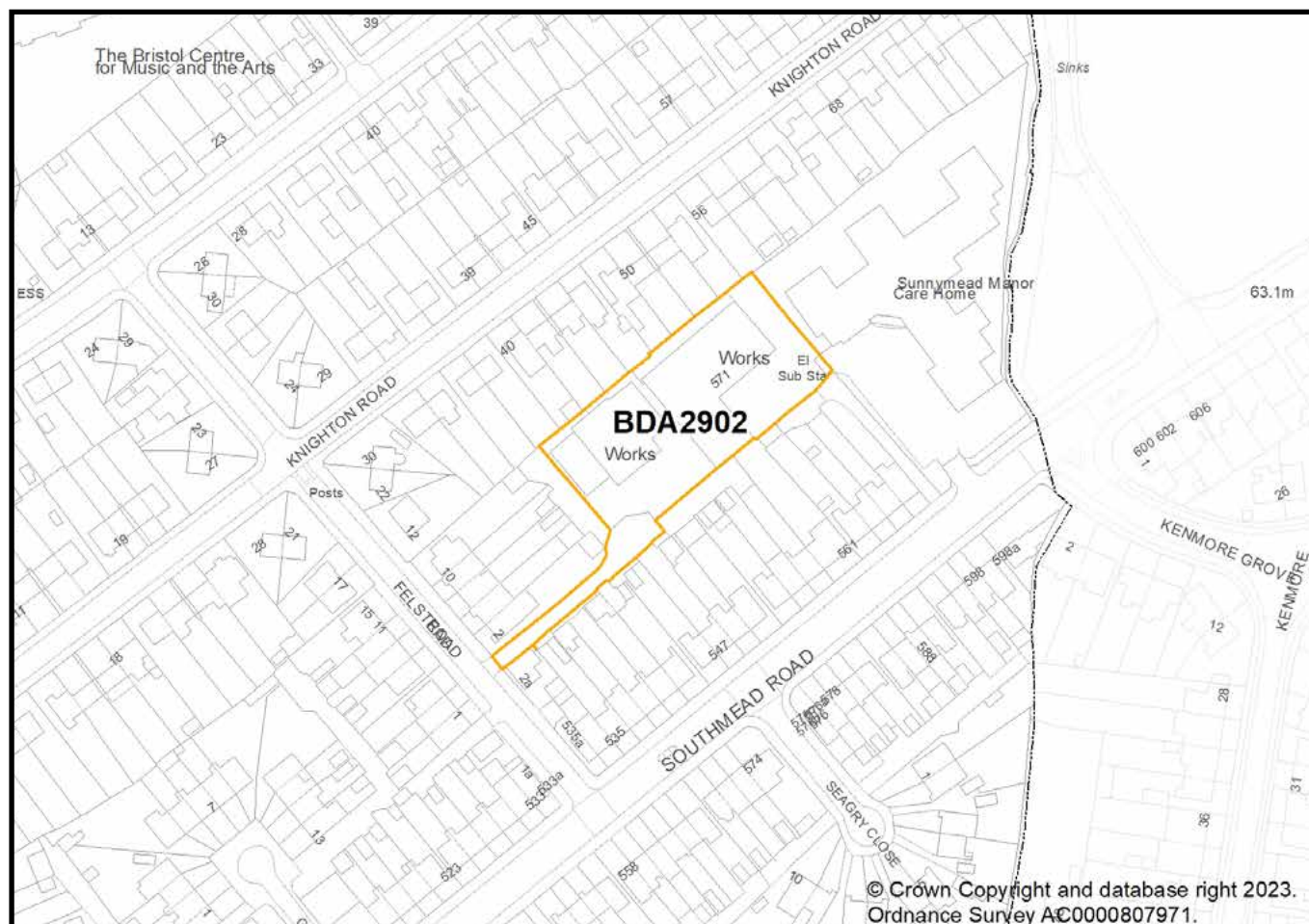
Works at Felstead Road, Southmead

Site description:

The site is currently in commercial use

Site area:

0.3 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access, which may require third party land;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents; and
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

Estimated capacity of 10 homes.

Site reference:

BSA0212

Ward:

Southmead

Site address/location:

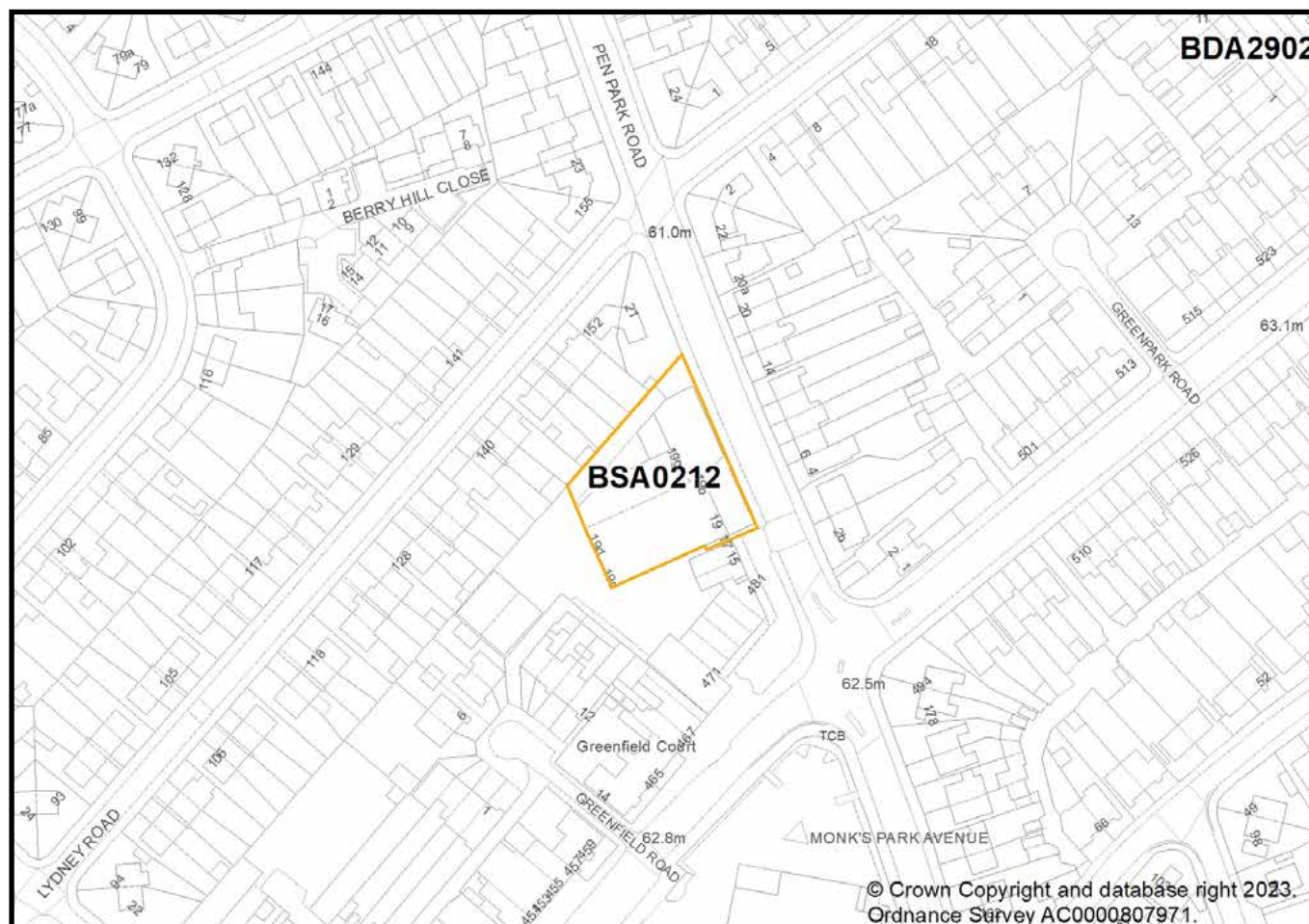
19 – 21 Pen Park Road, Southmead

Site description:

The site is currently in commercial use

Site area:

0.2 hectares



Proposed allocation:

Housing/Business

Reasons for allocation:

A housing and business allocation is appropriate as:

- The site has a largely residential context.
- It is in a relatively sustainable location close to local shops and a supermarket on Southmead Road and approximately 500m from the shops and services of Southmead Road Local Centre and Arnside Road (Southmead) District Centre. It is also close to bus stops / routes on Pen Park Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

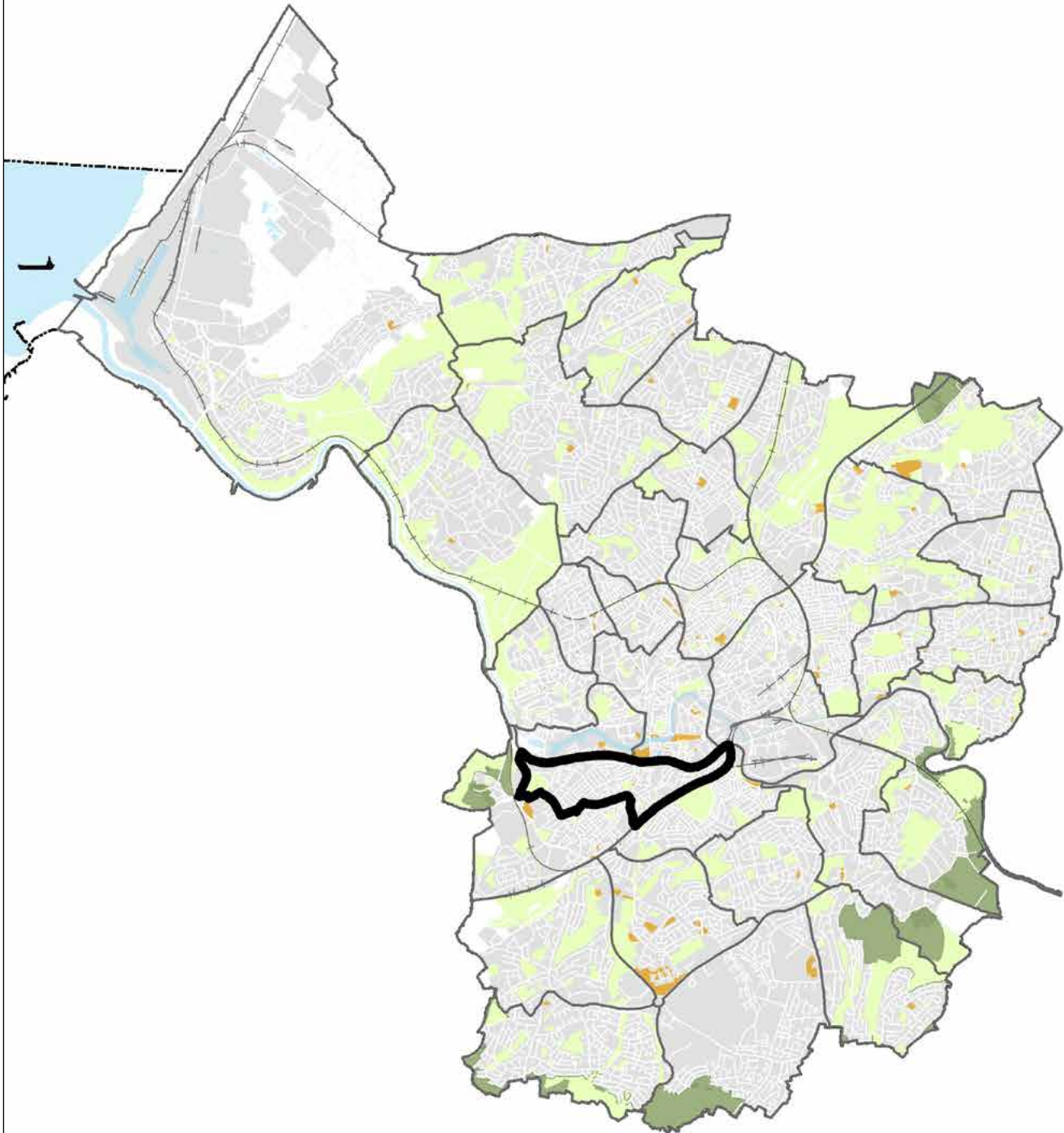
- provide a suitable frontage to Pen Park Road.

Estimated capacity

Estimated capacity of 15 homes.

Southville Ward

This section sets out development allocations in the Southville ward.



Site reference:

BDA3002

Ward:

Southville

Site address/location:

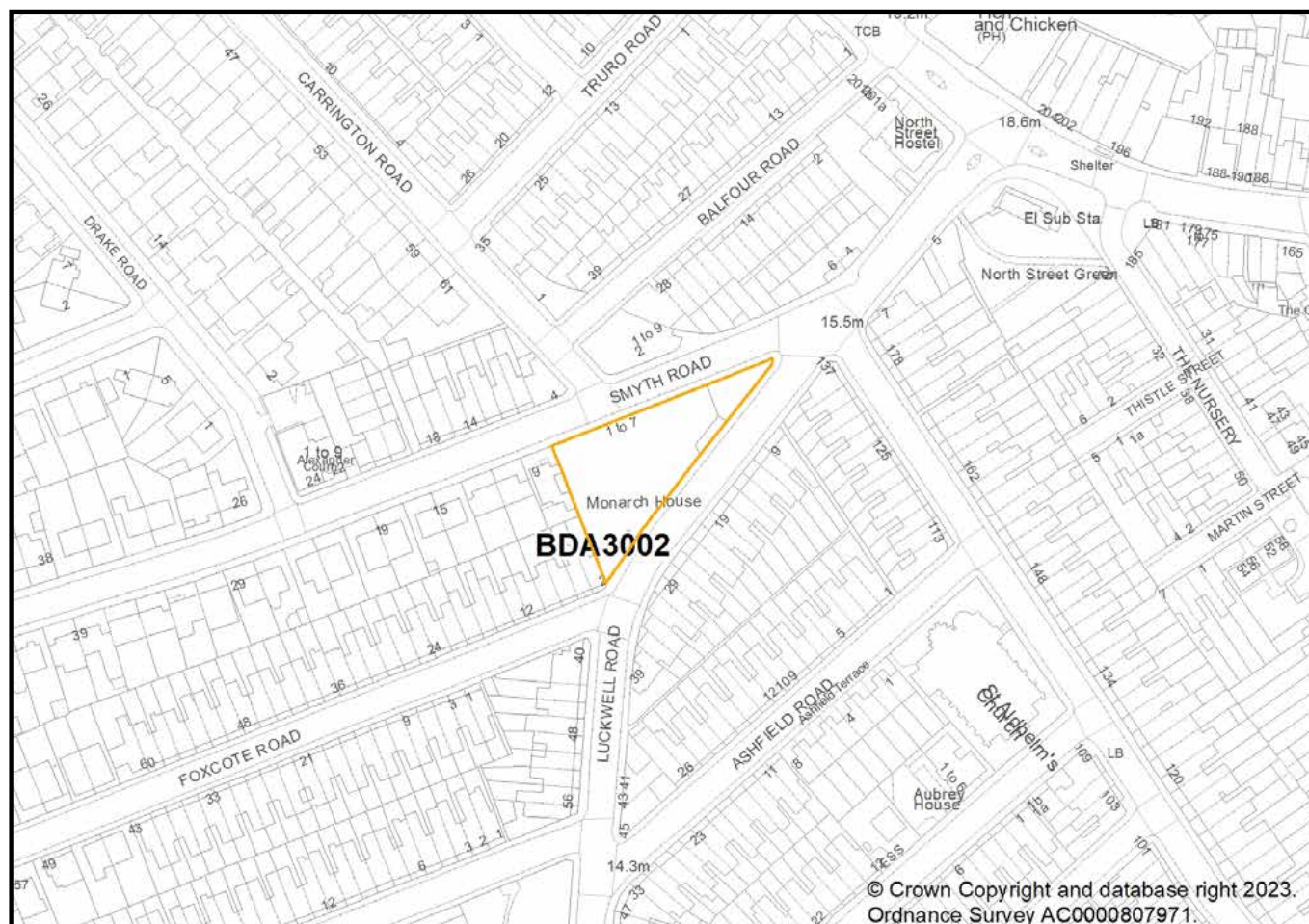
1 – 7 Smyth Road, Ashton Gate

Site description:

The existing site is currently used as offices, studios and workspace

Site area:

0.1 hectares



Proposed allocation:

Redevelopment for housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominantly residential context.

Development considerations:

Development should:

- Provide suitable access and appropriate pedestrian crossing improvements at Luckwell Road / Smyth Road;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Be informed by a Coal Mining Risk Assessment and an investigation of contamination and land stability, providing mitigation as appropriate, as the site falls within a Coal Mining High Risk Area; and,
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and which ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

Estimated capacity of 15 homes.

Site reference:

BSA1011

Ward:

Southville

Site address/location:

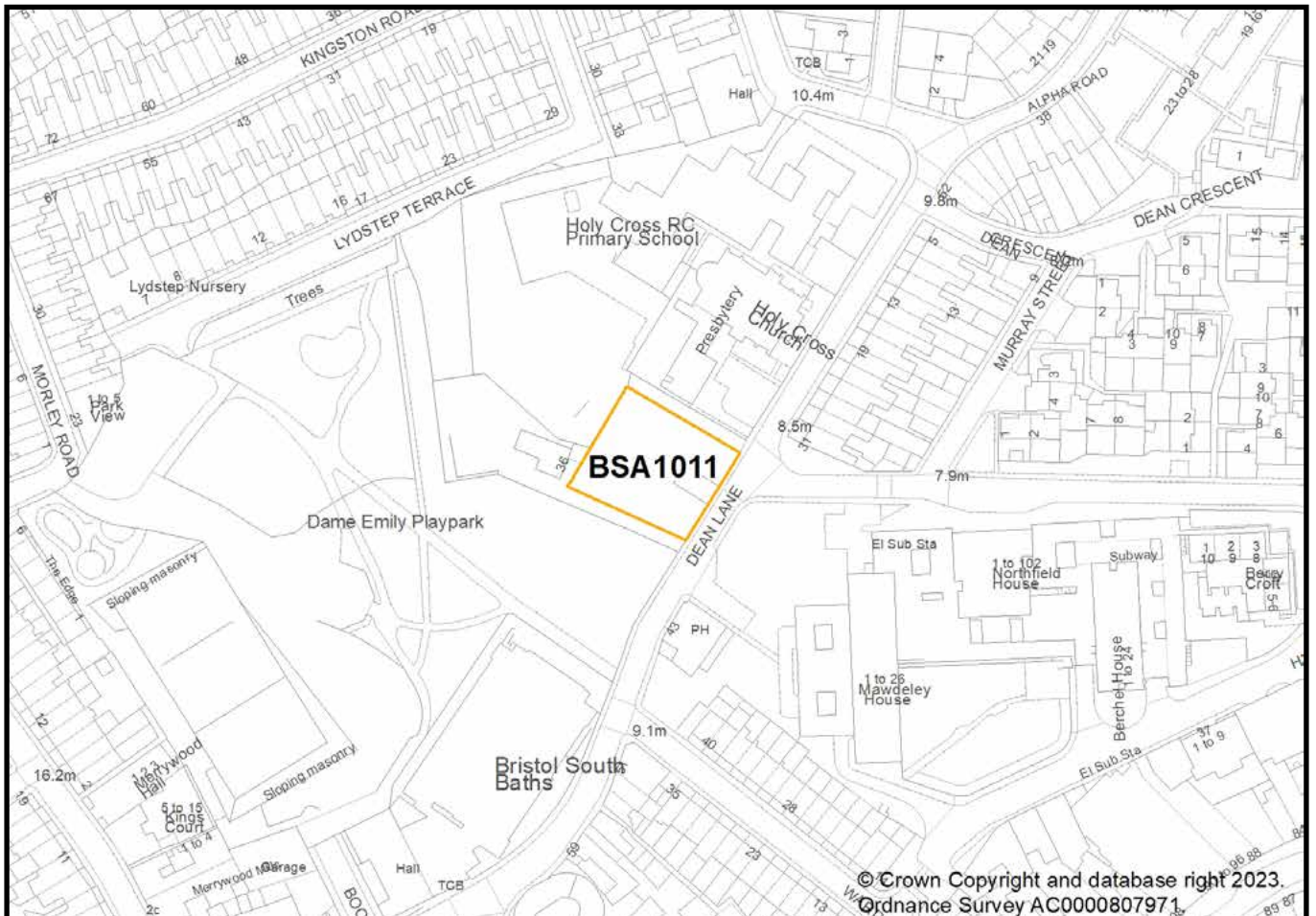
Site adjacent to Holy Cross Church, Dean Lane, Bedminster

Site description:

The site comprises cleared land

Site area:

0.1 hectares



Proposed allocation:

Housing.

Reasons for allocation:

A housing allocation is appropriate as:

- The site is in a sustainable location close to Bedminster Town Centre and its shops, community facilities, employment opportunities and public transport infrastructure. It also has a residential context and so is considered suitable for higher density residential development in line with Policy UL1 Effective and Efficient Use of Land. This policy directs higher density housing to locations in and close to Bristol’s network of centres.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

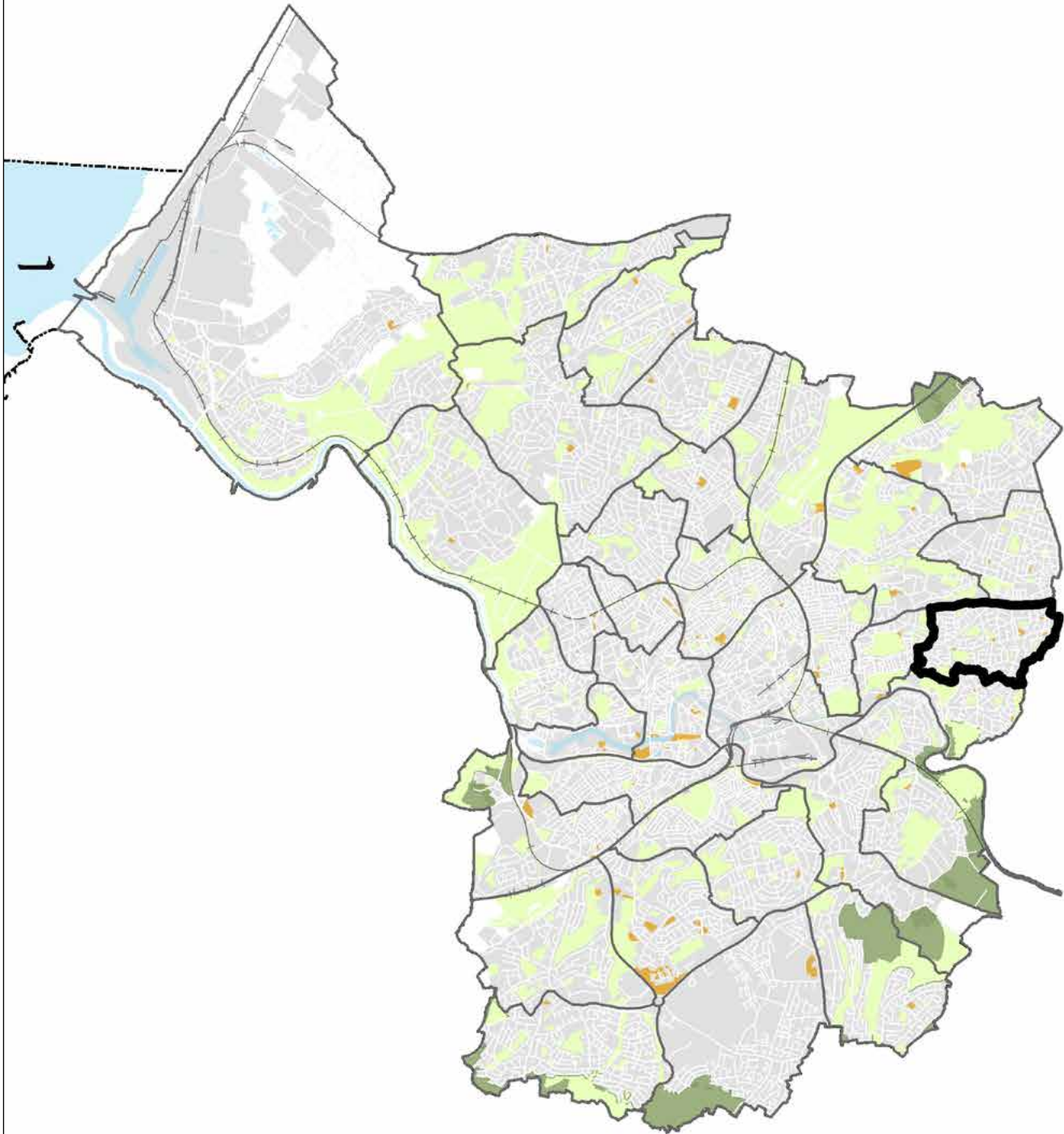
- be designed to provide natural surveillance over the park;
- not harm trees on the adjacent park;
- be informed by investigations as to whether sewerage infrastructure would constrain development of the site.

Estimated capacity

Estimated capacity of 10 homes.

St George Central Ward

This section sets out development allocations in the St George Central ward.



Site reference:

BDA2601

Ward:

St George Central

Site address/location:

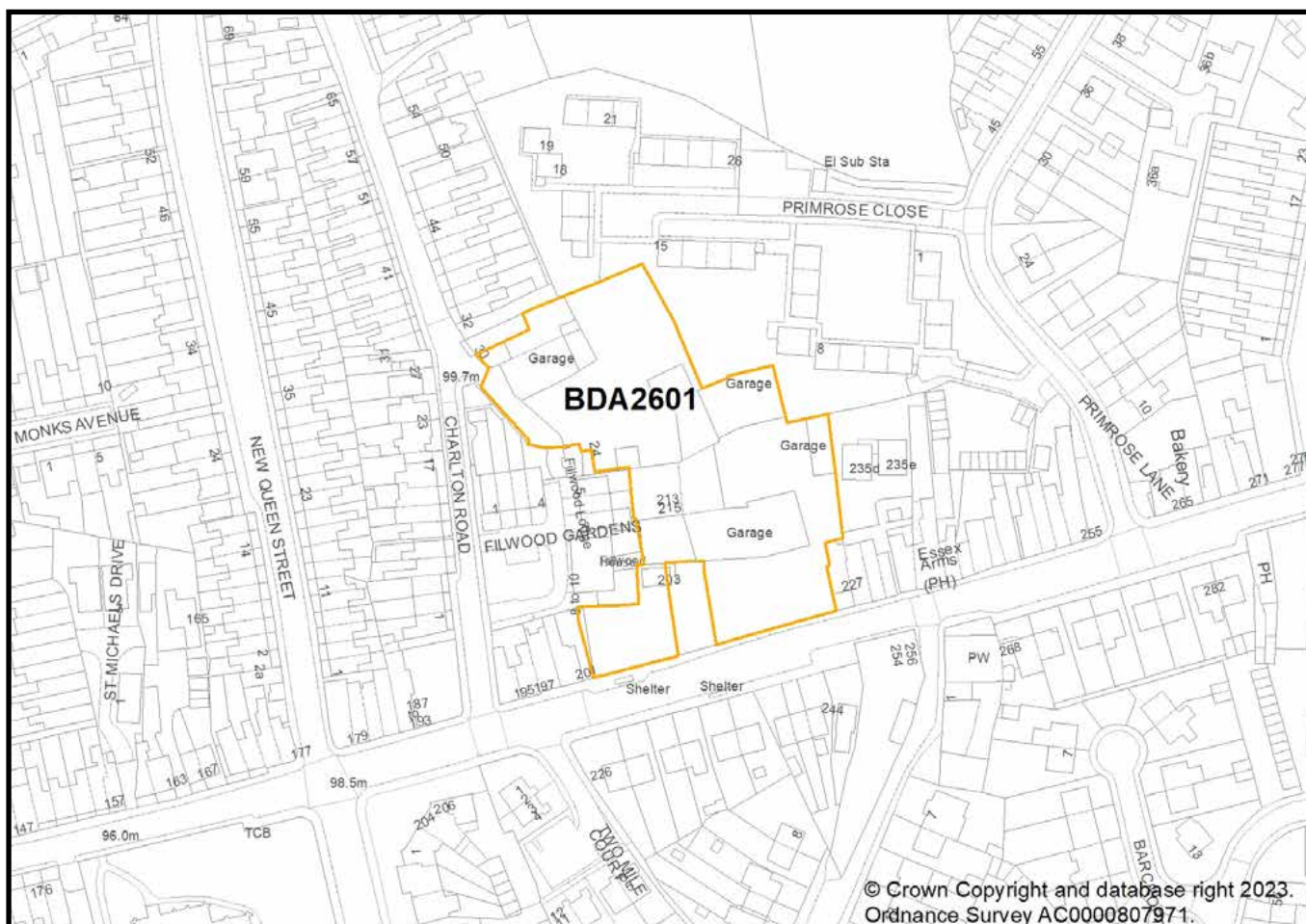
Land at Two Mile Hill Road / Charlton Road, St George

Site description:

The site is in mixed commercial uses

Site area:

0.6 hectares



Proposed allocation:

Comprehensive development of housing, with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access, that explores opportunities from Charlton Road and away from existing bus stops; appropriate footway enhancements; and servicing, which safeguards the free-flow of public transport and general traffic along Two Mile Hill Road;
- Respect the setting of the Listed Buildings at 217 - 227 Two Mile Hill Road;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be informed by an air quality assessment as appropriate, and consider cumulative impact of development on adjacent areas of poor air quality; and
- Ensure that development would not cause harm to trees on adjacent land to the north.

Estimated capacity

Estimated capacity of 40 homes.

Site reference:

BDA2602

Ward:

St George Central

Site address/location:

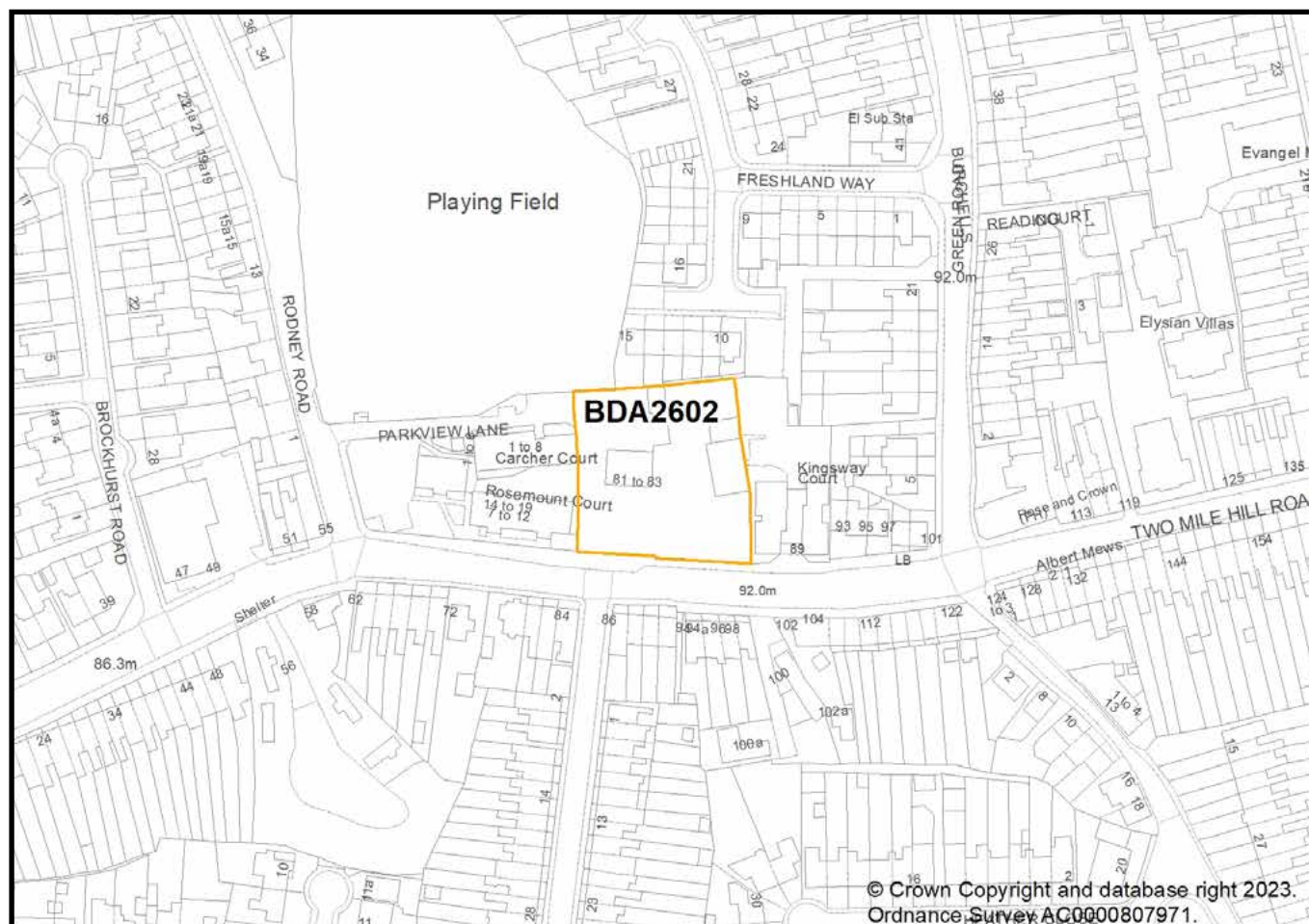
81 – 83 Two Mile Hill Road, St George

Site description:

The site is currently in use for used-car sales

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access into the site away from the bus stop on Two Mile Hill Road, and appropriate footway enhancements; and,
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

Estimated capacity of 25 homes.

Site reference:

BDA2603

Ward:

St George Central

Site address/location:

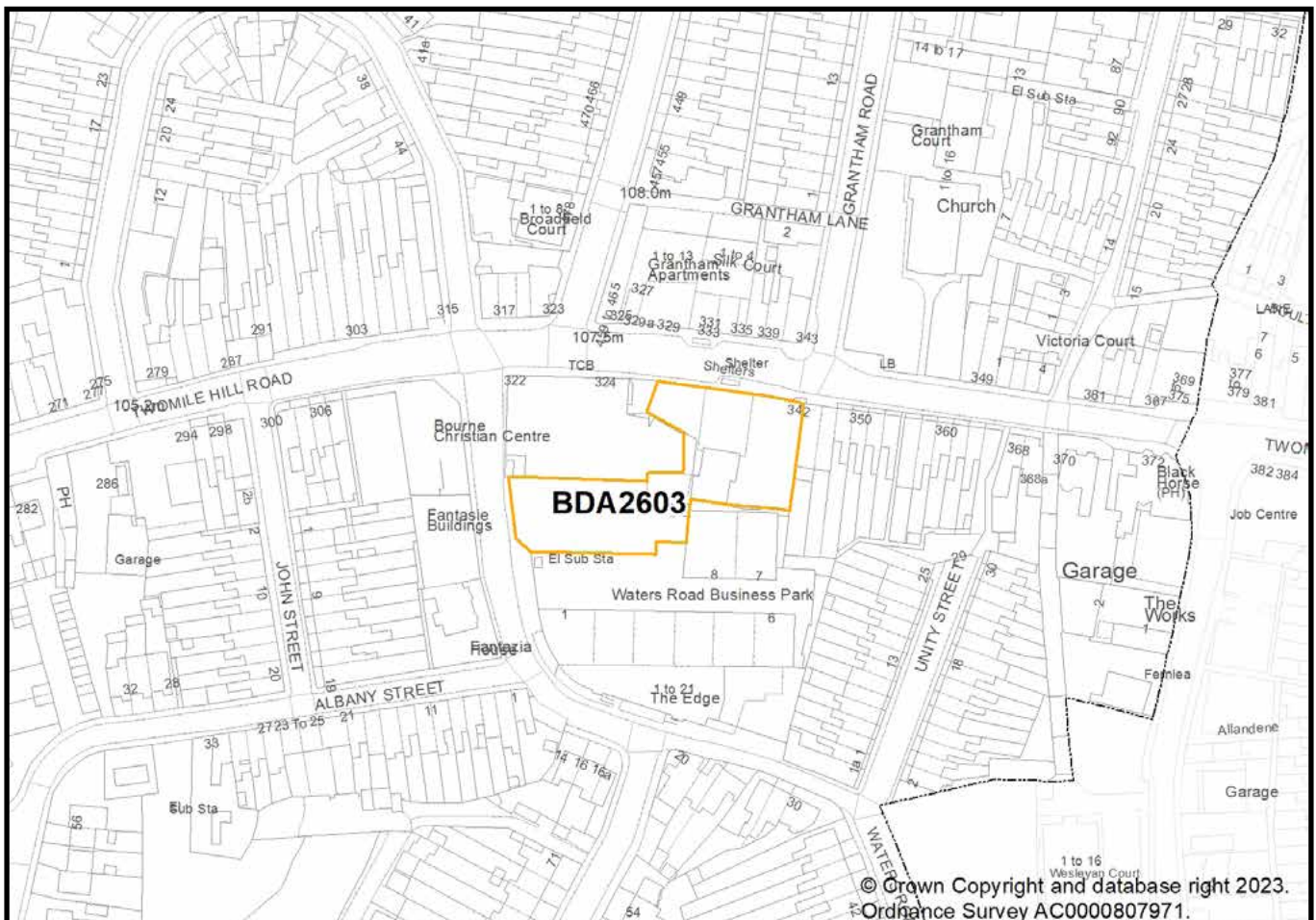
Land at Two Mile Hill Road / Waters Road,
St George

Site description:

The site is in industrial and business uses,
including a car wash and car parking

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access, exploring opportunities from Waters Road;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

Estimated capacity of 28 homes.

Site reference:

BDA2605

Ward:

St George Central

Site address/location:

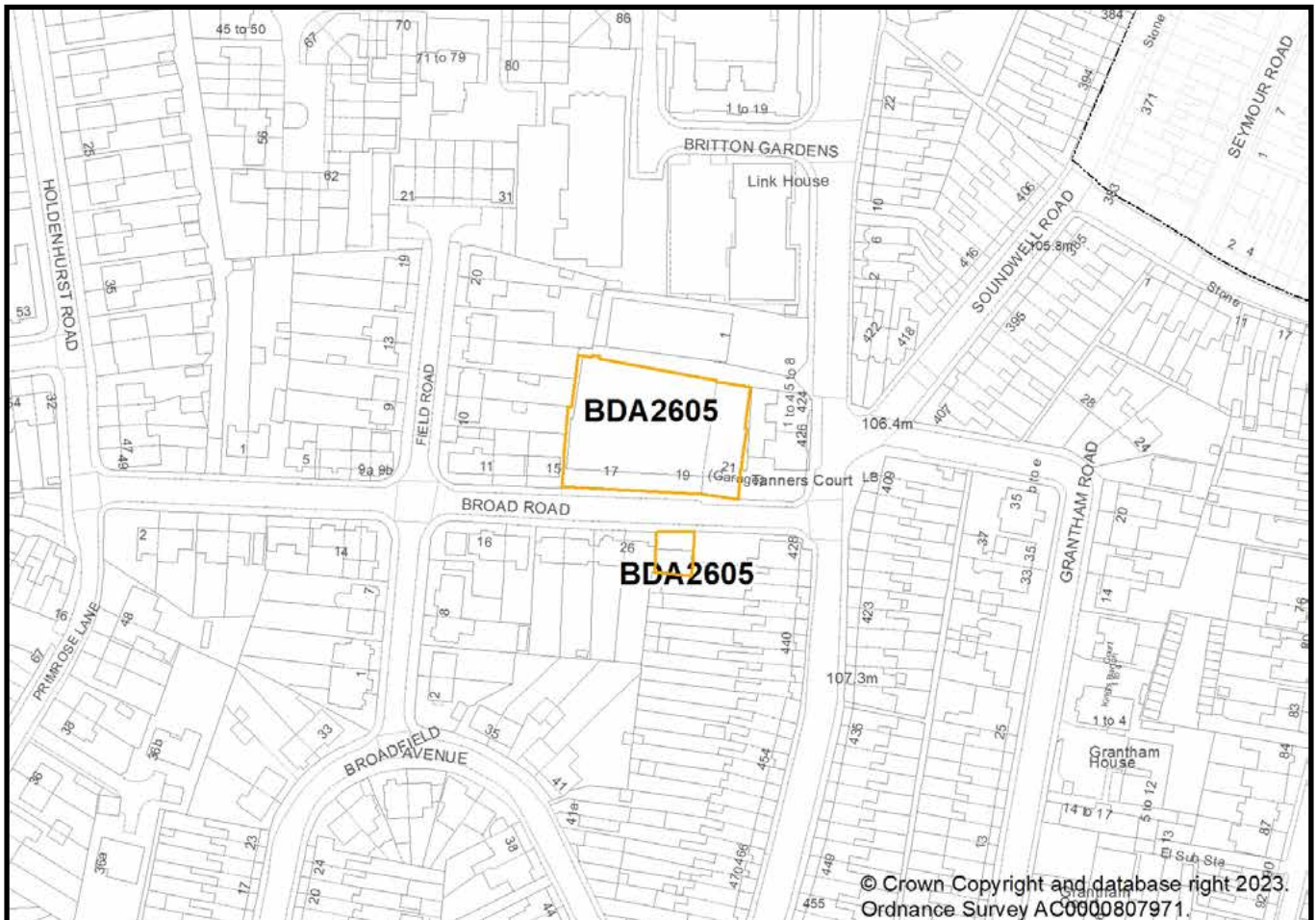
Land at Broad Road / Lodge Road, St George

Site description:

The site is currently in commercial / retail use

Site area:

0.2 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access with an appropriate footway along the Broad Road frontage;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and
- Promote adaptive re-use of No. 17 Broad Road which is identified as a local landmark building.

Estimated capacity

Estimated capacity of 15 homes.

Site reference:

BSA0906

Ward:

St George Central

Site address/location:

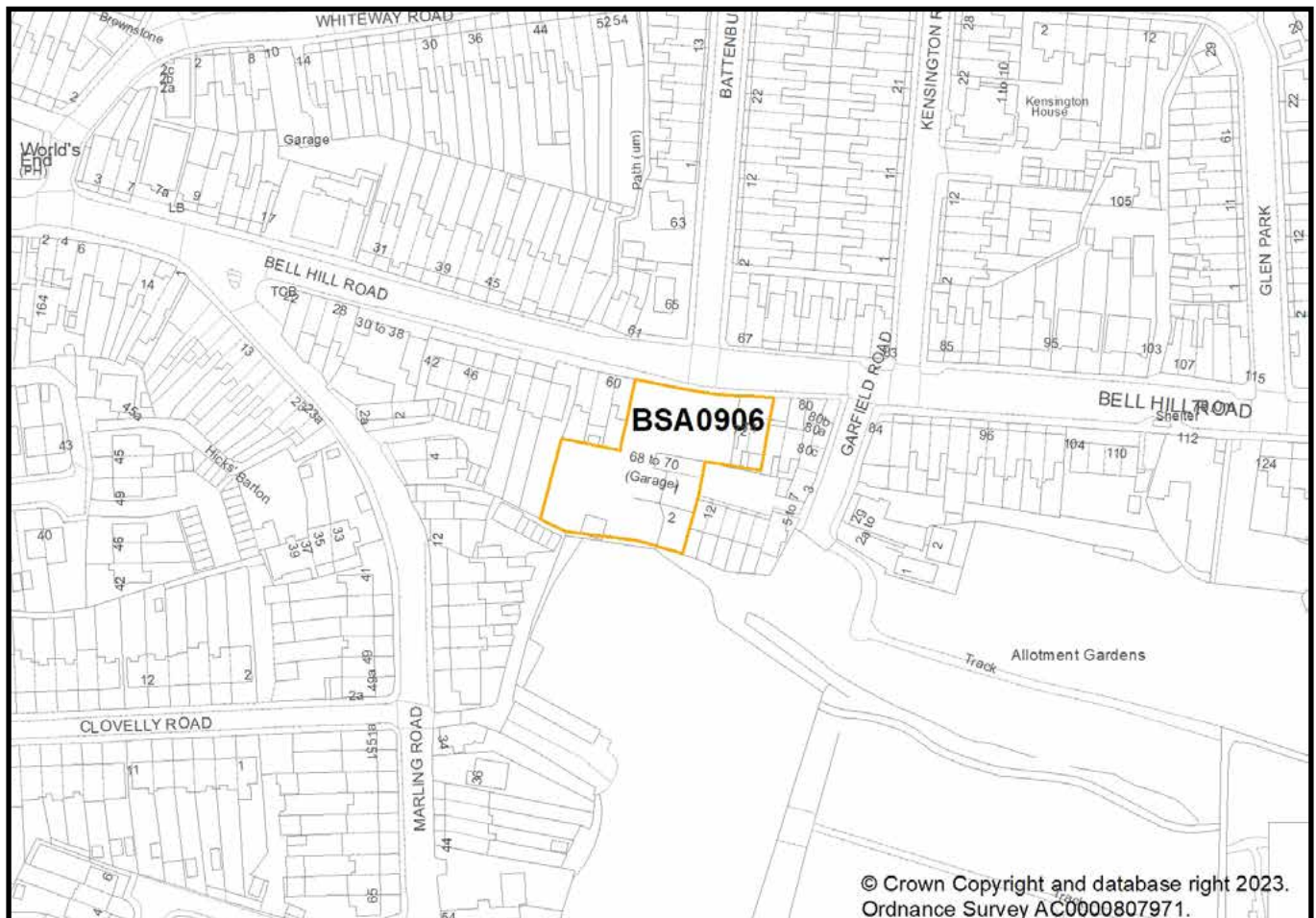
Car sales site at 62 – 74 Bell Hill Road, St George

Site description:

The site is used for car sales

Site area:

0.2 hectares



Proposed allocation:

Housing.

Reasons for allocation:

A housing allocation is appropriate as:

- It has a largely residential context.
- It is in a relatively sustainable location close to local shops and bus stops on Bell Hill Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

- create a frontage to Bell Hill Road;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

Estimated capacity

Estimated capacity of 10 homes.

Site reference:

BSA0907

Ward:

St George Central

Site address/location:

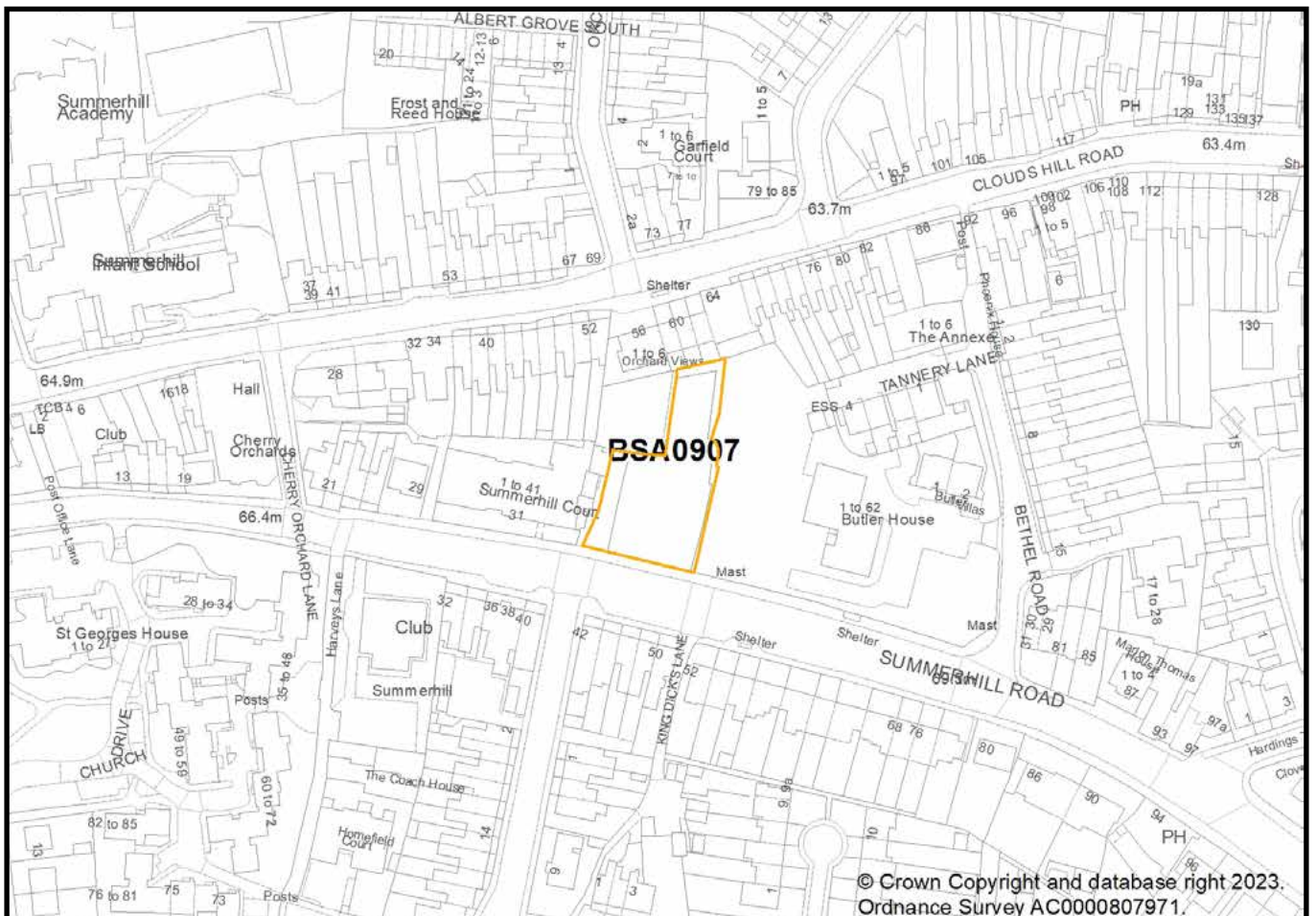
47 – 49 Summerhill Road, St George

Site description:

The site comprises cleared land

Site area:

0.1 hectares



Proposed allocation:

Housing.

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a largely residential context.
- It is in a relatively sustainable location close to local shops, services and bus stops on Clouds Hill Road and Summerhill Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

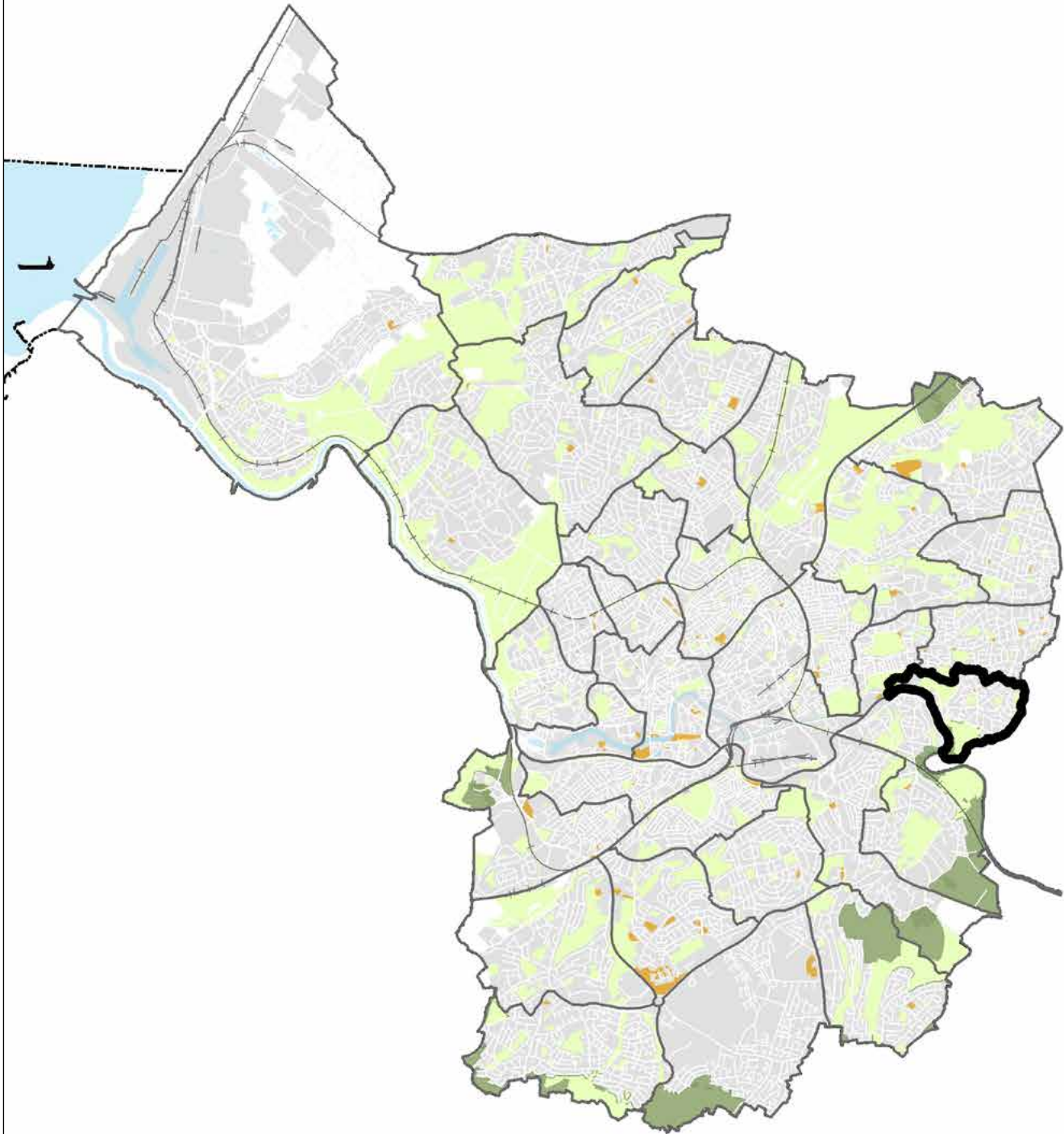
- create a frontage to Bell Hill Road;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

Estimated capacity

Estimated capacity of 10 homes.

St George Troopers Hill Ward

This section sets out development allocations in the St George Troopers Hill ward.



Site reference:

BDA2702

Ward:

St George Troopers Hill

Site address/location:

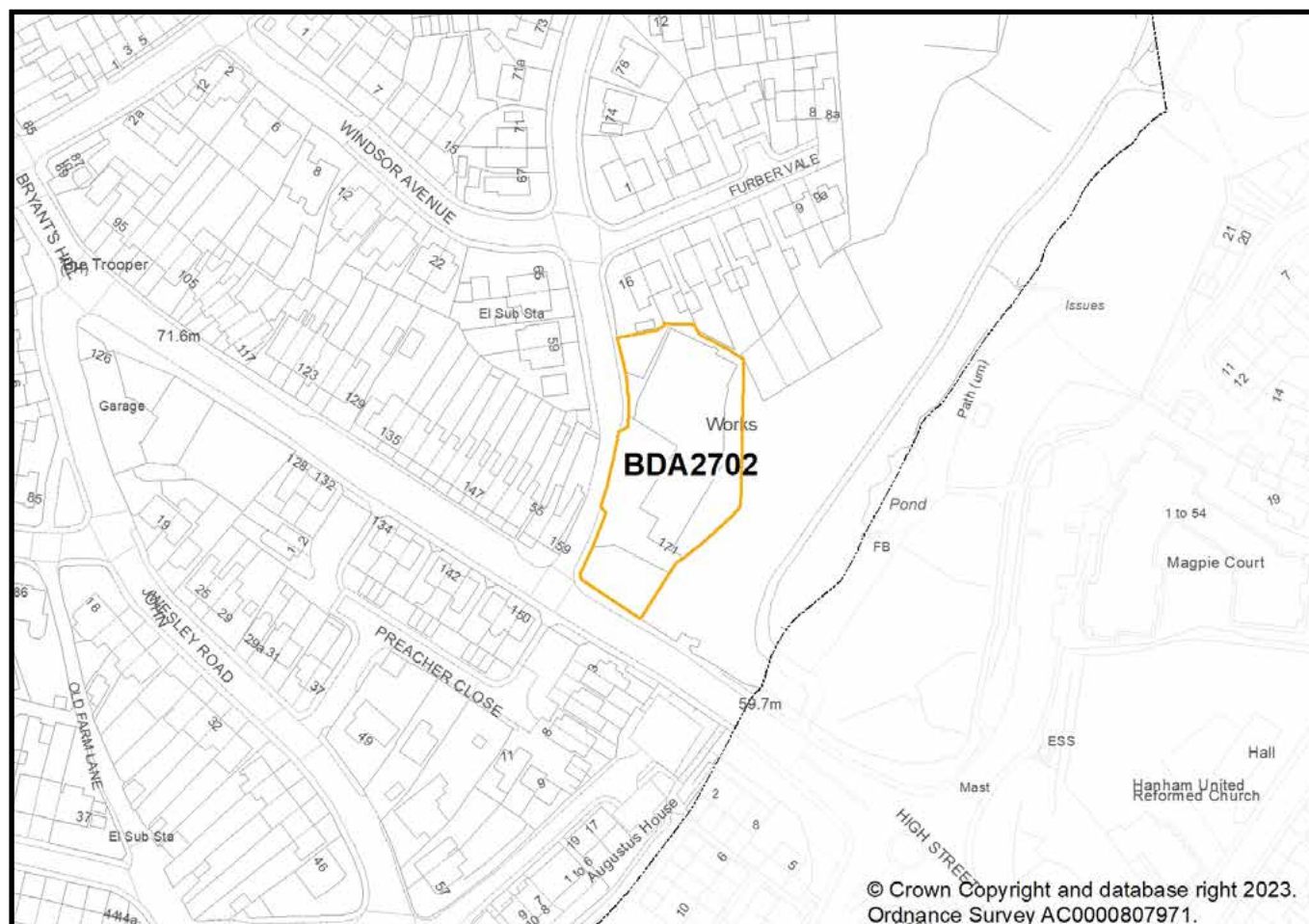
Land at the corner of Bryants Hill and Furber Road, St George

Site description:

The site is in commercial use

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access, a new pedestrian footway along Furber Road, and servicing from Furber Road;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures including provision of a buffer to protect the adjacent Magpie Bottom Site of Nature Conservation Interest on the eastern boundary; and
- Retain tree subject to a Tree Preservation Order (TPO) along the eastern boundary of the site.

Estimated capacity

Estimated capacity of 16 homes.

Site reference:

BDA2703

Ward:

St George Troopers Hill

Site address/location:

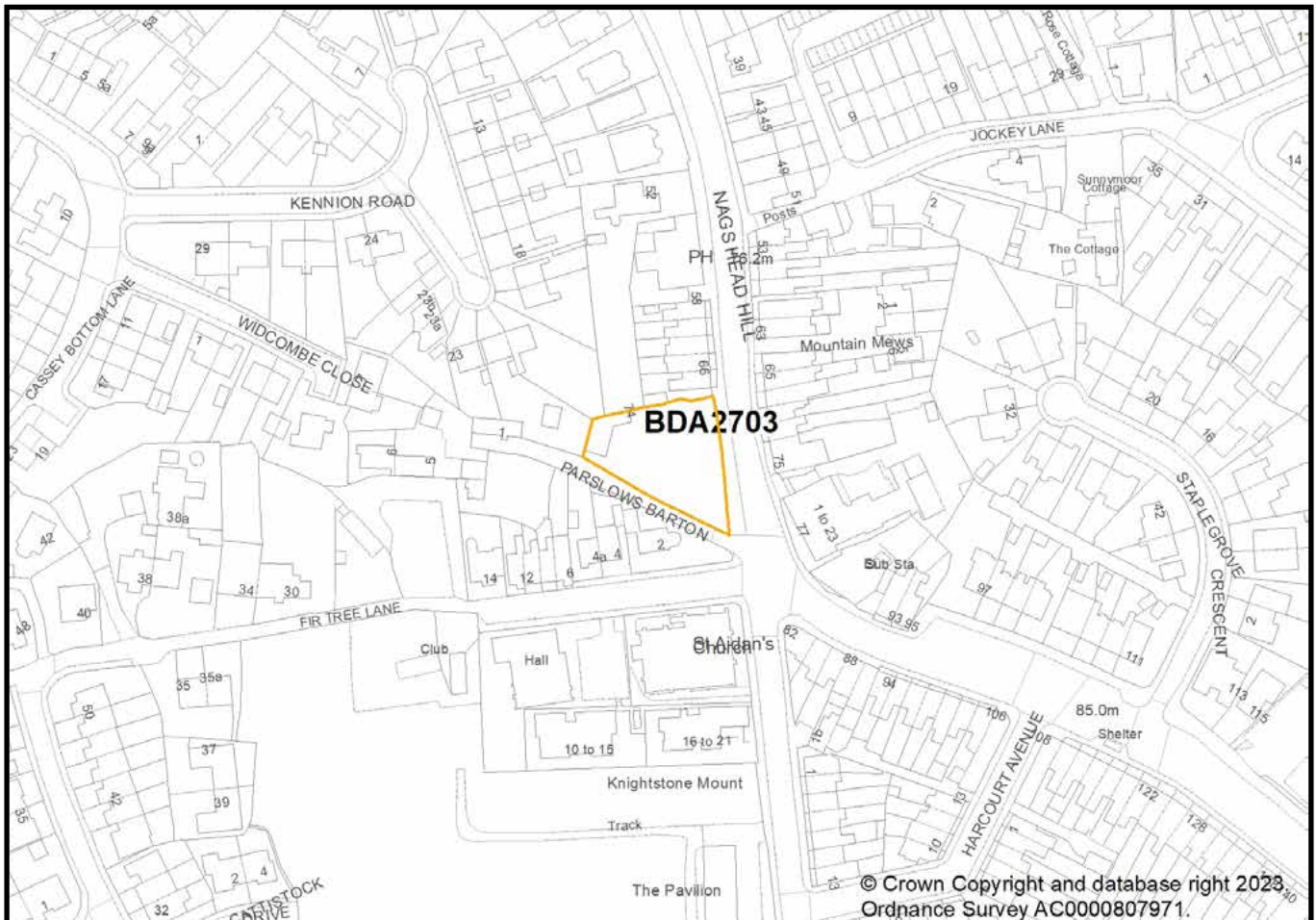
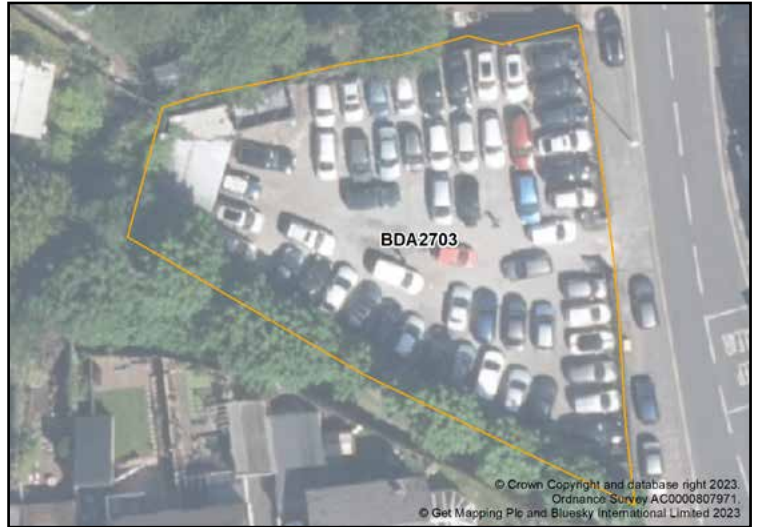
Land at Nags Head Hill, St George

Site description:

The site is in use as a car sale garage

Site area:

0.1 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

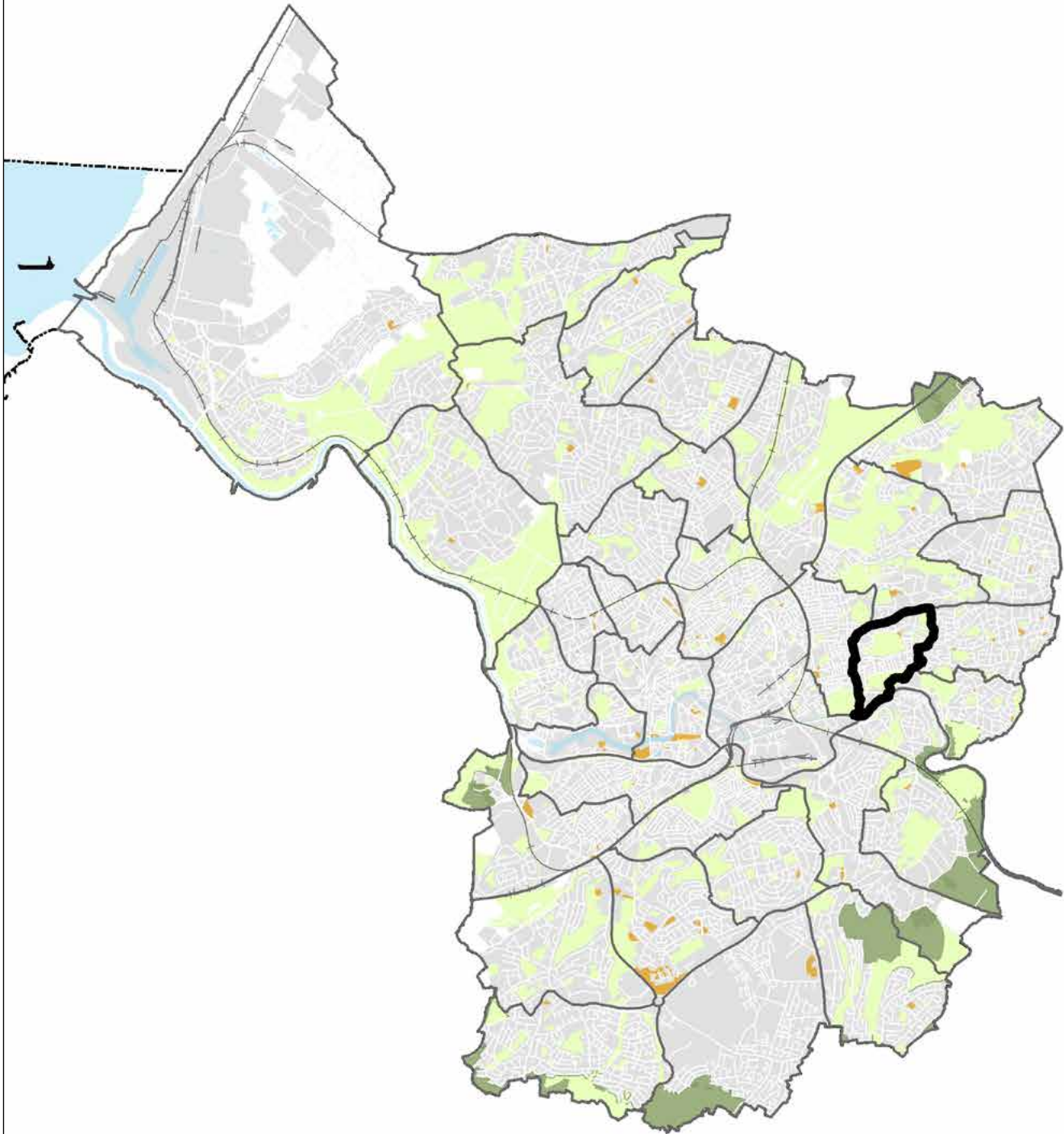
- Provide suitable access, with no servicing to be permitted from A431 Nags Head Hill; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

Estimated capacity of 10 homes.

St George West Ward

This section sets out development allocations in the St George West ward.



Site reference:

BDA2801

Ward:

St George West

Site address/location:

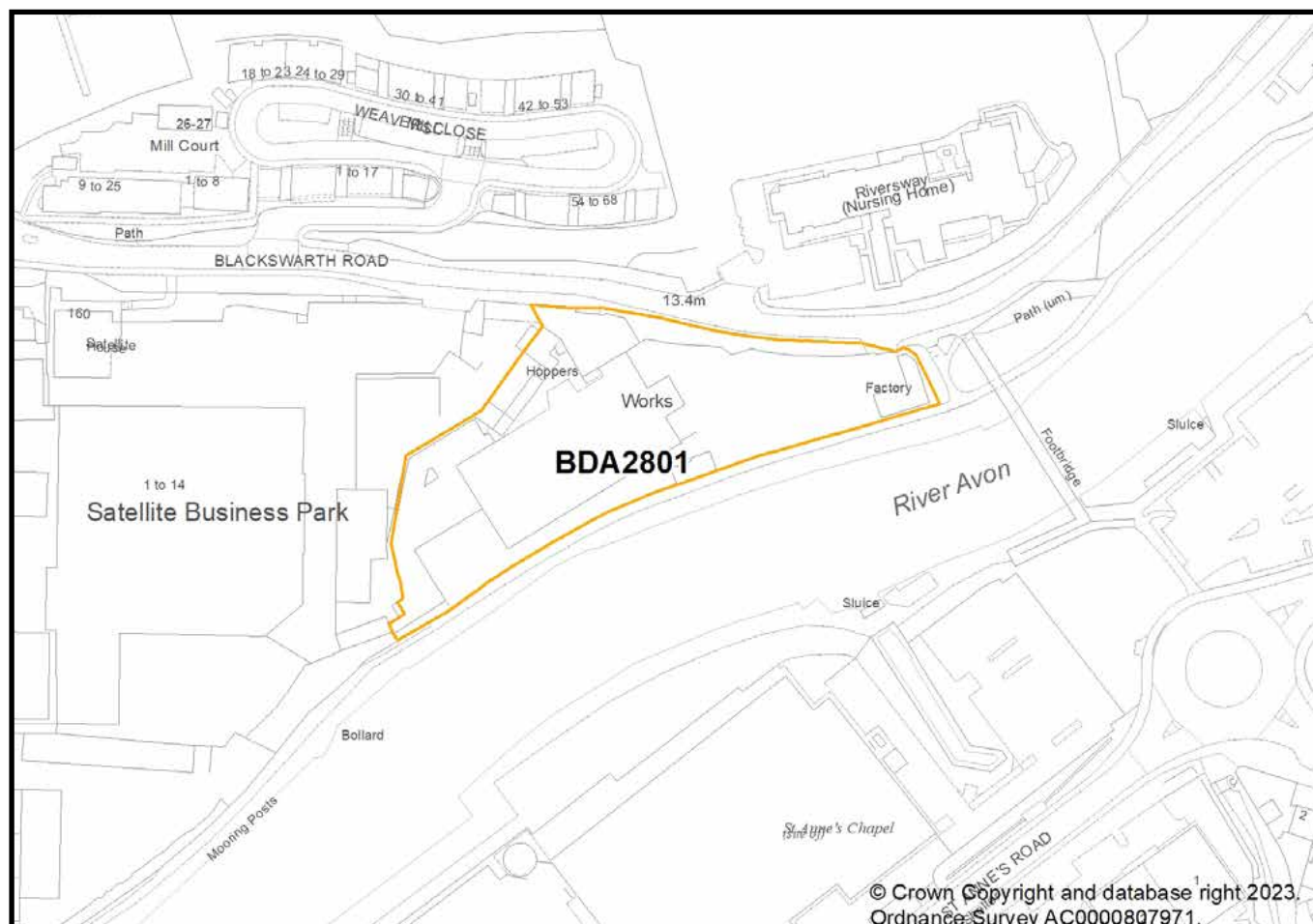
Land to the south of Blackswarth Road,
St George

Site description:

The site is in industrial use as
manufacturing premises

Site area:

0.6 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a mixed residential / industrial context adjacent to the River Avon. The site provides an opportunity to enhance the Avon Valley Conservation Area.

Development considerations:

Development should:

- Provide suitable access, with appropriate visibility and safety improvements, including widening to Crews Hole Road and footways enhancements;
- Take account of the Avon Valley Conservation Area and retain green frontage with the River Avon;
- Integrate and provide enhancements to the public right of way and cyclepath adjacent to the River Avon;
- Respect the ‘agent of change’ principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be supported by a site-specific flood risk assessment, flood risk management strategy and a drainage strategy for the lifetime of the development, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk to third parties as the site is subject to tidal river flood risk which could also cause potential surface water drainage constraints; and
- Maintain an 8m buffer adjacent to the River Avon, to ensure maintenance access to the river.

Estimated capacity

Estimated capacity of 75 homes.

Site reference:

BDA2802

Ward:

St George West

Site address/location:

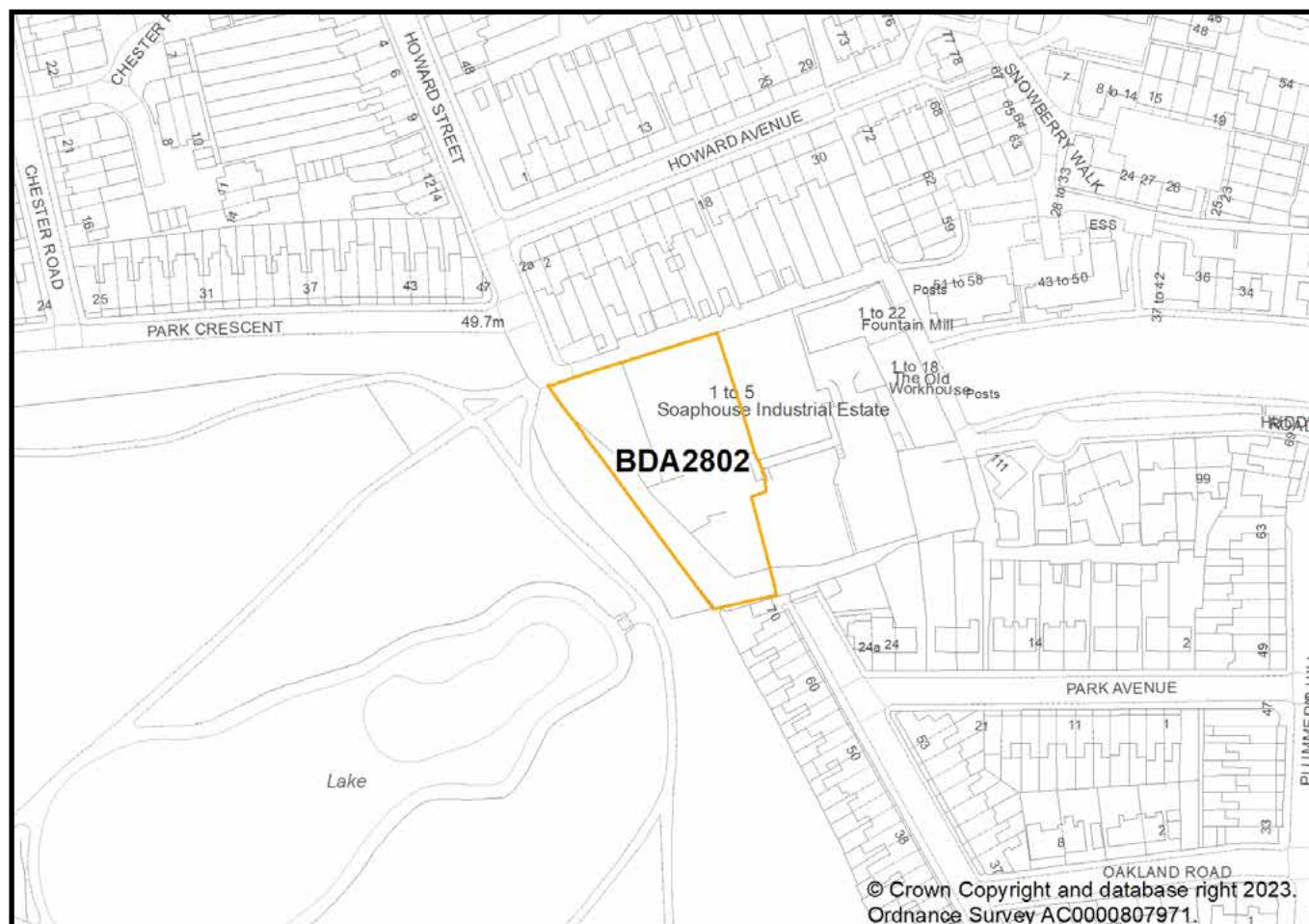
Part of Soaphouse Industrial Estate,
Howard Street, Whitehall

Site description:

The site is currently in commercial use as a car repair workshop

Site area:

0.3 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access, which may include improvements to Hudds Vale Road to enable servicing;
- Take account of the setting of St George's Park and adjacent locally listed building;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as a culvert runs from east to west, through the site;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and
- Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) along the western boundary of the site.

Estimated capacity

Estimated capacity of 20 homes.

Site reference:

BDA2803

Ward:

St George West

Site address/location:

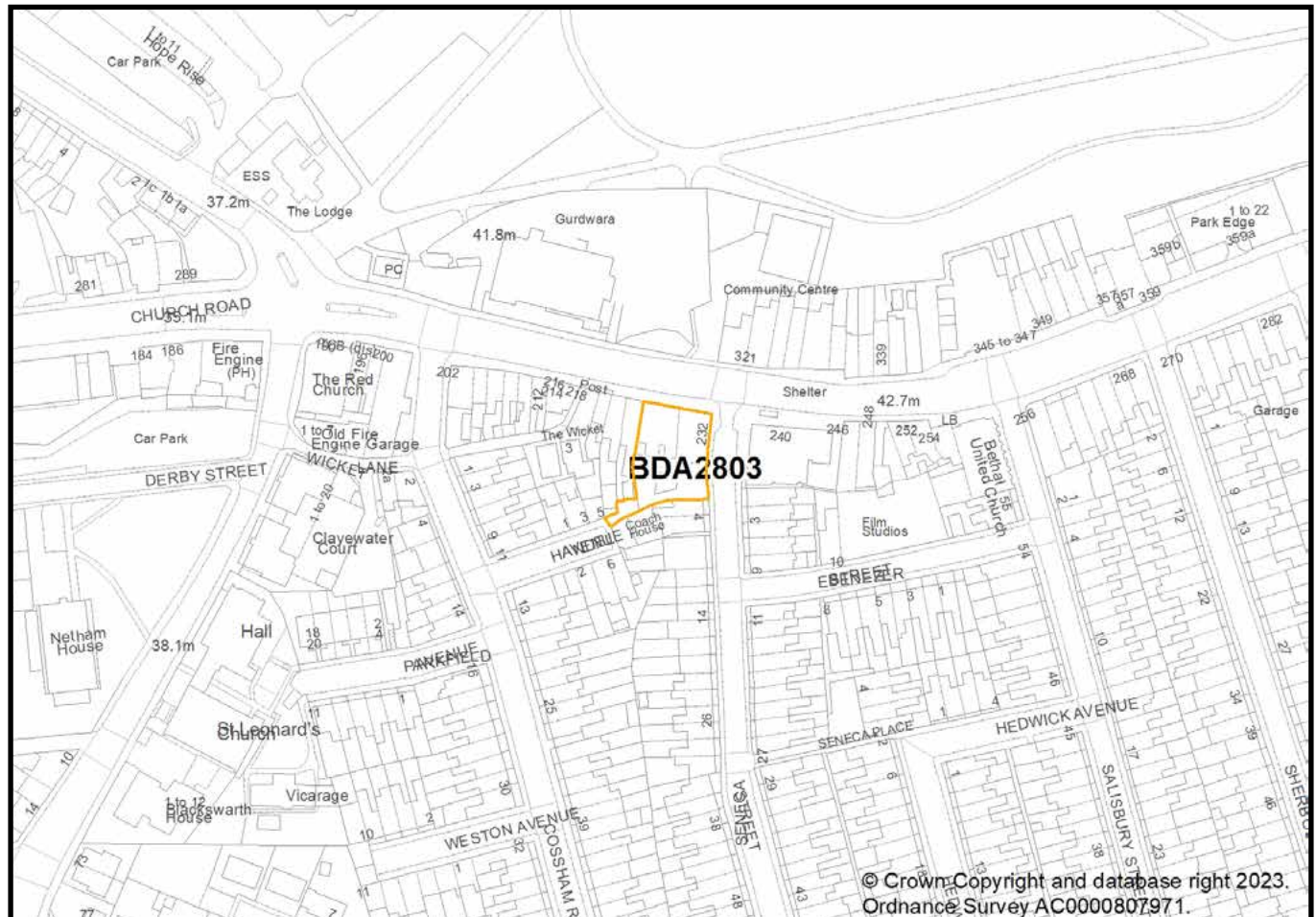
222 – 232 Church Road, St George

Site description:

The site is currently vacant including: former retail units, flats and a derelict building to the rear

Site area:

0.1 hectares



Proposed allocation:

Housing-led mixed use, with active ground floor uses, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for residential-led mixed use, with active ground floor uses would represent a more efficient use of land in a Town Centre.

Development considerations:

Development should:

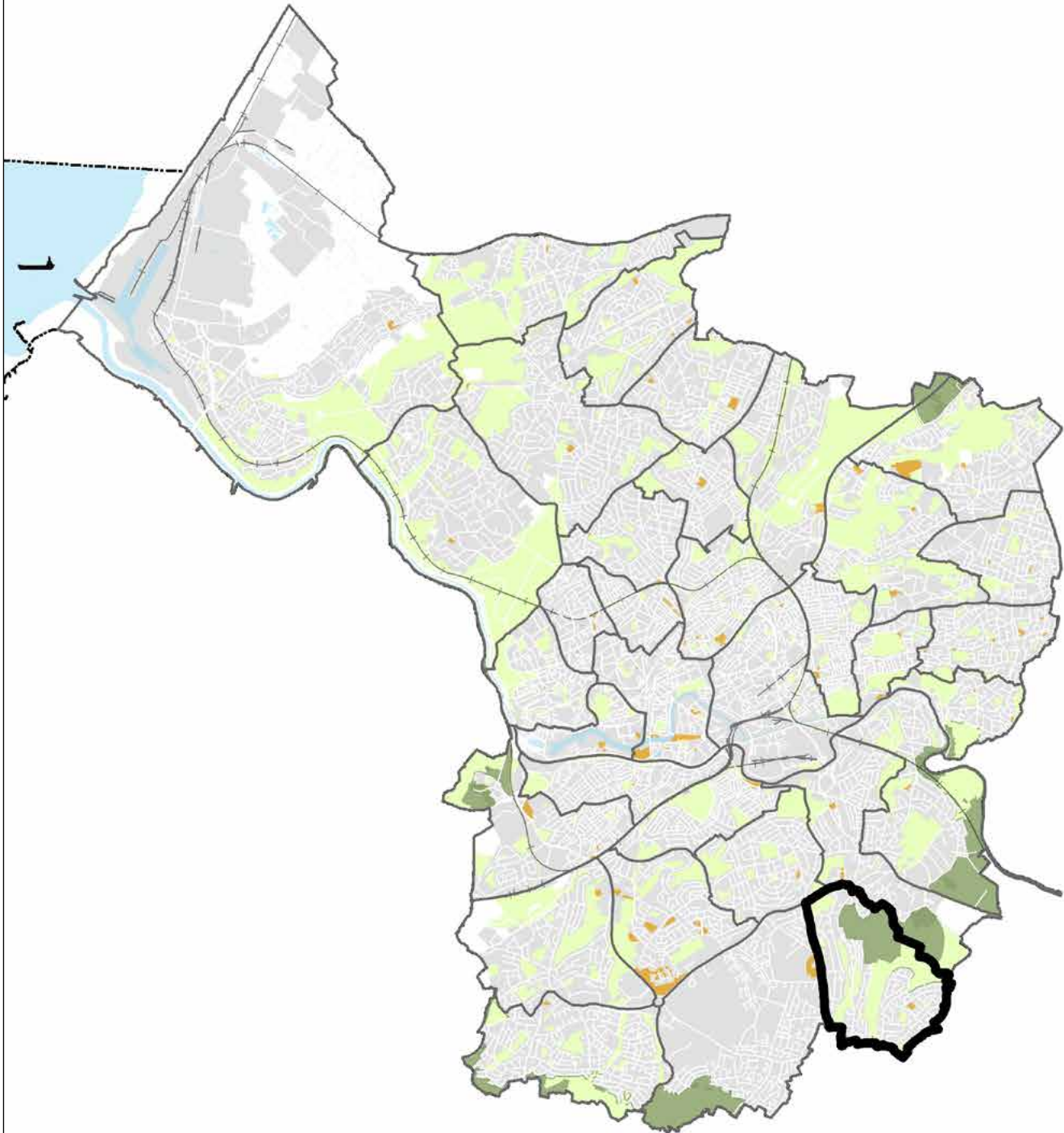
- Provide suitable access with appropriate improvements to footways along Seneca Street;
- Incorporate a mixed-use active ground floor, to maintain and enhance the function of St George (Church Road) Town Centre;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensures no increased flood risk, as the site is potentially subject to surface water drainage issues;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 10 homes.

Stockwood Ward

This section sets out development allocations in the Stockwood ward.



Site reference:

BDA3101

Ward:

Stockwood

Site address/location:

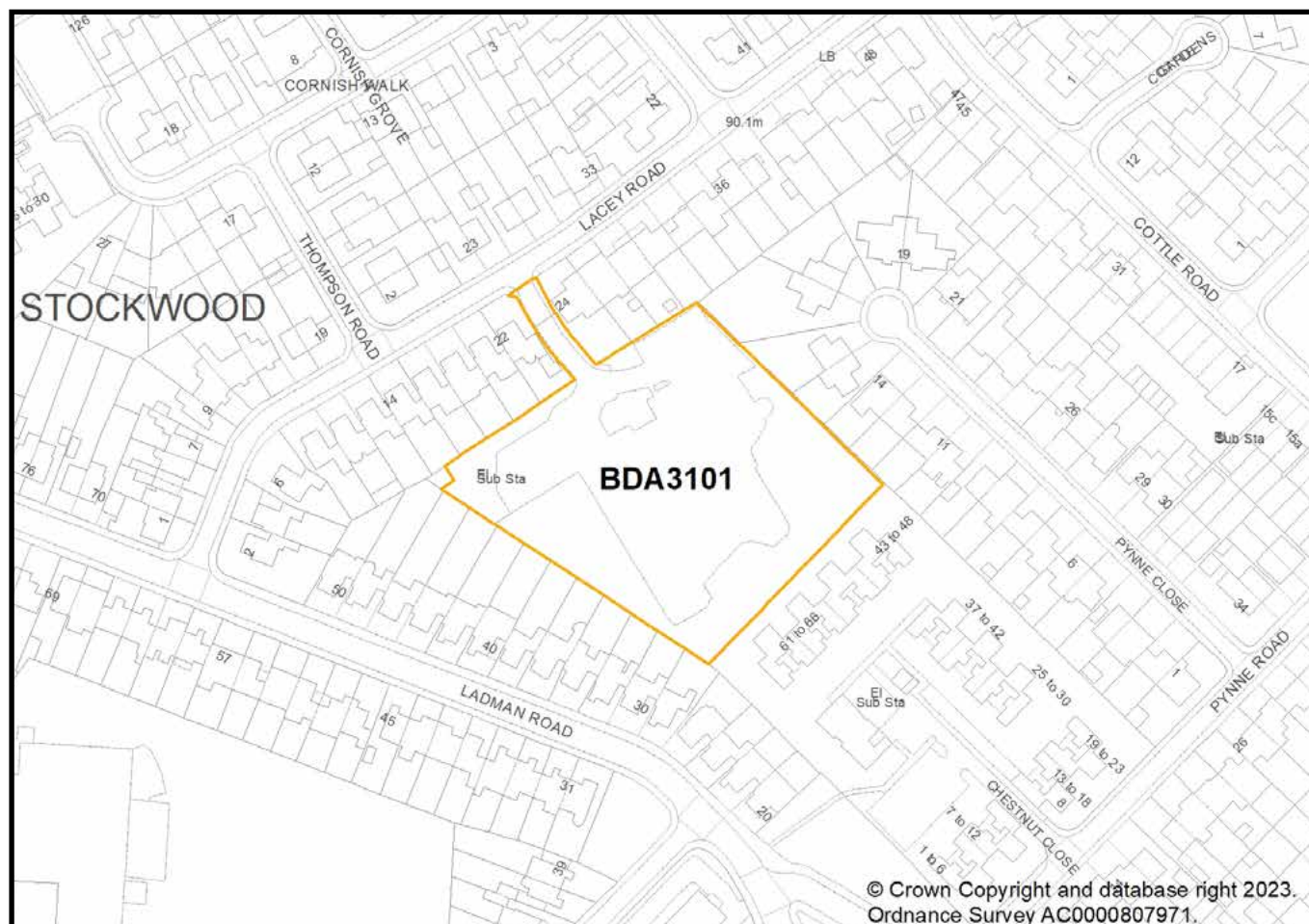
Greville building, Lacey Road, Stockwood

Site description:

The site is currently vacant

Site area:

0.7 hectares



Proposed allocation:

Housing

Reasons for allocation:

Redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

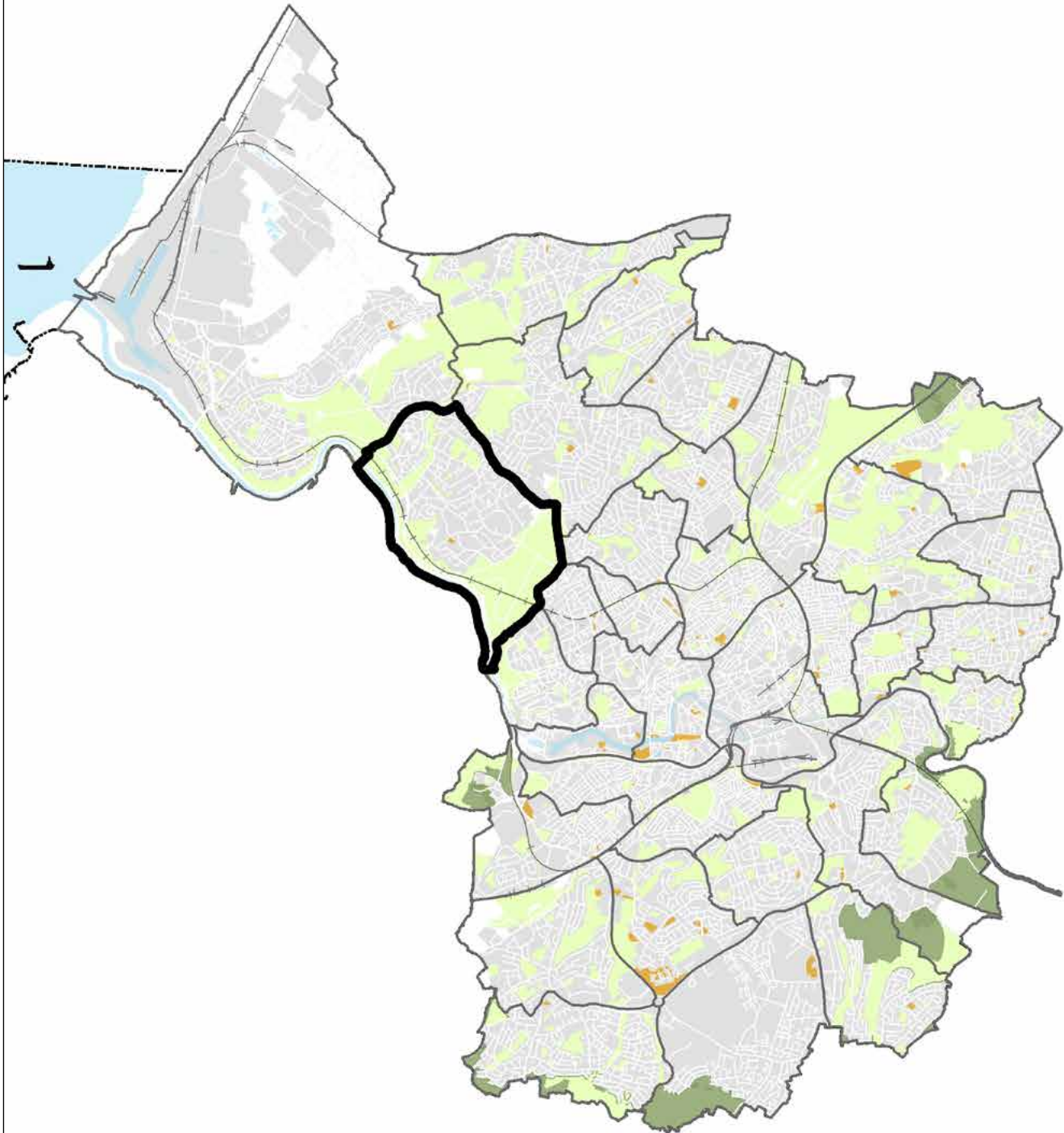
- Provide suitable access;
- Be designed to limit any impact upon neighbouring residential properties;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats;
- Be informed by a tree survey and impact assessment, seeking to retain and integrate trees into the new development; and
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

Estimated capacity of 25 homes.

Stoke Bishop Ward

This section sets out development allocations in the Stoke Bishop ward.



Site reference:

BDA3201

Ward:

Stoke Bishop

Site address/location:

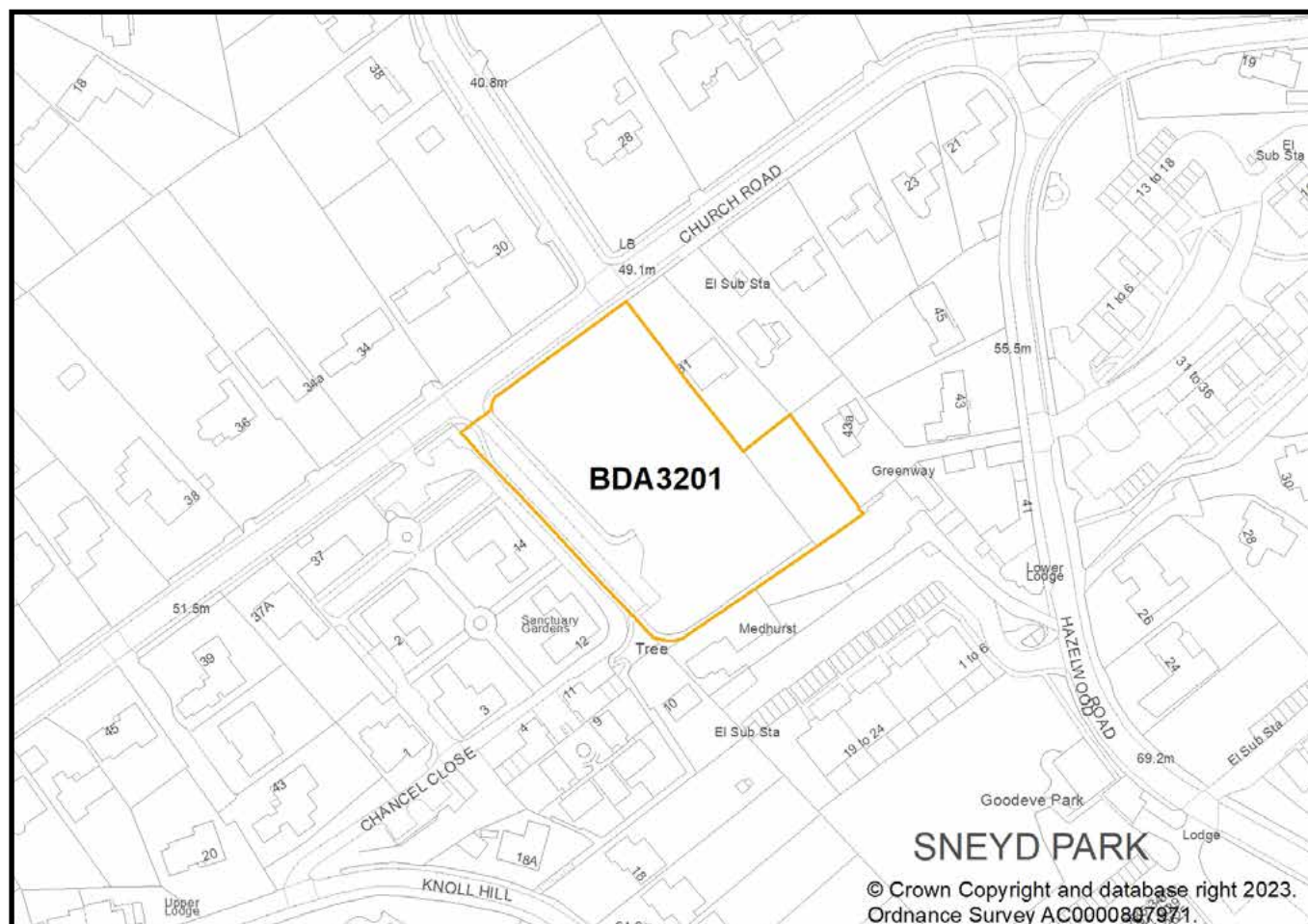
Land at Sanctuary Gardens, Sneyd Park

Site description:

The site is currently vacant and was formerly occupied by pre-cast reinforced concrete housing

Site area:

0.5 hectares



Proposed allocation:

Housing.

Reasons for allocation:

Should the site become available, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

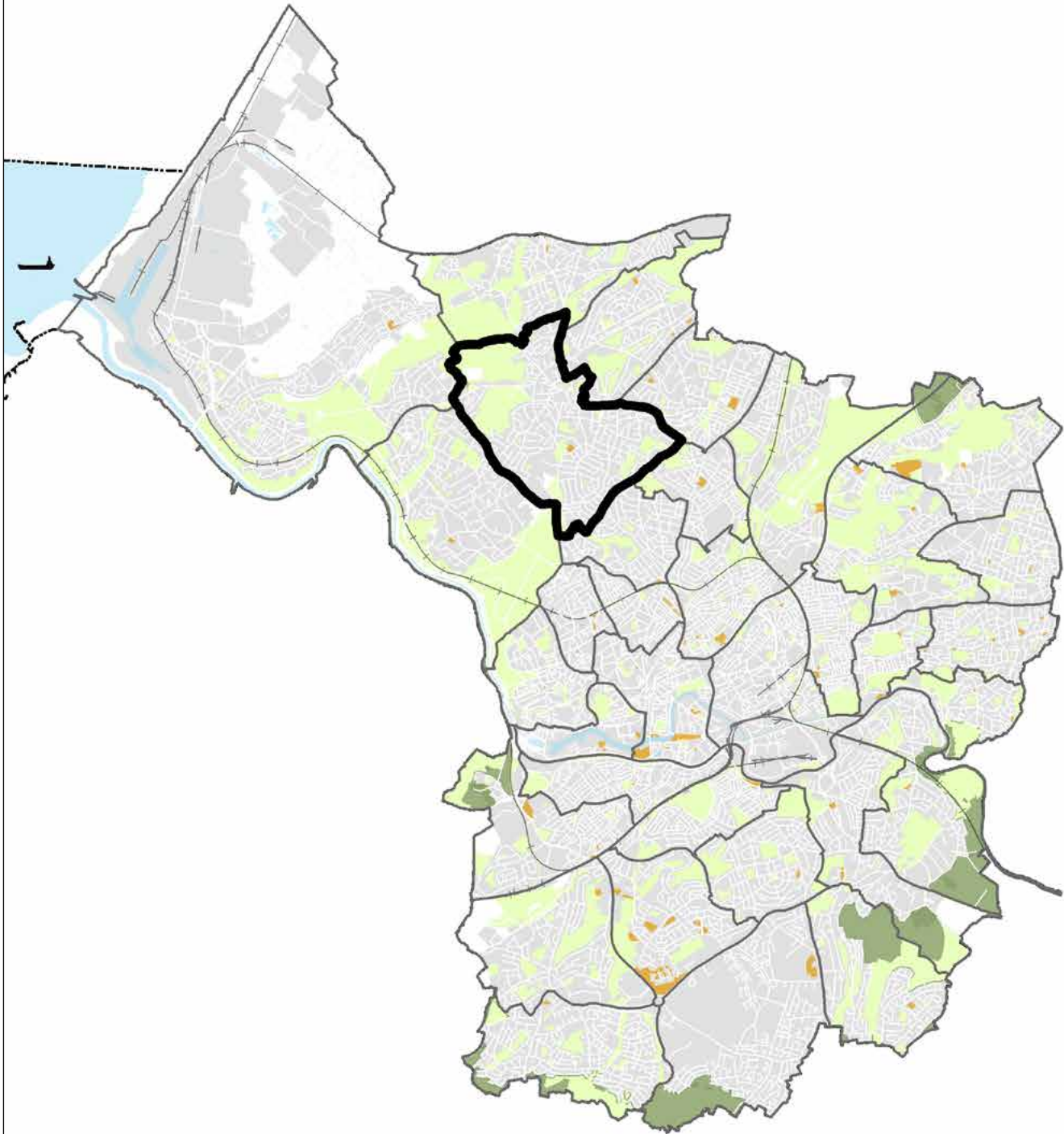
- Provide suitable access and consider opportunities for pedestrian connections to Chancel Close;
- Take account of the Sneyd Park Conservation Area;
- Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to former access to the site; and,
- Be informed by an up-to-date preliminary ecological appraisal of the site which makes provision for appropriate mitigation measures.

Estimated capacity

Estimated capacity of 20 homes.

Westbury-on-Trym and Henleaze Ward

This section sets out development allocations in the Westbury-on-Trym and Henleaze ward.



Site reference:

BDA3301

Ward:

Westbury-on-Trym and Henleaze

Site address/location:

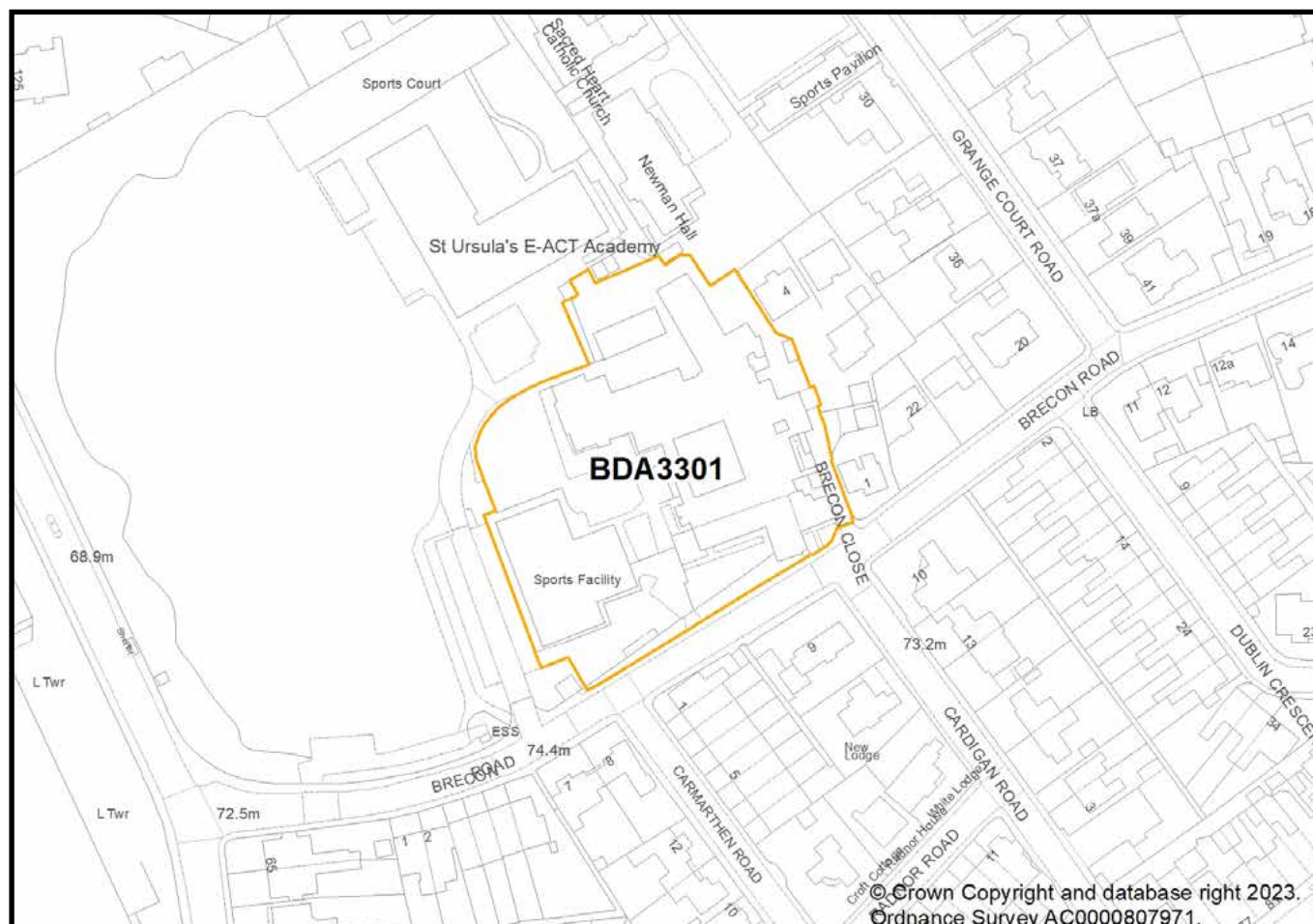
Former St Ursula’s High School, Brecon Road

Site description:

The site is currently vacant

Site area:

0.8 hectares



Proposed allocation:

The site would be appropriate for residential uses.

Reasons for allocation:

The site could contribute towards meeting the need for homes.

Development considerations:

Development should:

- Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, and improve its setting;
- Take account of the Downs Conservation Area;
- Retain or reprovide existing trees as required by Policy BG4: Green Infrastructure Provision;
- Consider the relationship with adjacent open space / parking area to west;
- Provide suitable access to the site, which may require the relocation of existing parking on adjacent land.

Estimated capacity

Estimated capacity of 35 homes, subject to the suitability of converting the Listed building.

Site reference:

BSA0302

Ward:

Westbury-on-Trym and Henleaze

Site address/location:

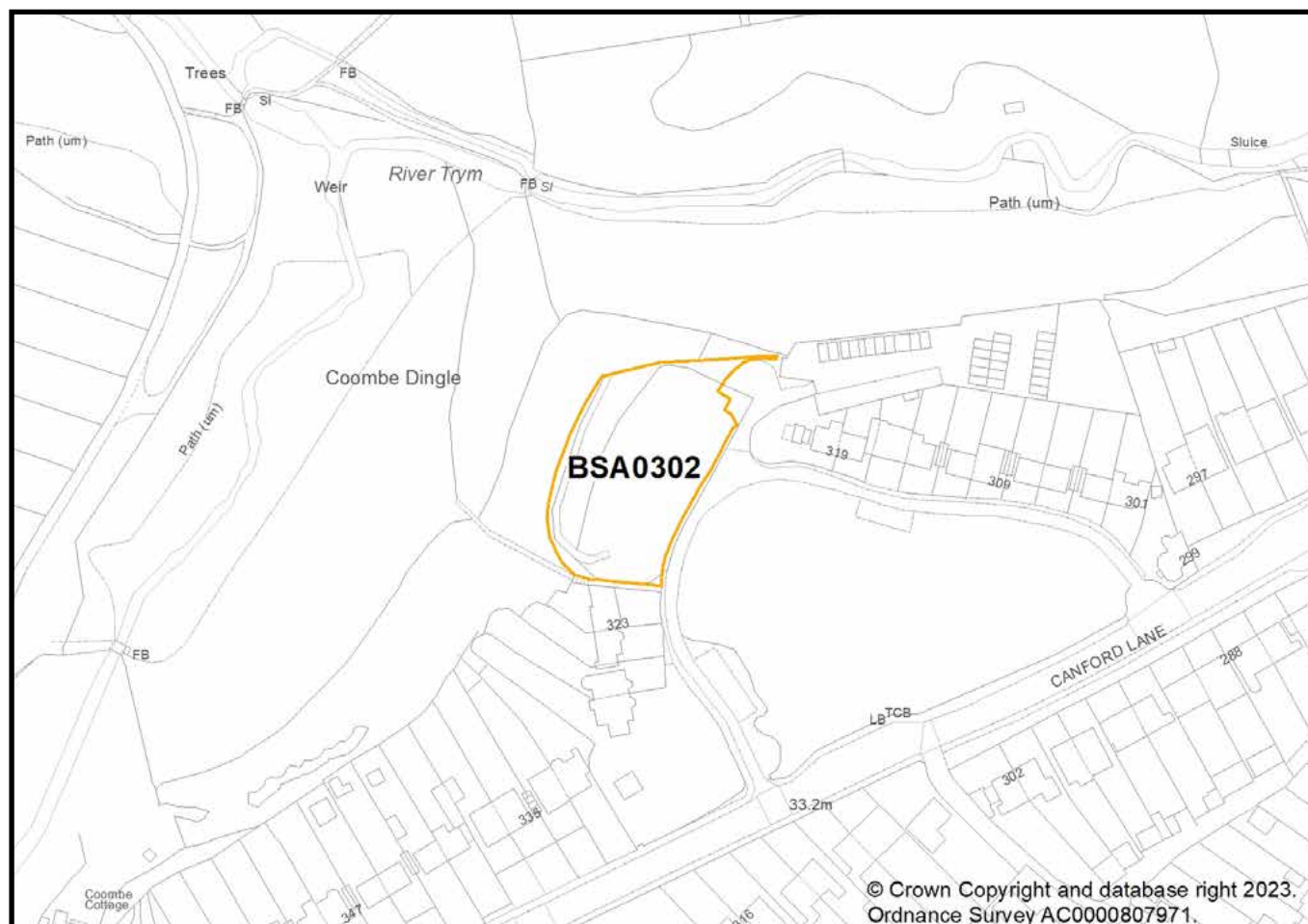
Coombe House Elderly Persons' Home,
Westbusy-on-Trym

Site description:

The site comprises cleared land last used as an elderly persons' home

Site area:

0.3 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a residential context.
- It is in a relatively sustainable location, close to the bus stops on Canford Lane.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

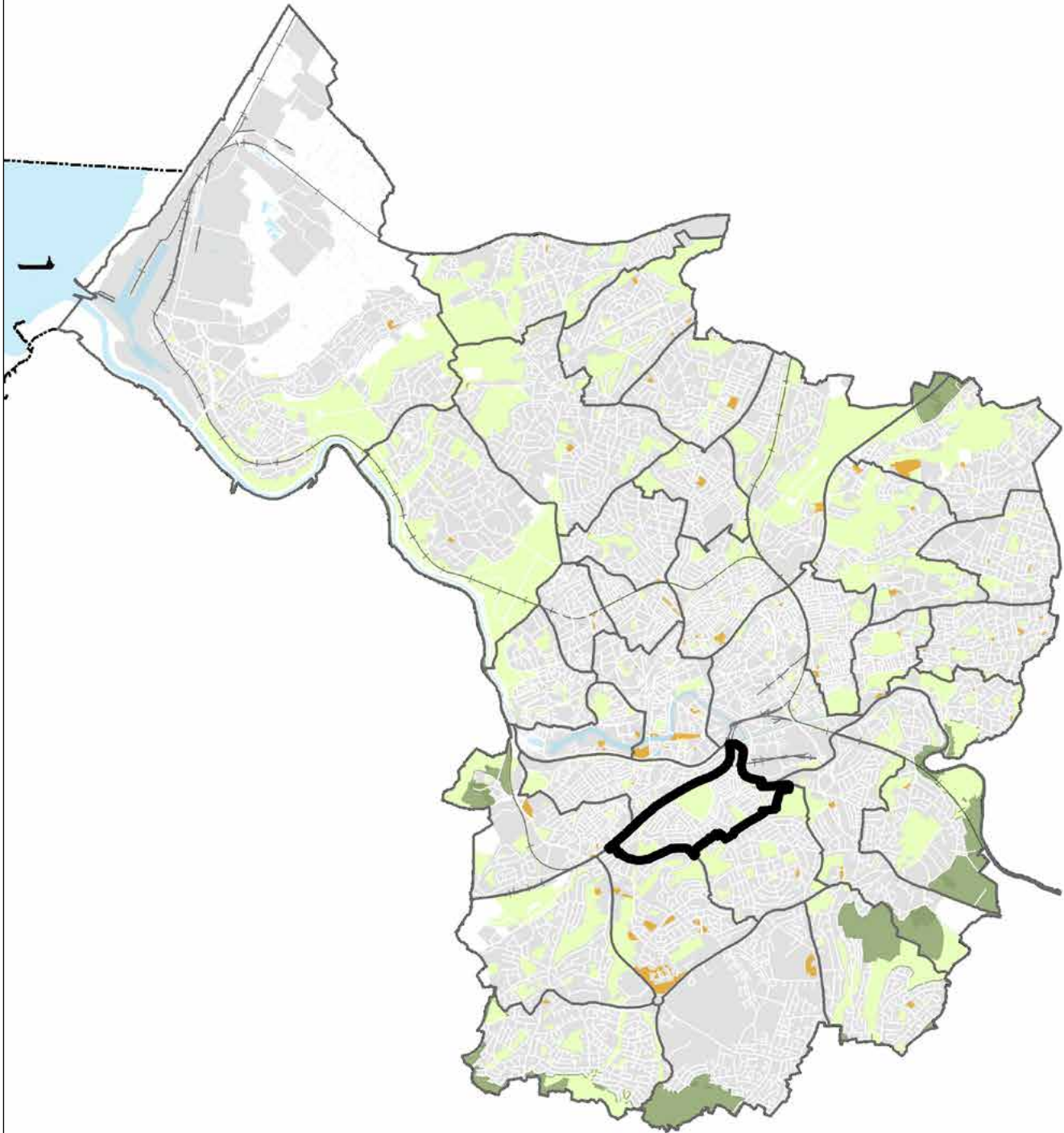
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which may include a buffer to the adjacent Blaise Castle Estate Site of Nature Conservation Interest.

Estimated capacity

Estimated capacity of 15 homes.

Windmill Hill Ward

This section sets out development allocations in the Windmill Hill ward.



Site reference:

BDA3401

Ward:

Windmill Hill

Site address/location:

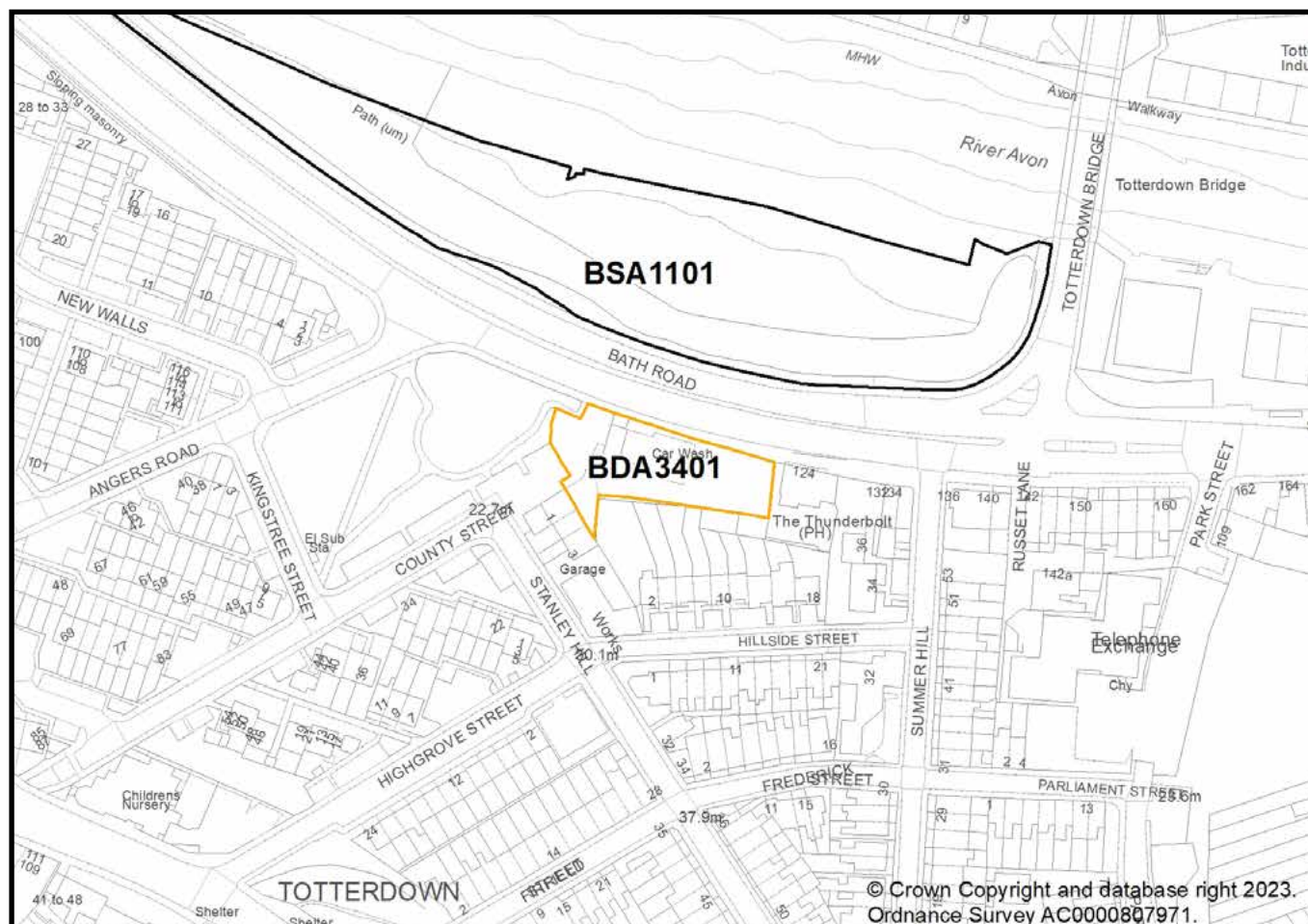
122 Bath Road, Totterdown

Site description:

The site is currently used for car sales and repair

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

- Provide suitable access from County Street, with appropriate servicing to be accommodated within the site;
- Respect the setting of the adjacent Listed Building at 124 Bath Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers, without threatening the ongoing viability of existing noise-generating uses. Capacity may be reduced as a result of this;
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area and is adjacent to Bath Road;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent Bath Road (A4) on future occupiers of the site;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and
- Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate make provision for mitigation measures.

Estimated capacity

Estimated capacity of 20 homes.

Site reference:

BSA1101

Ward:

Windmill Hill

Site address/location:

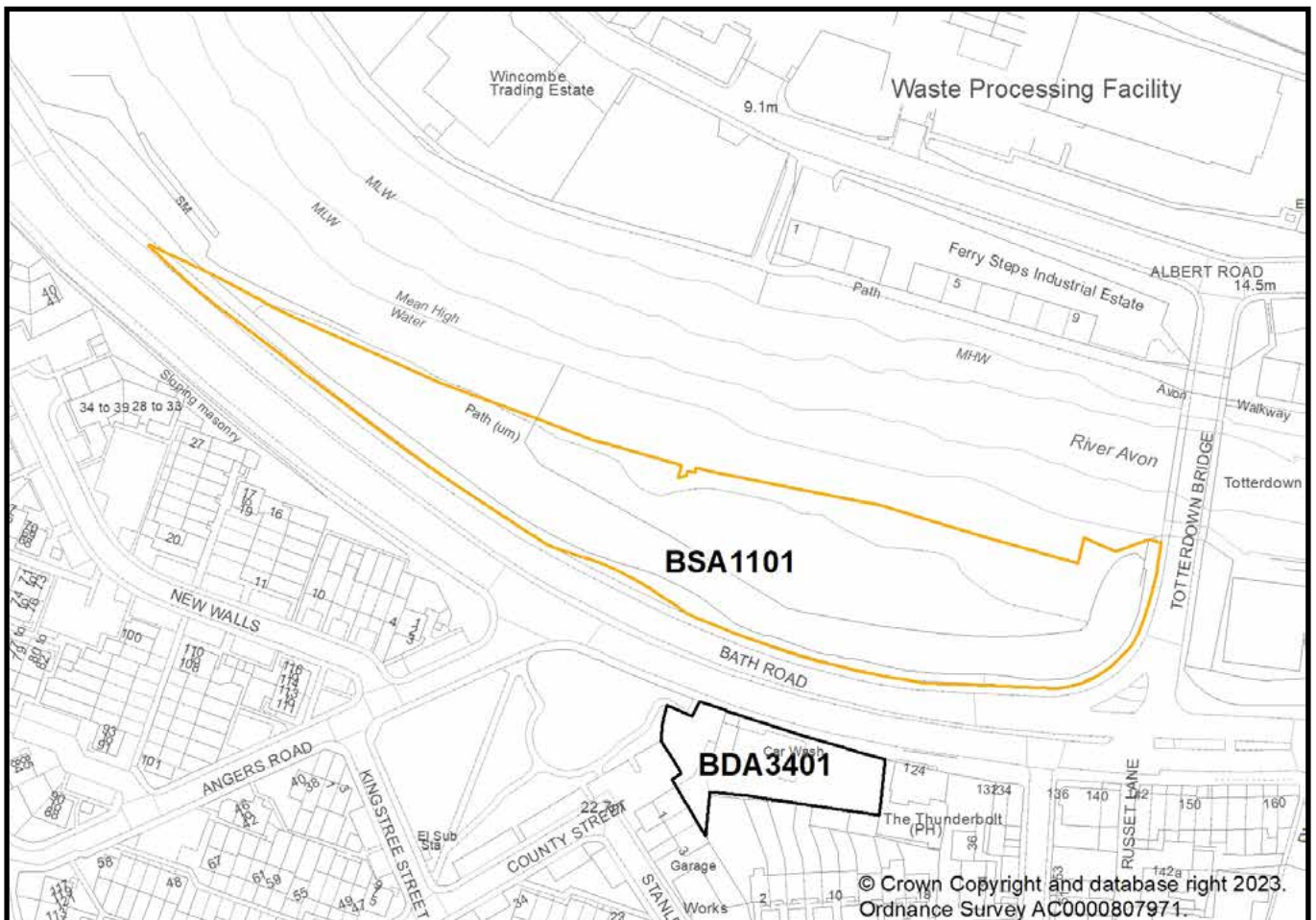
Bath Road Open Space (west of Totterdown Bridge), Totterdown

Site description:

The site comprises long-term vacant land between Bath Road and the River Avon

Site area:

0.9 hectares



Proposed allocation:

Temple Quarter Enterprise Zone Opportunity Site

Reasons for allocation:

This site is within the Temple Quarter Enterprise Zone and is in a sustainable, accessible location. In March 2012 the Knowle, Filwood and Windmill Hill Neighbourhood Partnership declared the site as surplus to the open space requirements of the Neighbourhood Partnership Area. Therefore it is considered suitable for development.

Development considerations:

This site is within the Temple Quarter Enterprise Zone. It is accessible, being close to the City Centre and Temple Meads and bus routes. It is therefore considered suitable for development.

Development proposals should have regard to the Enterprise Zone's Spatial Framework.

A suggested approach for this site is mixed-use development incorporating housing and business uses. The following development considerations are matters which such an approach should consider:

Development should:

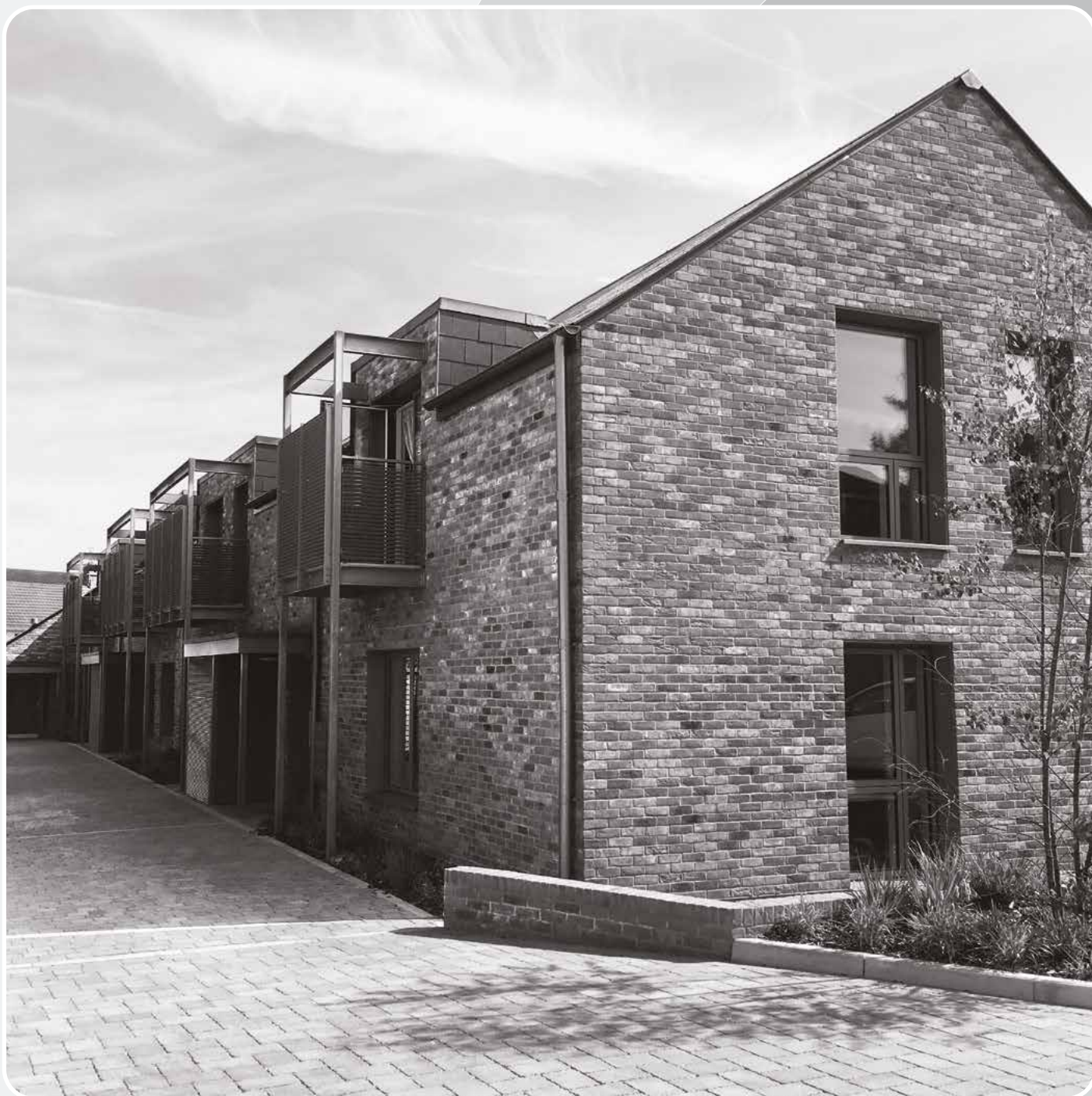
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to respect the landscape character of the area, taking account of the prominence of the site when viewed from the north;
- address noise and pollution issues from nearby industrial and waste uses and Bath Road (A4);
- integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained;
- seek to provide a pedestrian and cycle route adjacent to the riverside.

Estimated capacity

Estimated capacity of 40 homes.

Bristol Local Plan

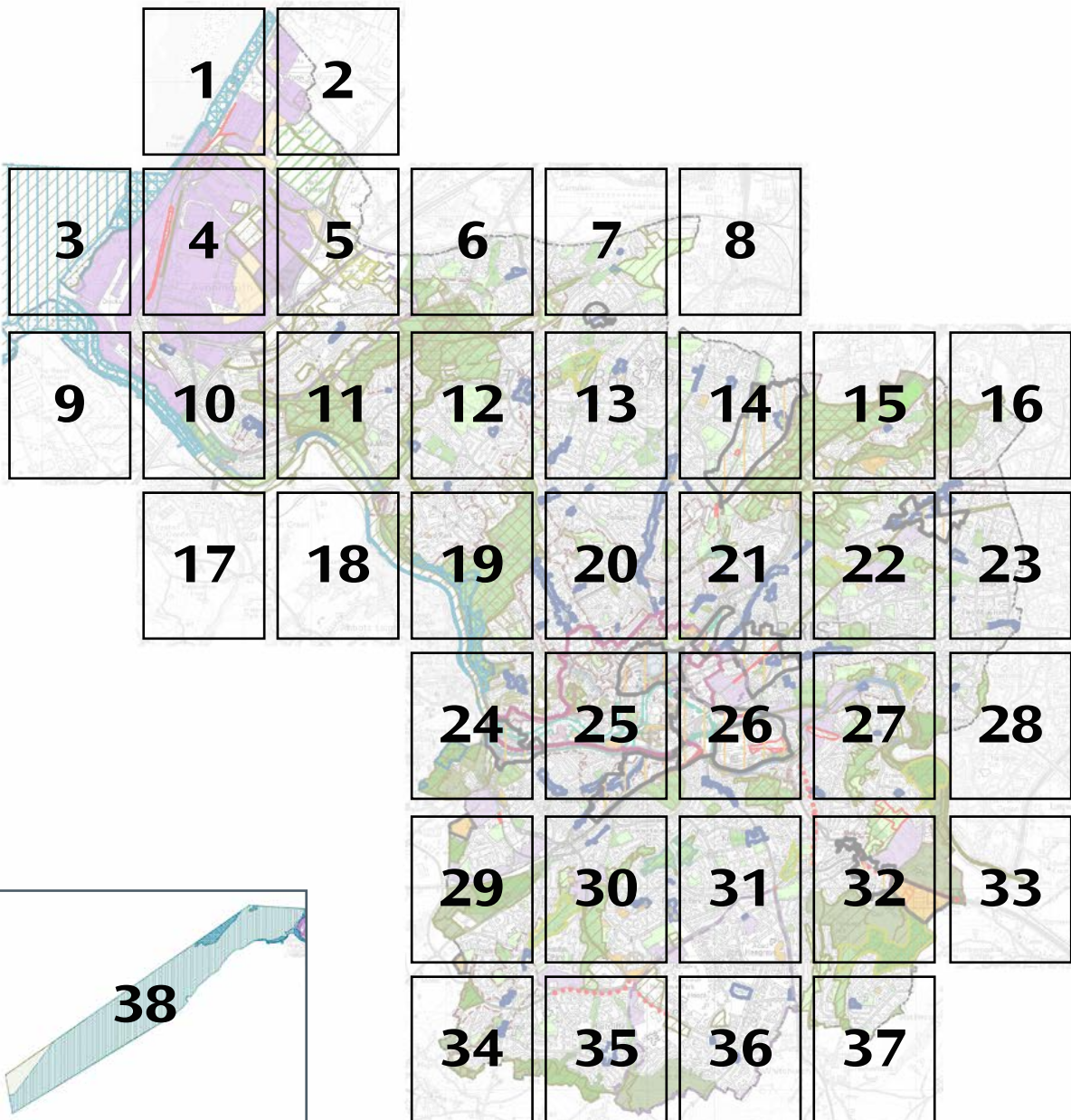
Policies map









































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Policies Map Key

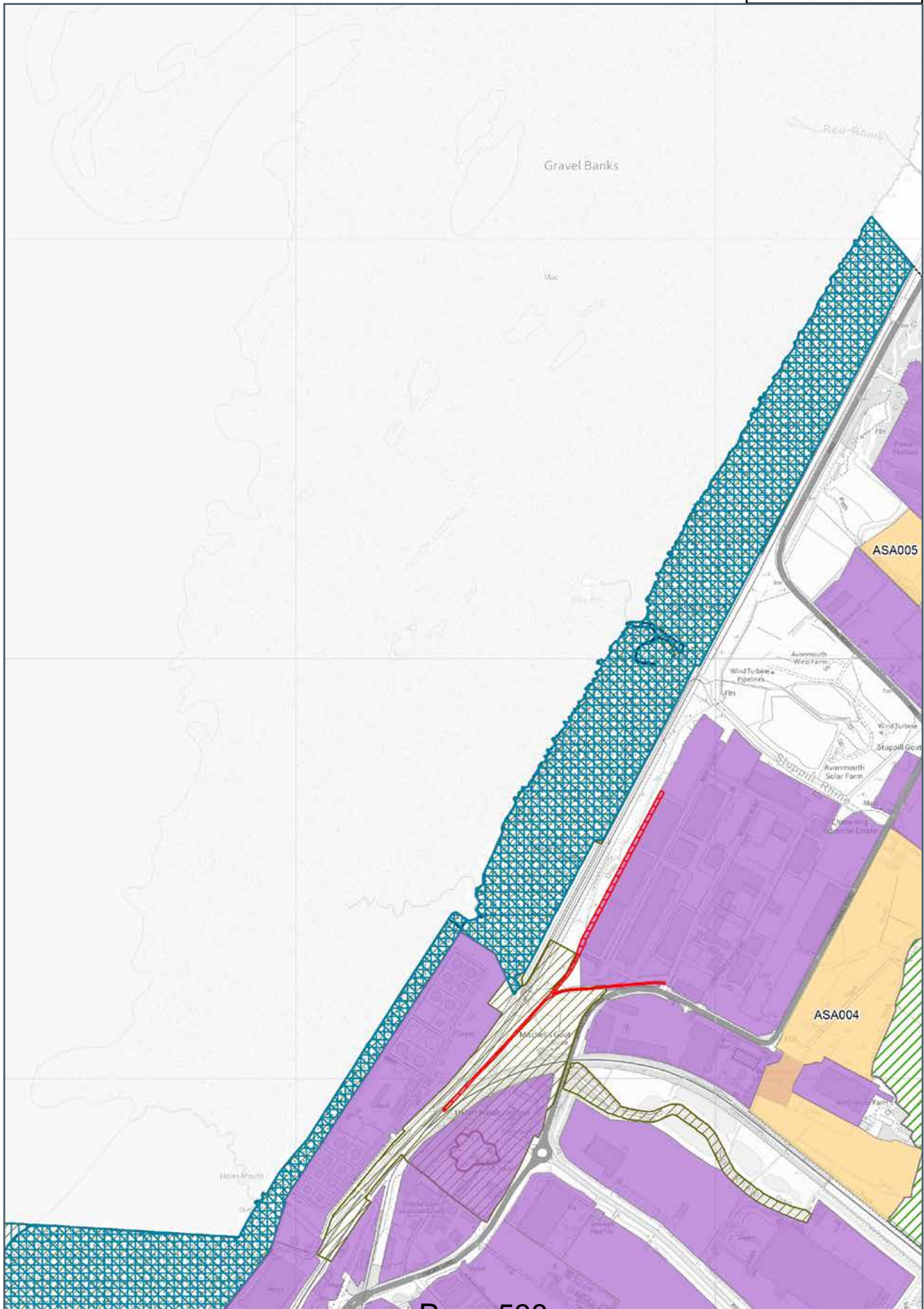
	Neighbourhood Development Plans		Hallen Marsh Habitat Mitigation (E4)
	Development Strategy (DS1-14)		Ramsar Sites (BG2)*
	Development Strategy (DS10-12)		Special Protection Areas (BG2)*
	Avonmouth Site Allocations (E4)		Special Areas of Conservation (BG2)*
	Development Allocations (DA1)		Sites of Special Scientific Interest (BG2)*
	Safeguarded Transport Links (T2A)		National Nature Reserves (BG2)*
	Rail Infrastructure (T2A)		Local Nature Reserves (BG2)*
	Safeguarded Park and Ride Sites (T2A)		Sites of Nature Conservation Interest (BG2)
	Safeguarded Transport Links (T2A)		Regionally Important Geological Sites (BG2)
	Avonmouth Industrial Area and Bristol Port (E4)		Scheduled Ancient Monuments (CHE1)*
	Industry and Distribution Area (E5)		Conservation Areas (CHE1)*
	Maritime Industry Area (E5)		Registered Parks and Gardens (CHE1)*
	Bristol City Centre (DS1/SSE1)		Local Historic Parks and Gardens (CHE1)
	Centres (SSE1)		Local Green Space (GI1)
	Primary Shopping Areas (SSE4)		Reserved Open Green Space (GI2)
	Green Links (BG7)		Stapleton Allotments and Holdings (GI4)
	Quayside Walkways (Existing) (BG5)		Green Belt (DS10)
	Quayside Walkways (Proposed) (BG5)		Sewage Works Expansion (UM4)
	Flood Defence Policy Area (FR2)		Minerals Safeguarding Areas (UM3)

*Note: These designations are made under specific legislation and may be subject to change.

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P1 Avonmouth – Smoke Lane to Chittening Road



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P3 Avonmouth – Bristol Port



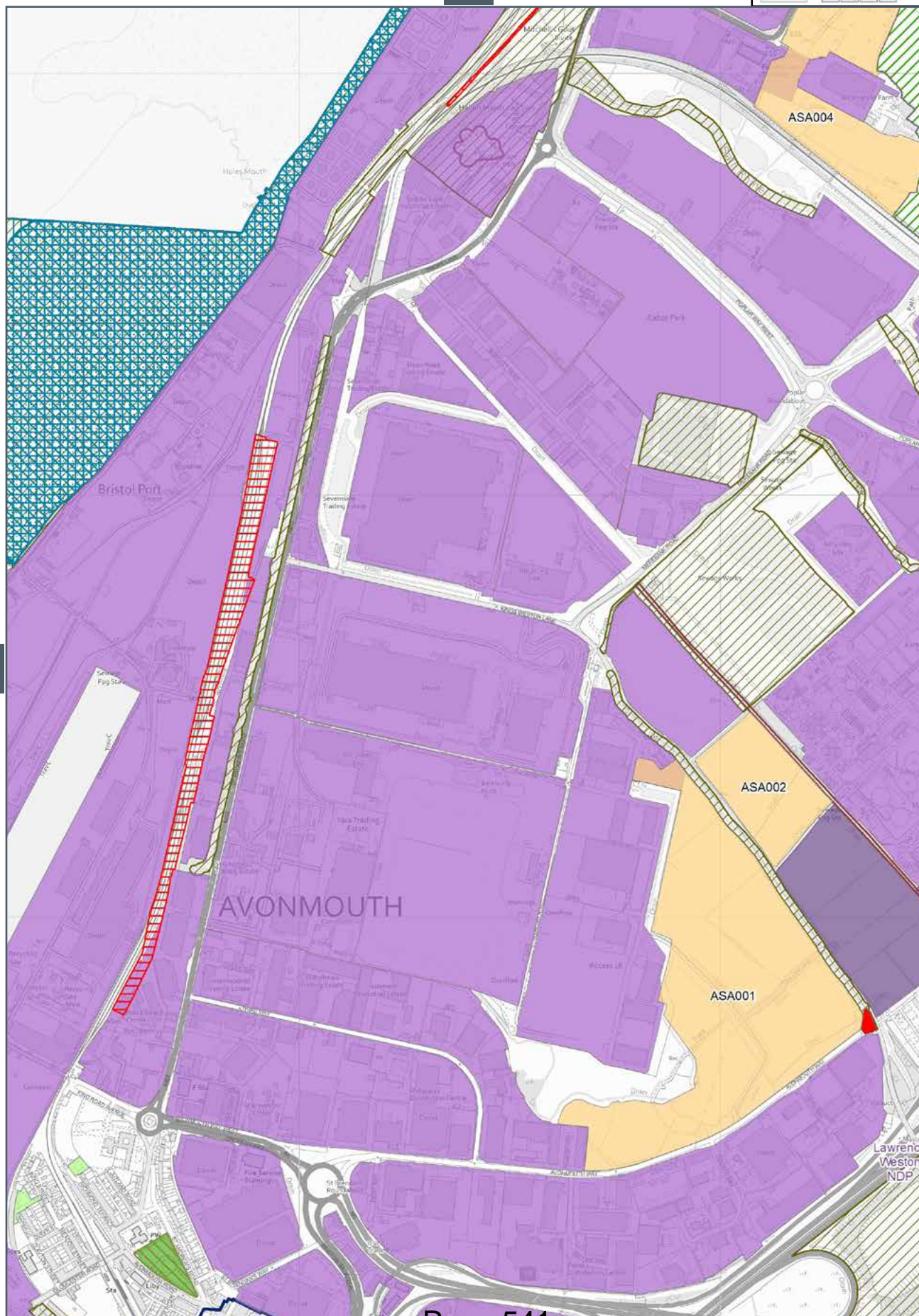
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P4 Avonmouth – St. Andrews Road to Kings Weston Lane

1

Policies Map 4



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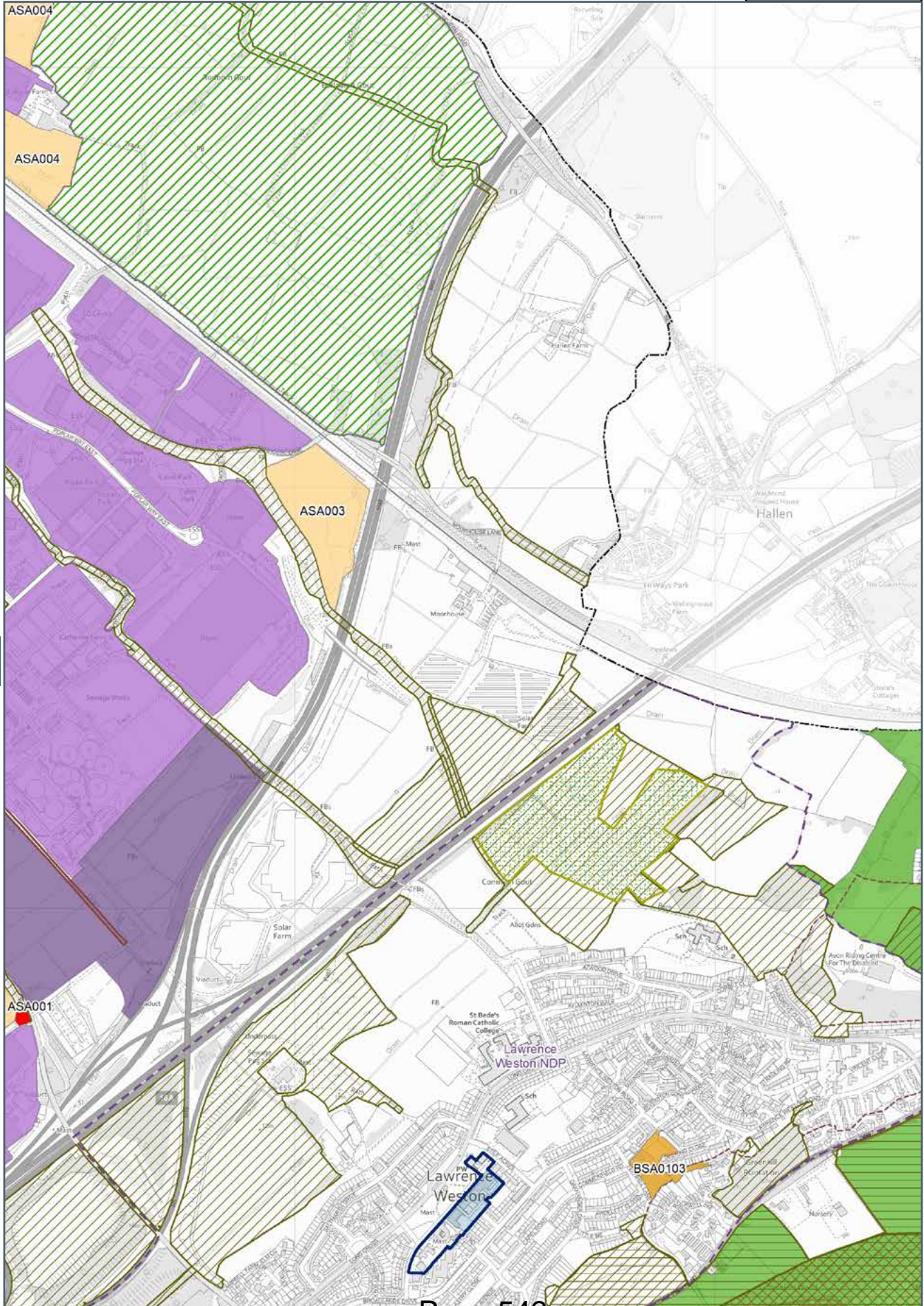
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P5 Avonmouth and Lawrence Weston (north)

2

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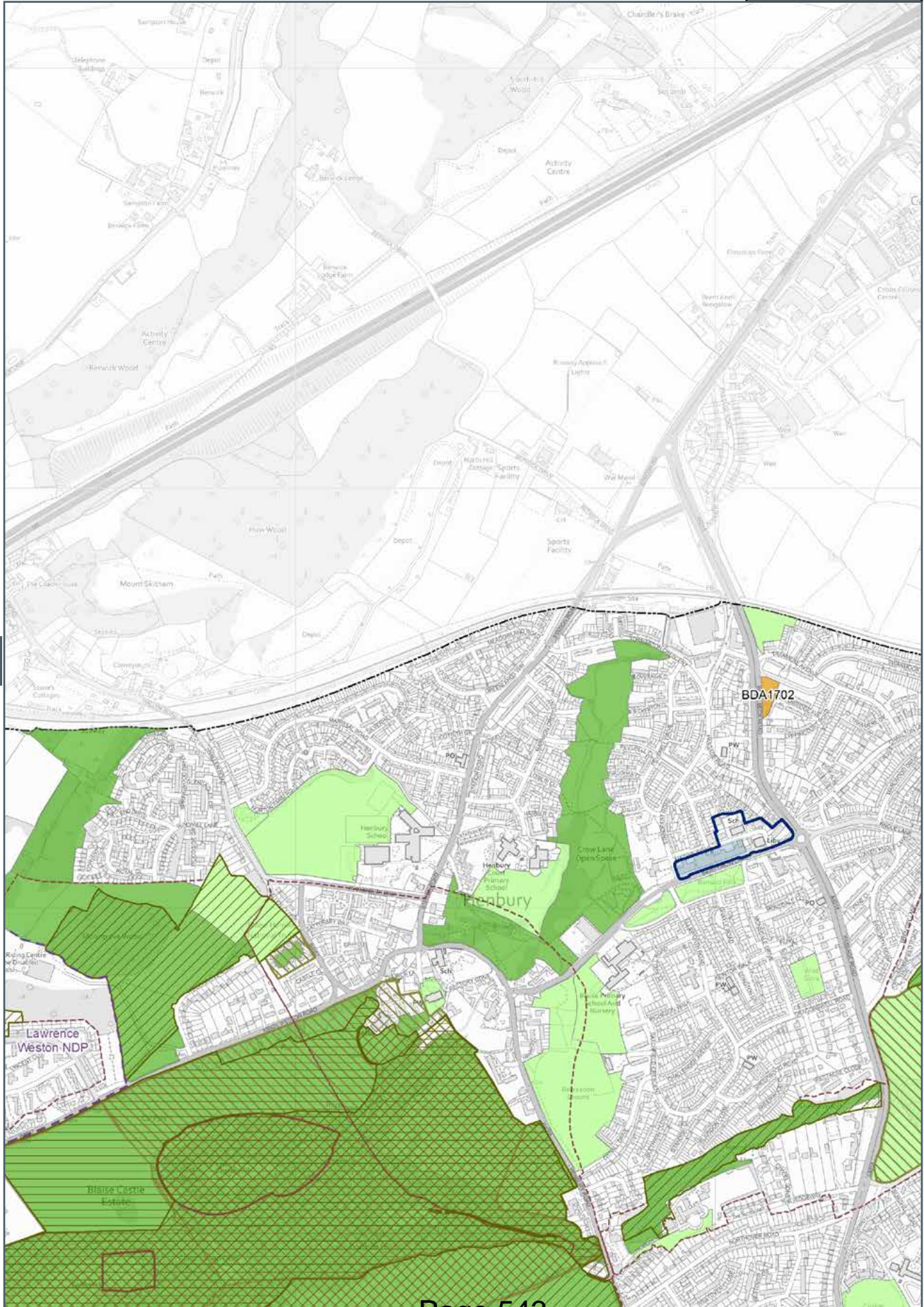


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P6 Henbury

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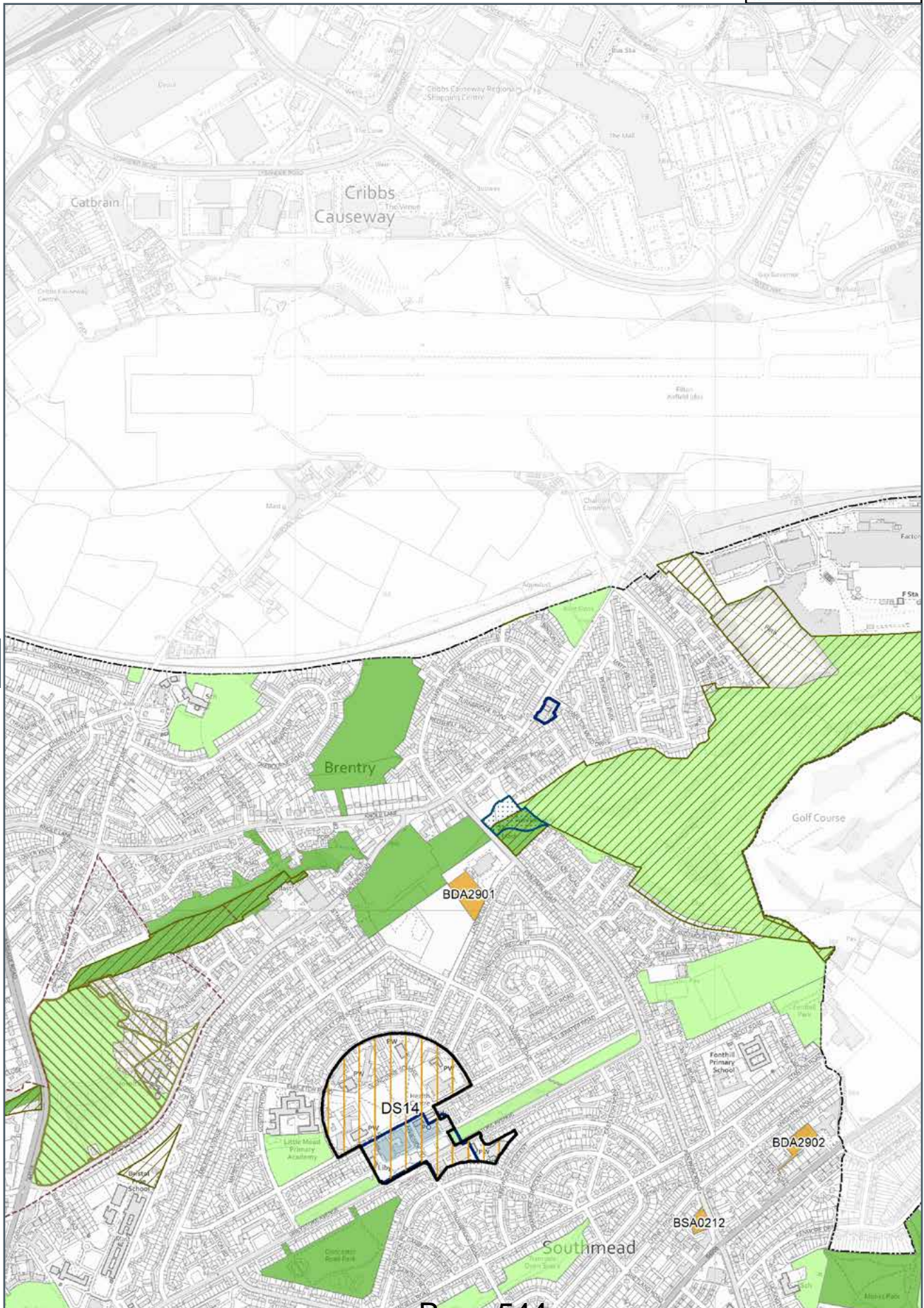


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P7 Brentry and Southmead (north)

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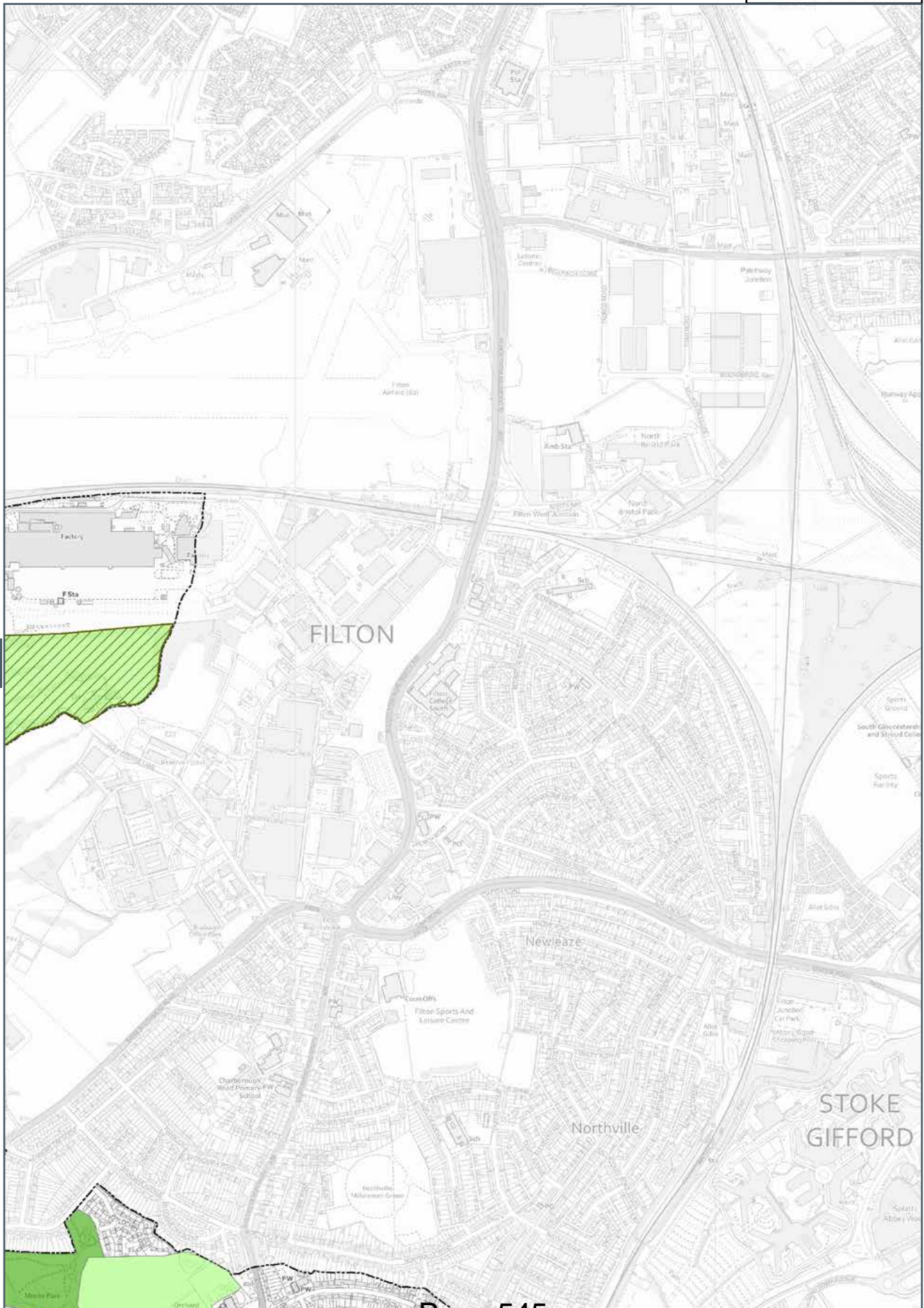


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P8 Southmead (north) contd.

Policies Map 8

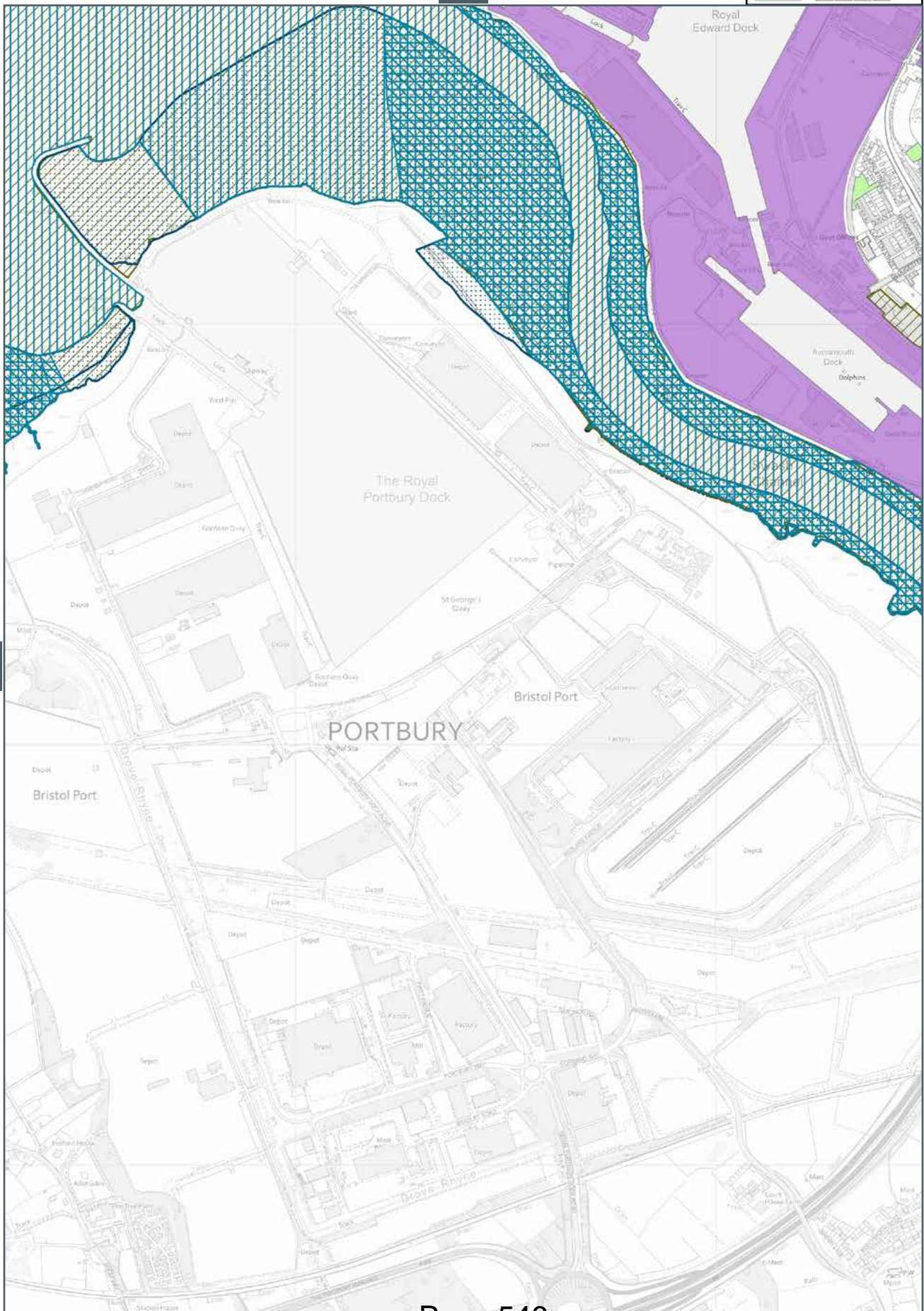
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P9 Bristol Port (south)

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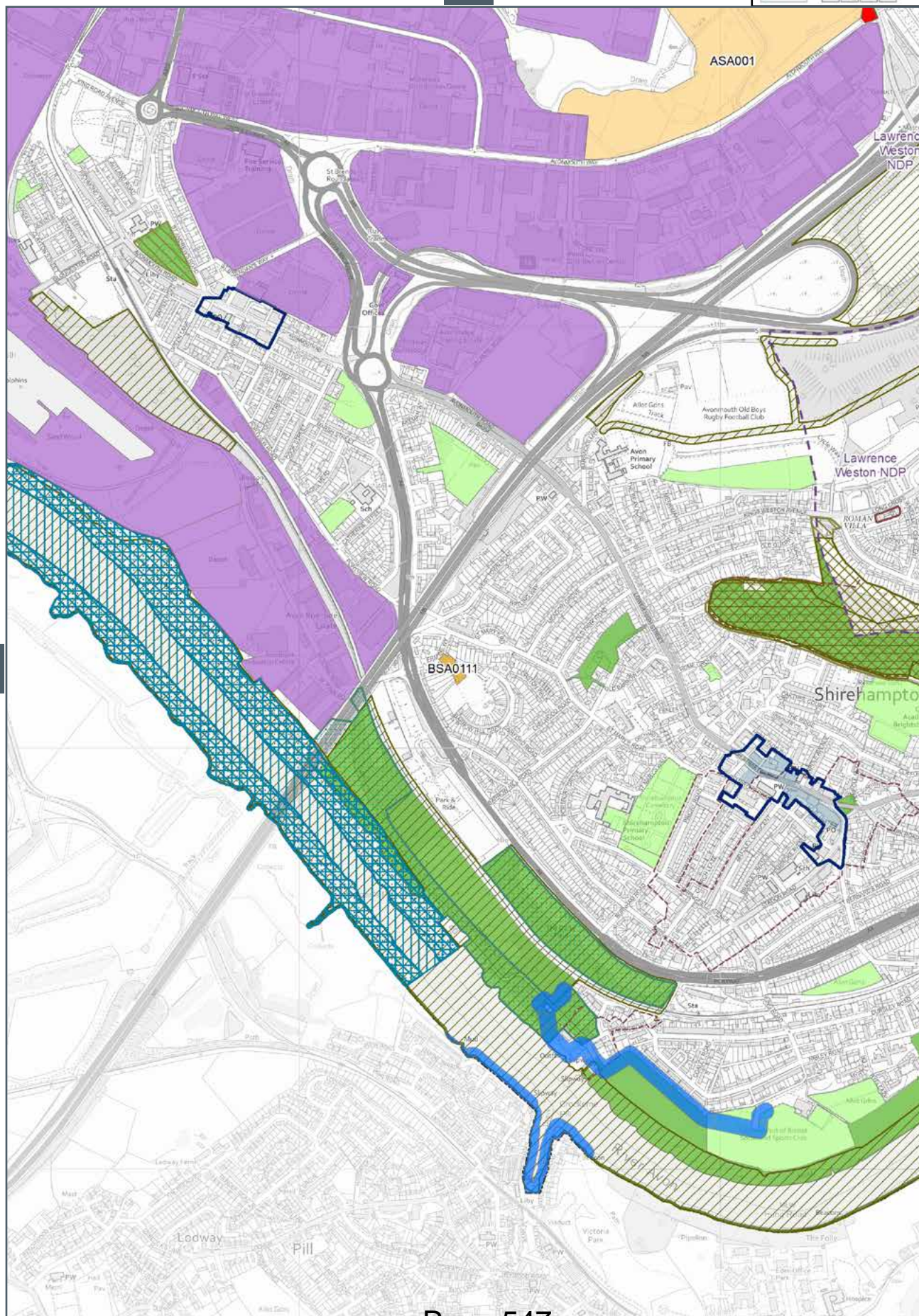
P10 Avonmouth Village and Shirehampton

Policies Map 10

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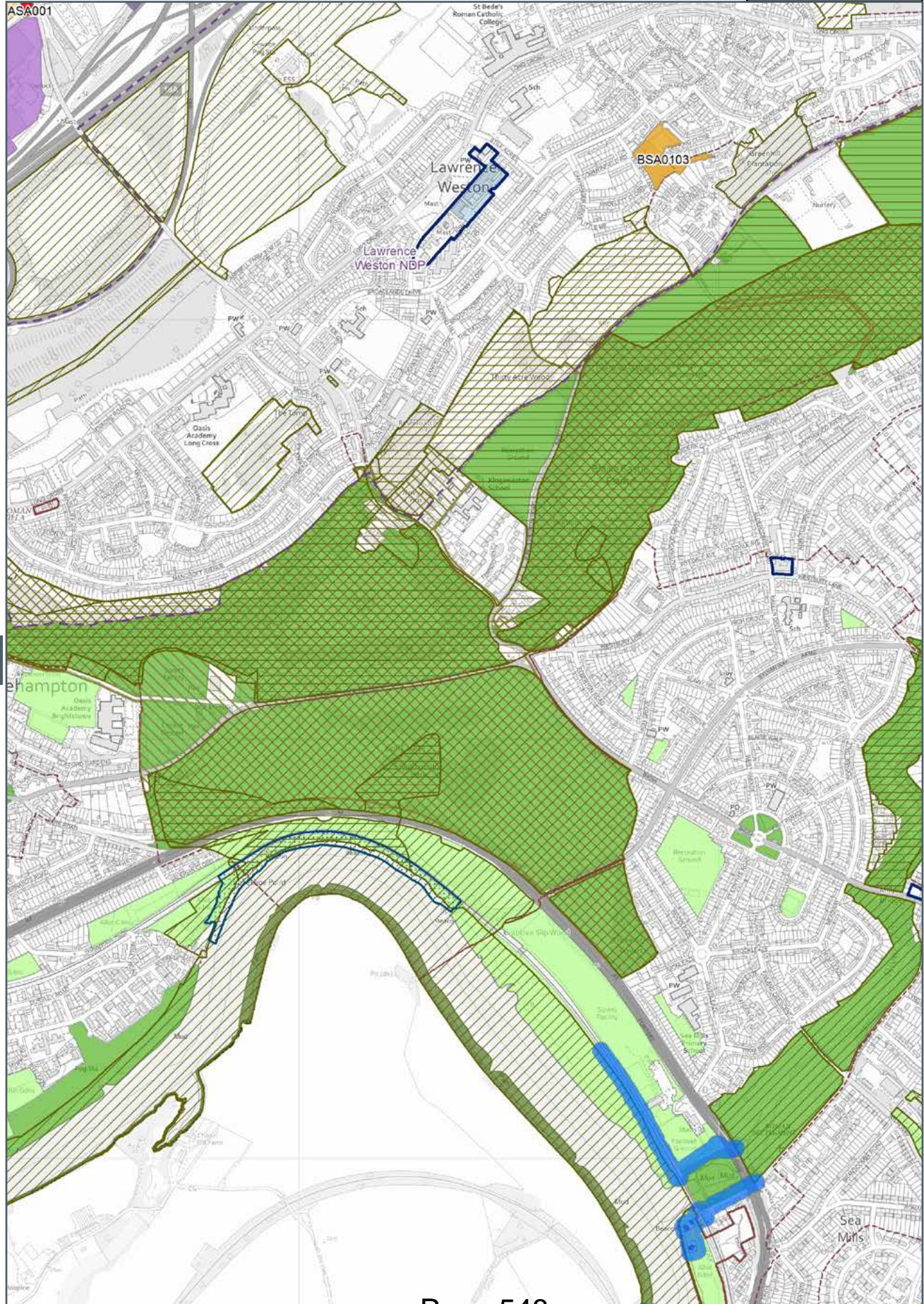
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P11 Lawrence Weston (south) and Sea Mills

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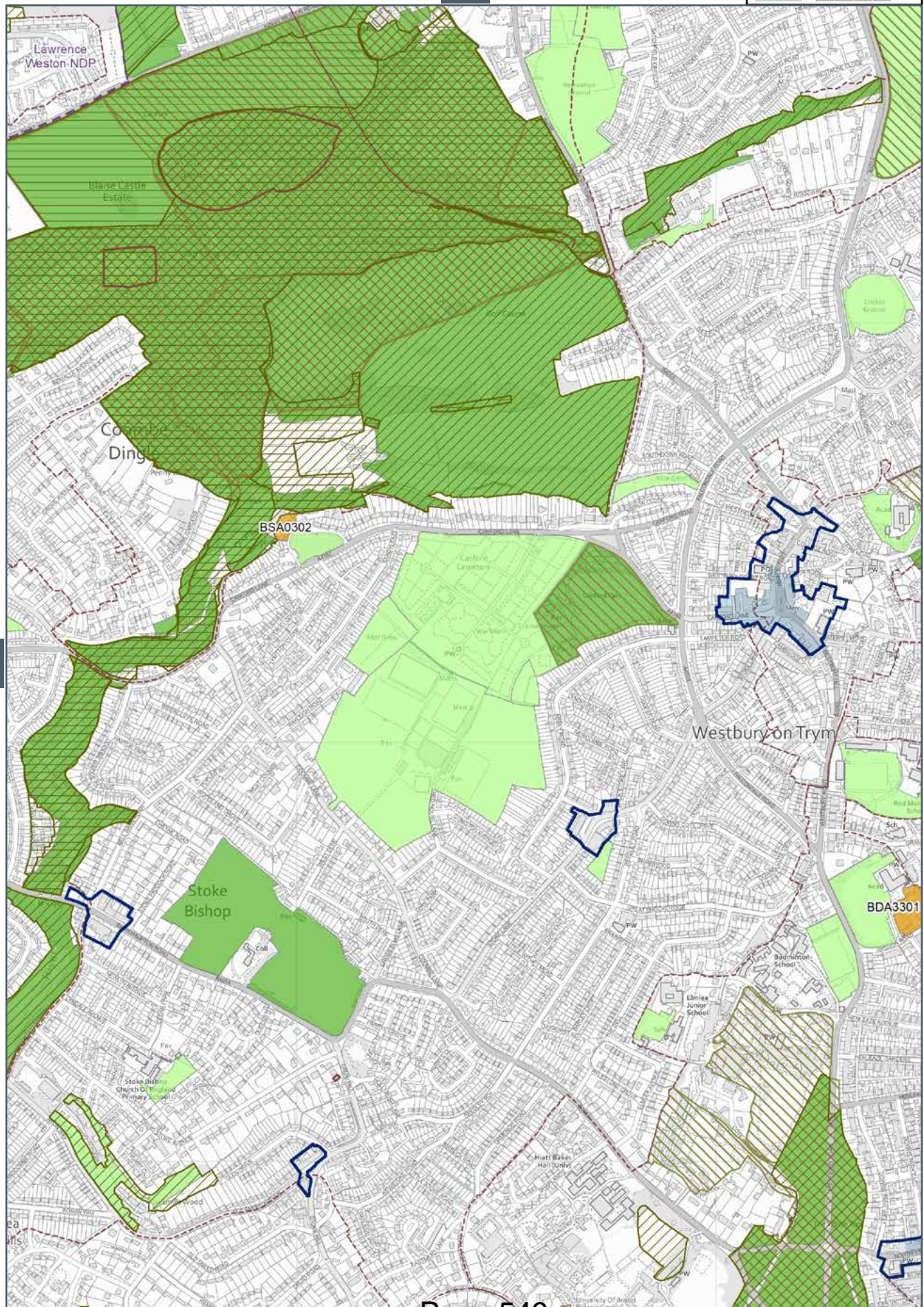
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P12 Stoke Bishop and Westbury-on-Trym

Policies Map 12

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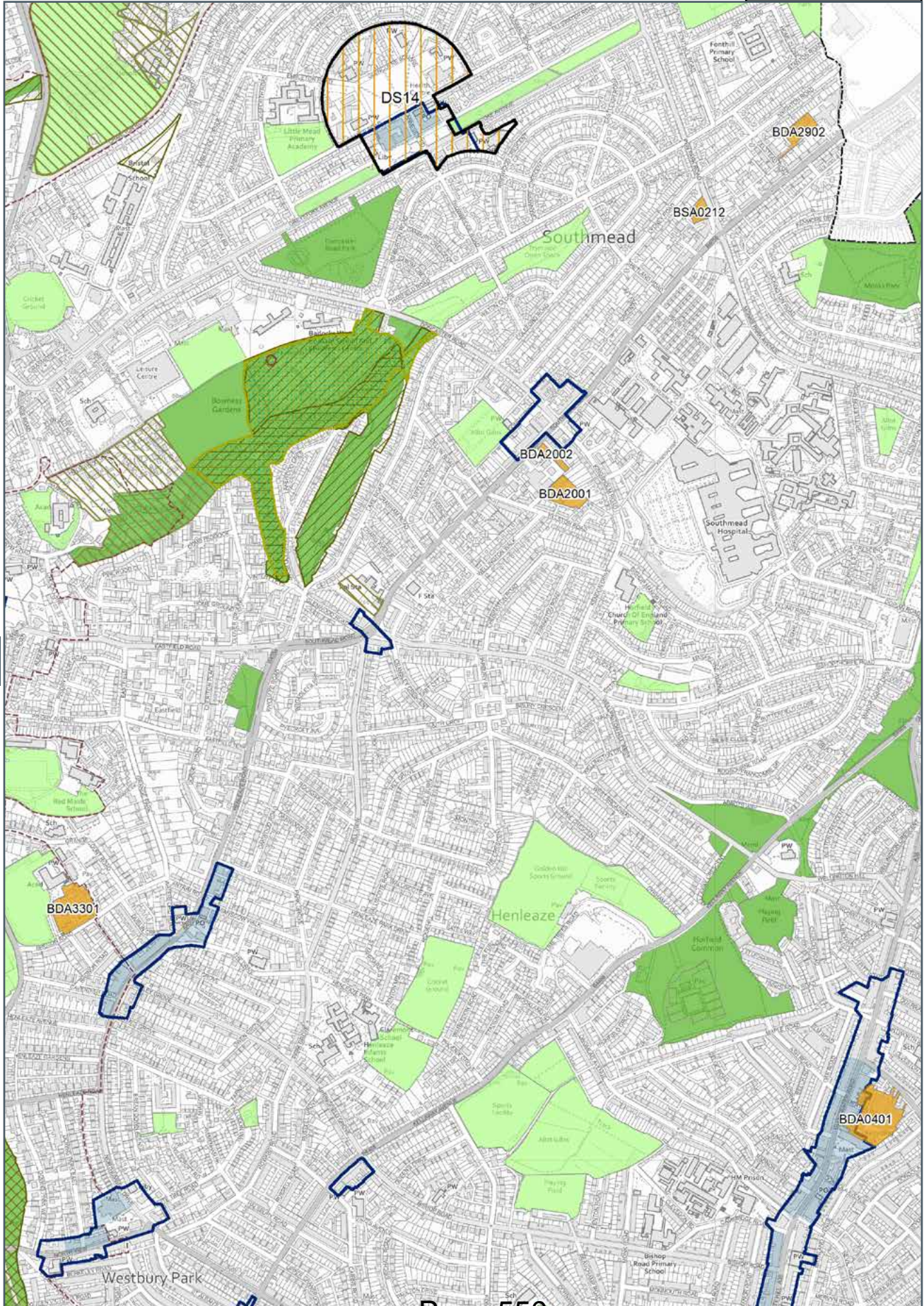
P13 Southmead (south), Henleaze and Horfield (west)

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Policies Map 13

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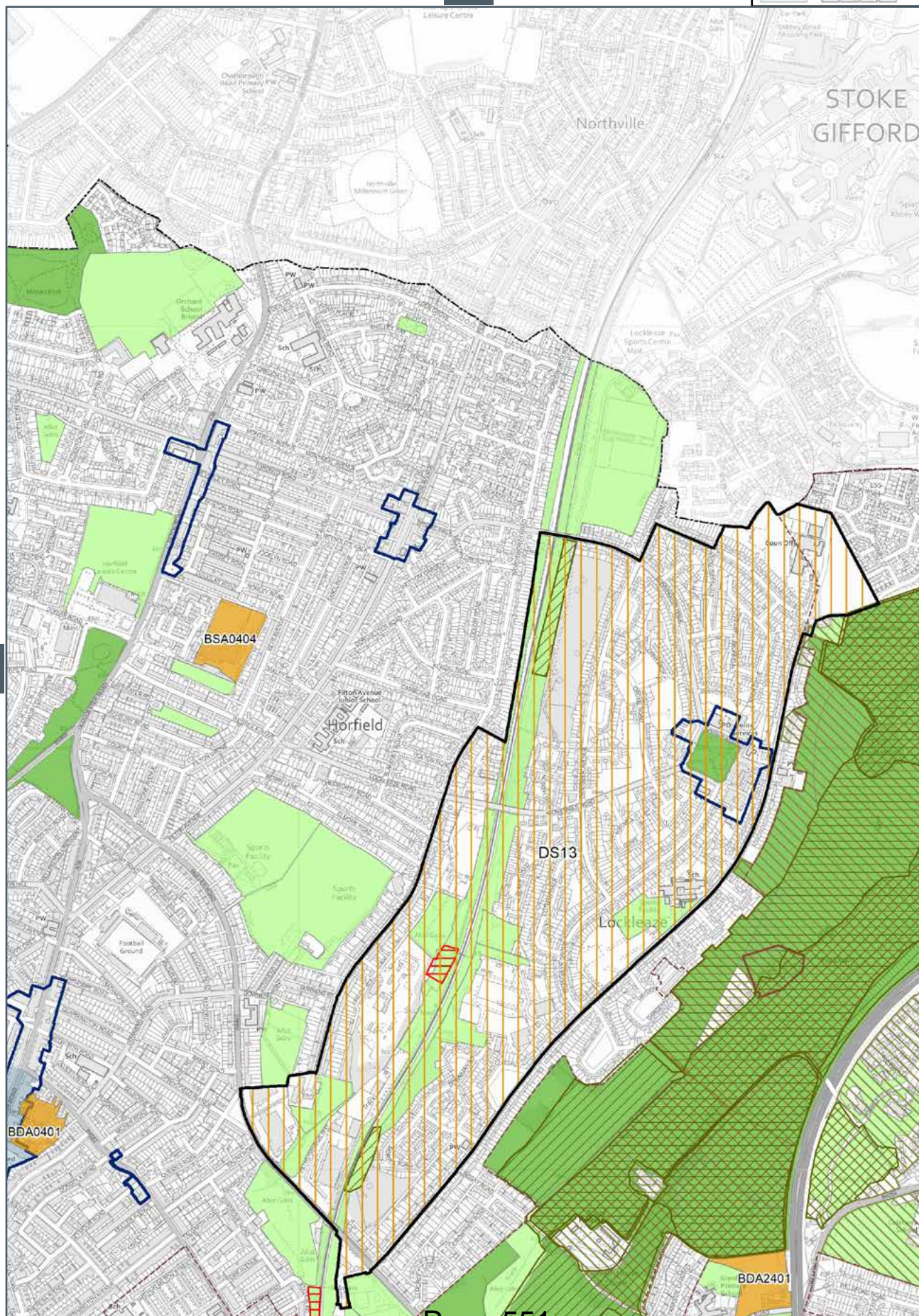
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P14 Horfield (north) and Lockleaze

8

Policies Map 14



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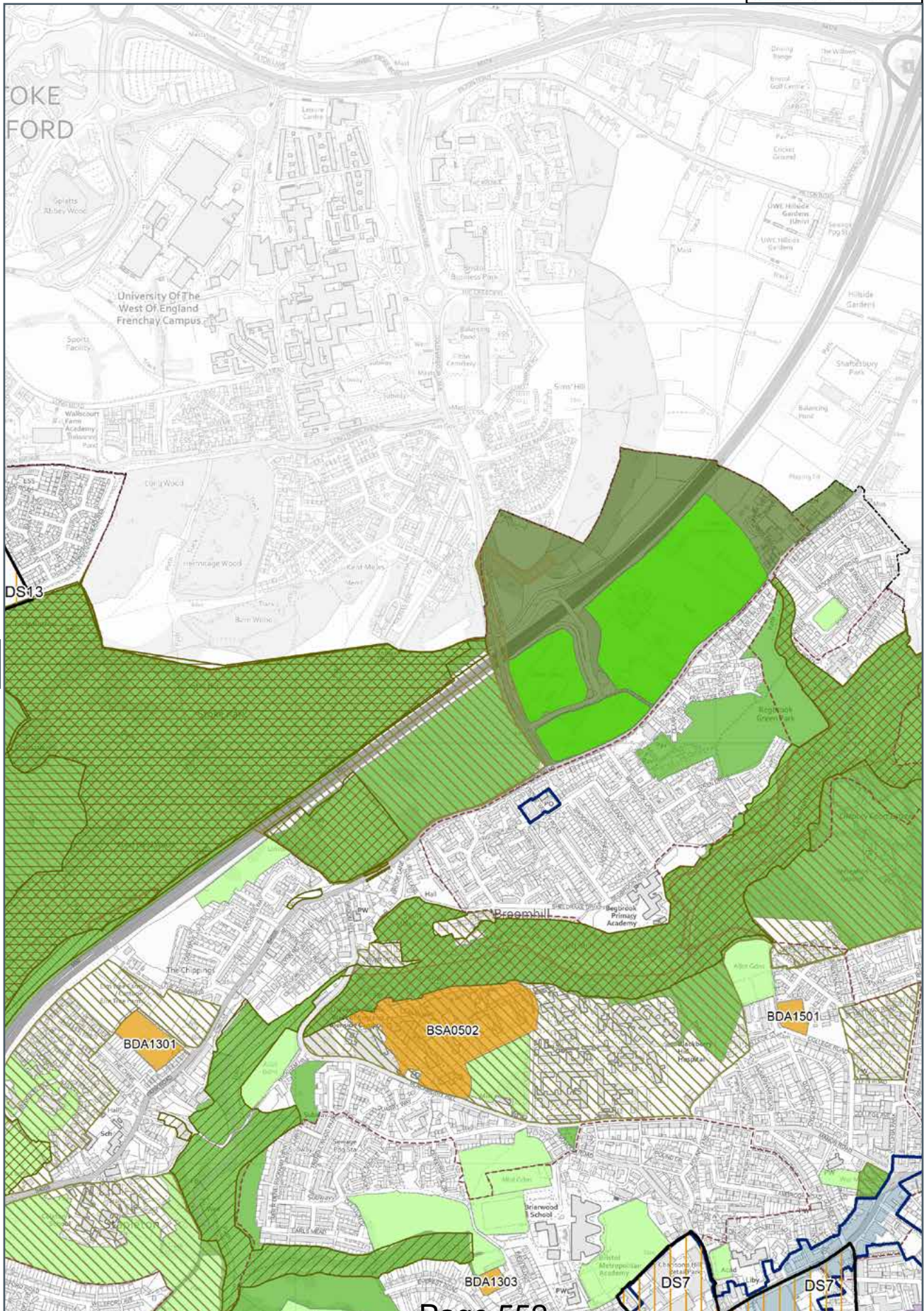
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P15 Stapleton and Fishponds (west)

Policies Map 15



14

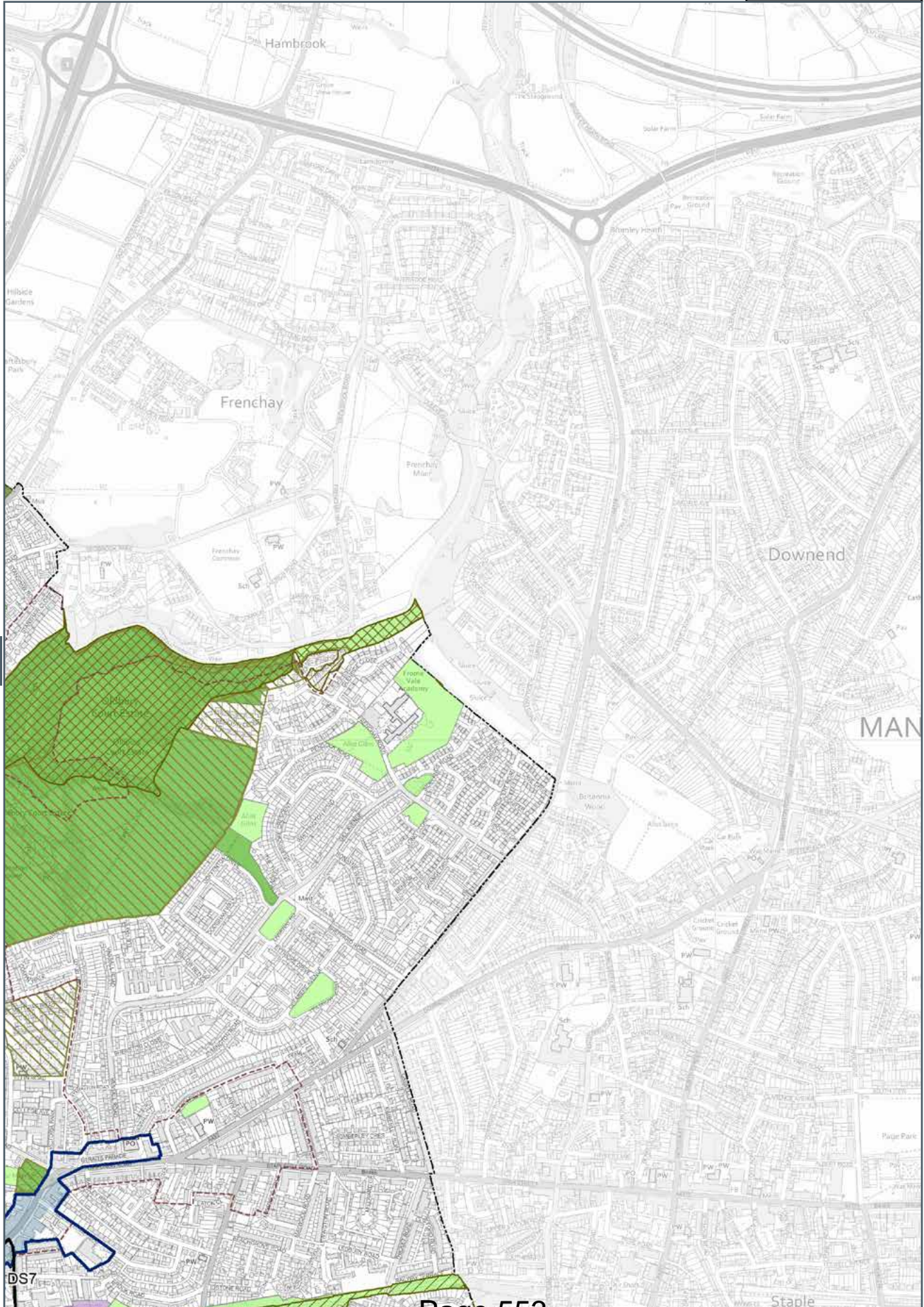
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P16 Fishponds (east)

Policies Map 16

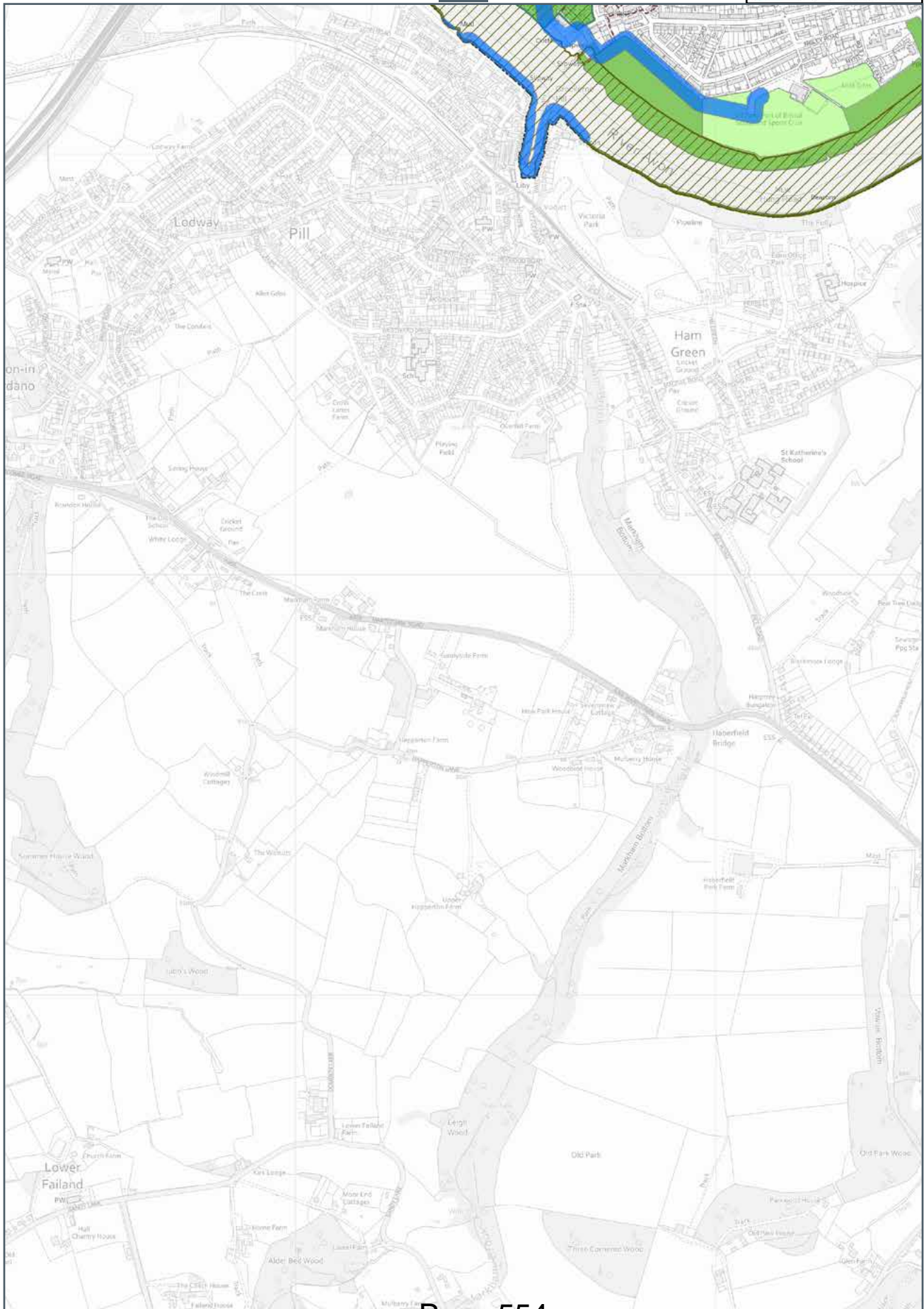
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P17 Shirehampton (south)

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Policies Map 17

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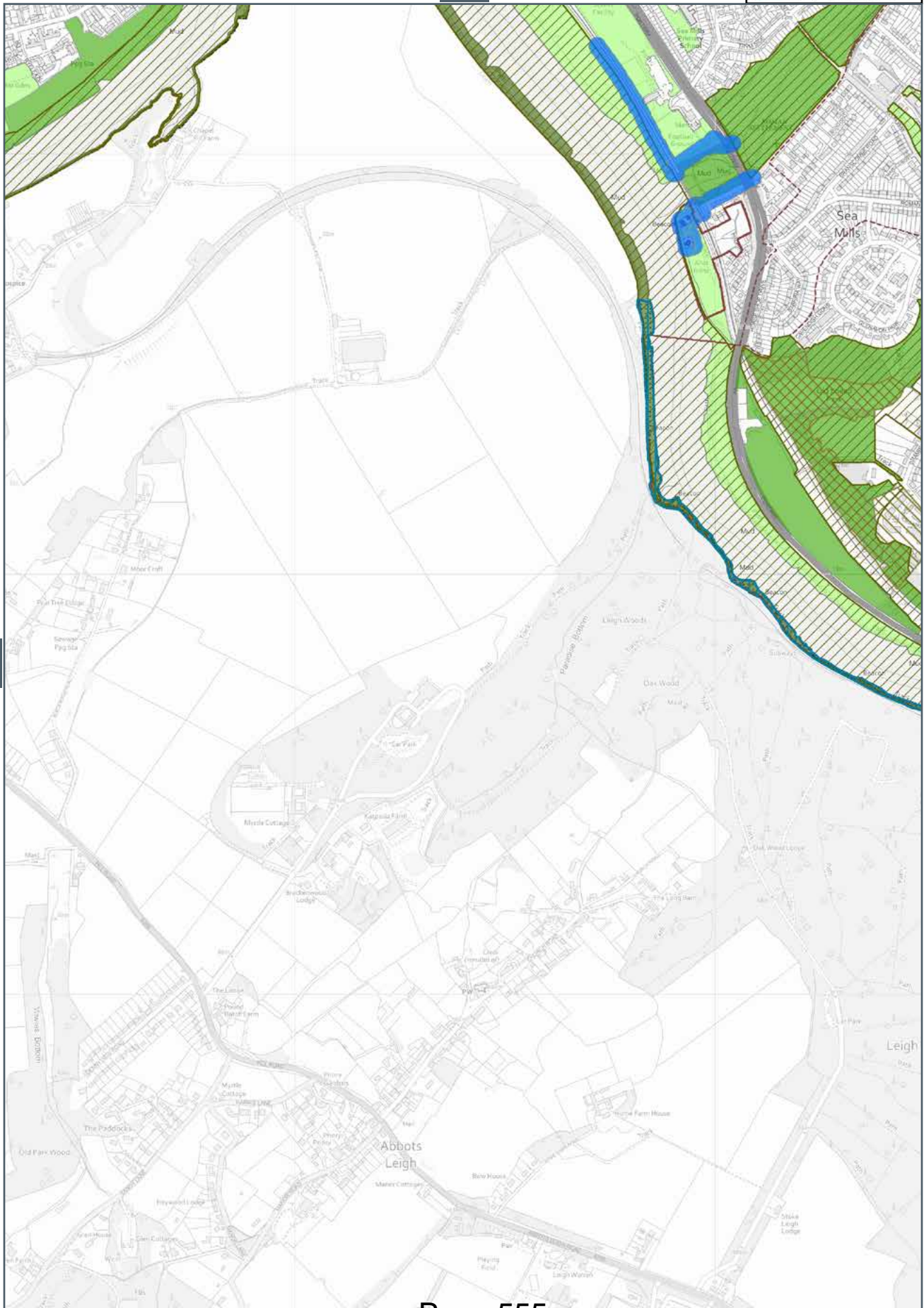
P18 Sea Mills (south)

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Policies Map 18

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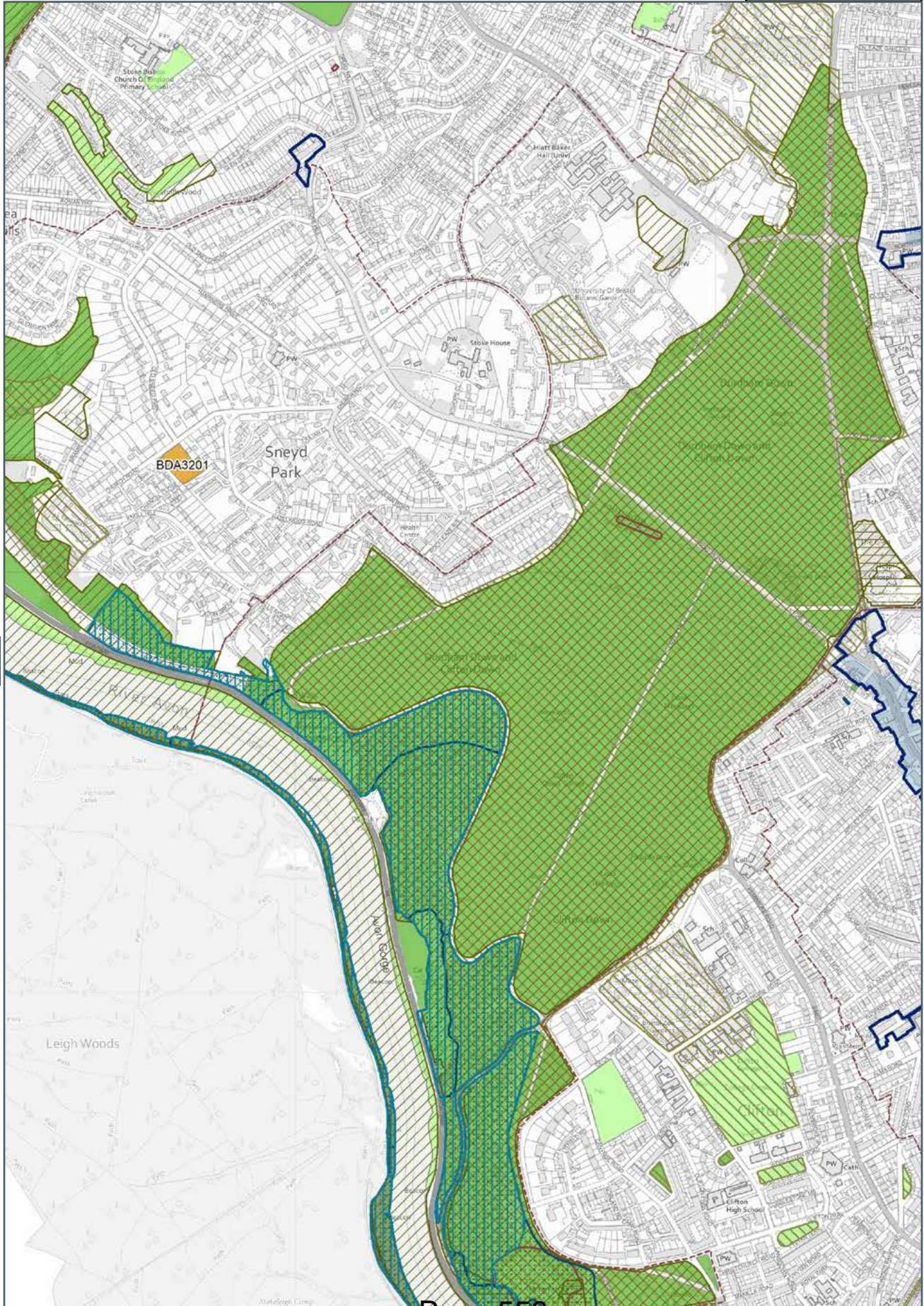
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P19 Sneyd Park and Clifton Down

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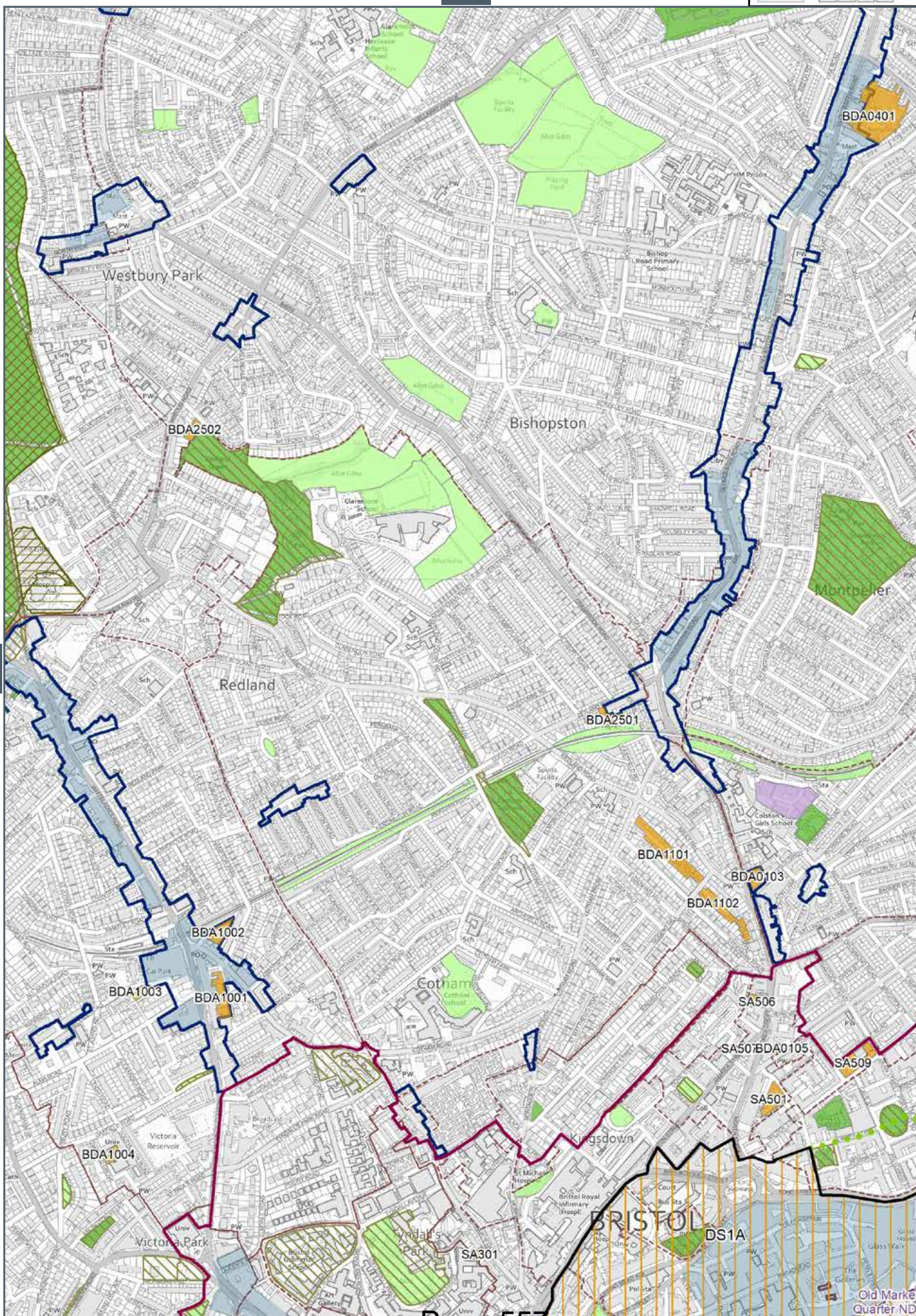
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P20 Bishopston, Redland and Cotham

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Policies Map 20



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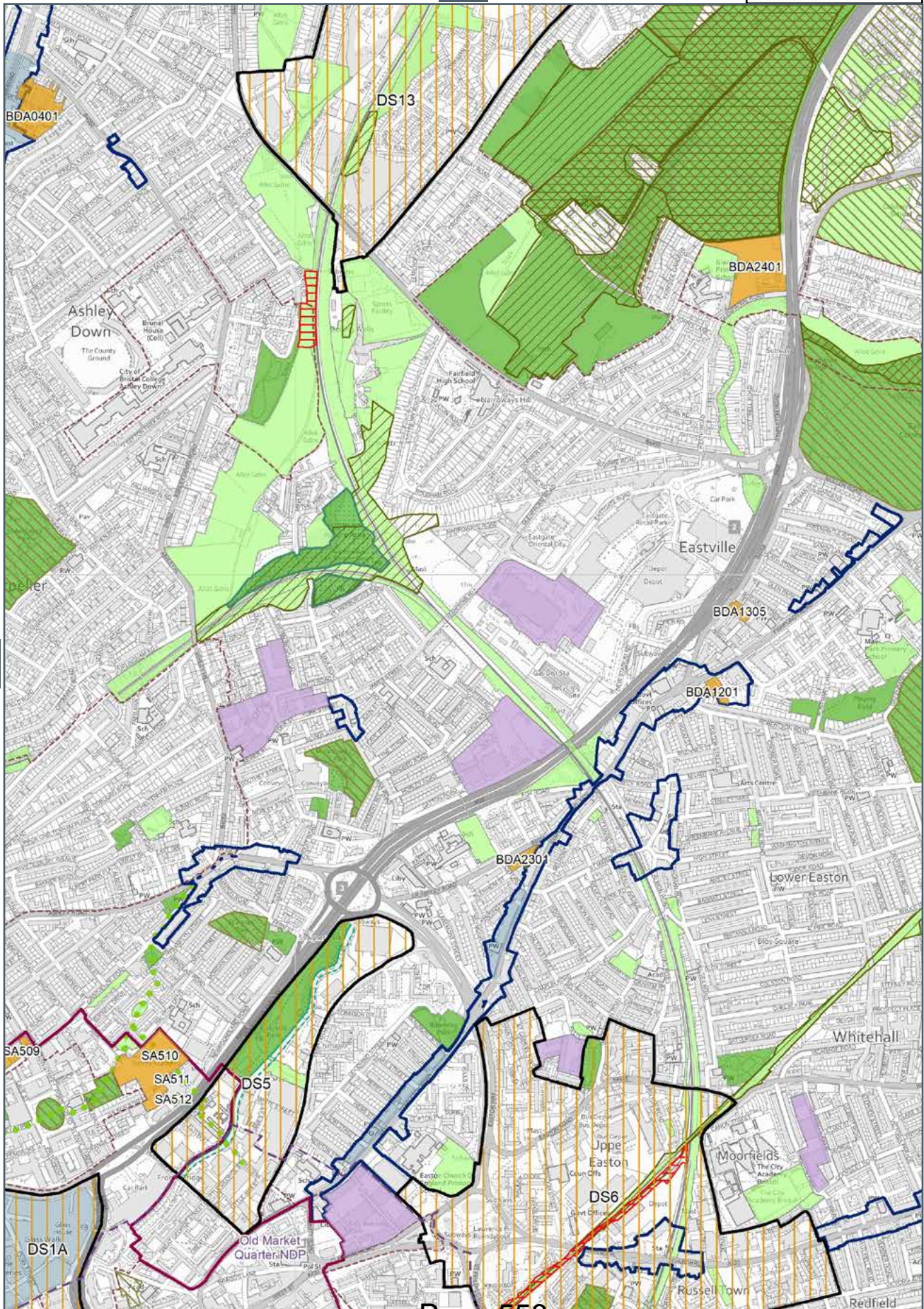
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P21 Ashley Down, St. Werburghs, Easton and Eastville (west)

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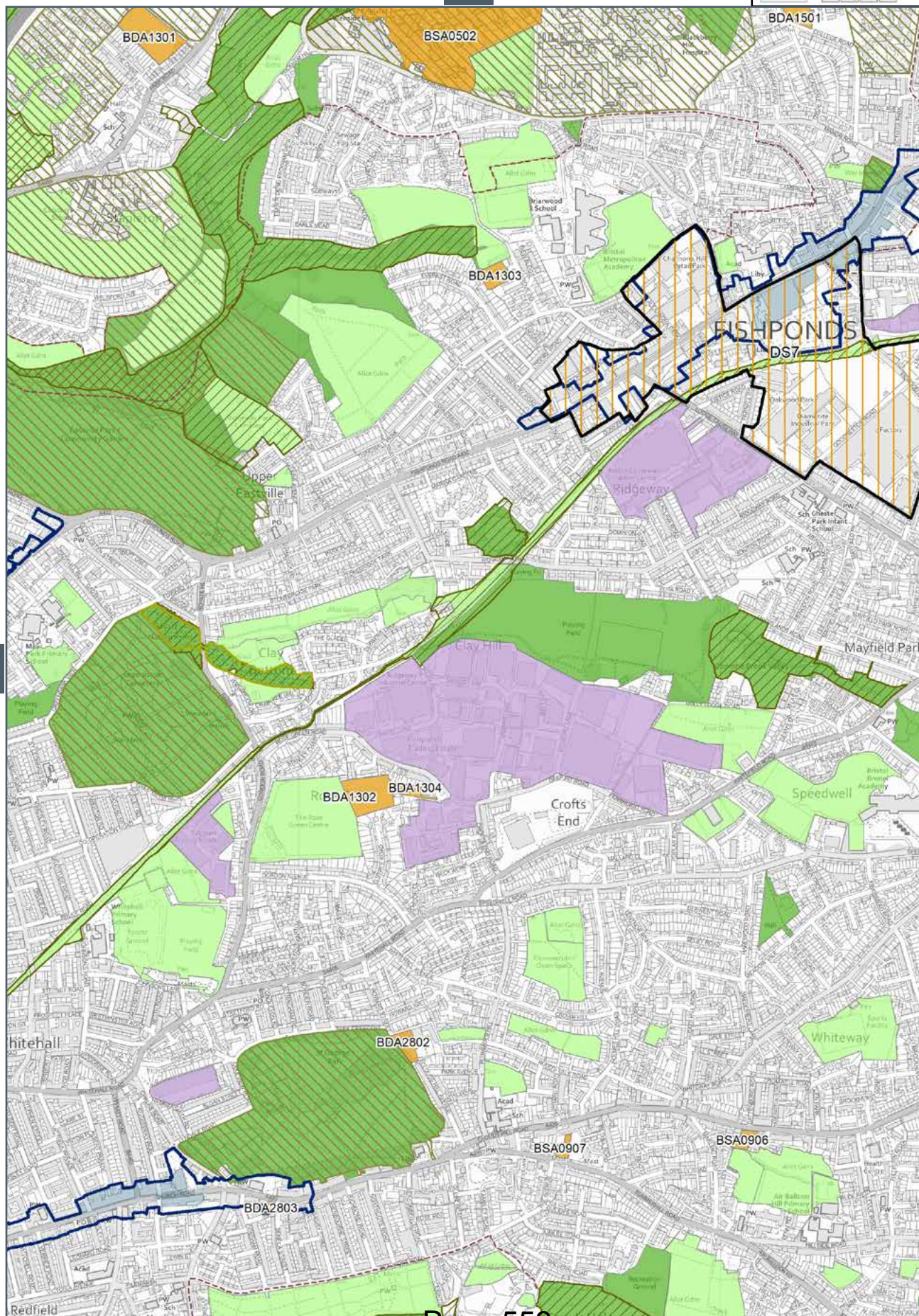
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P22 Eastville (east), Whitehall and Speedwell

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Policies Map 22



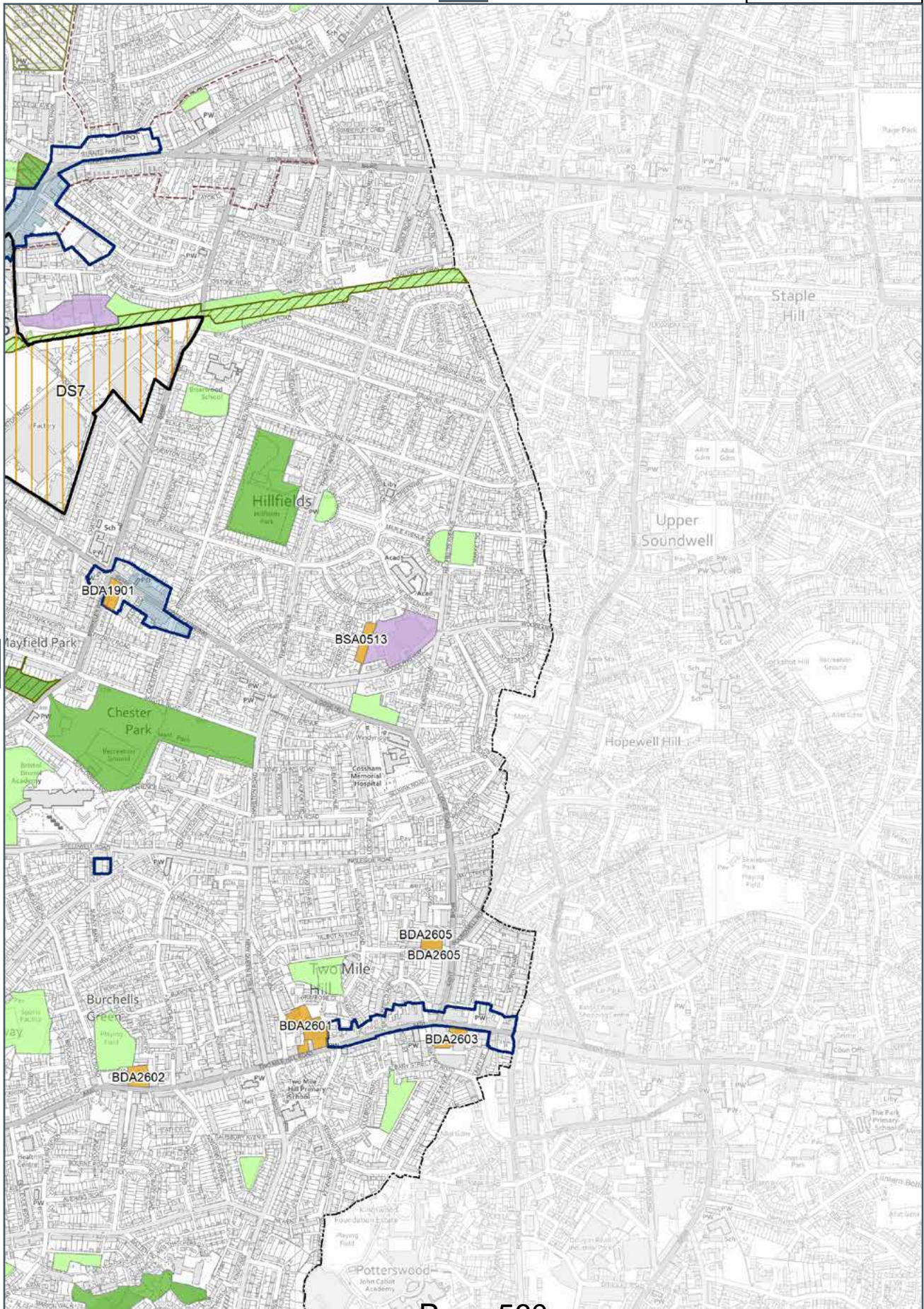
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P23 Hillfields

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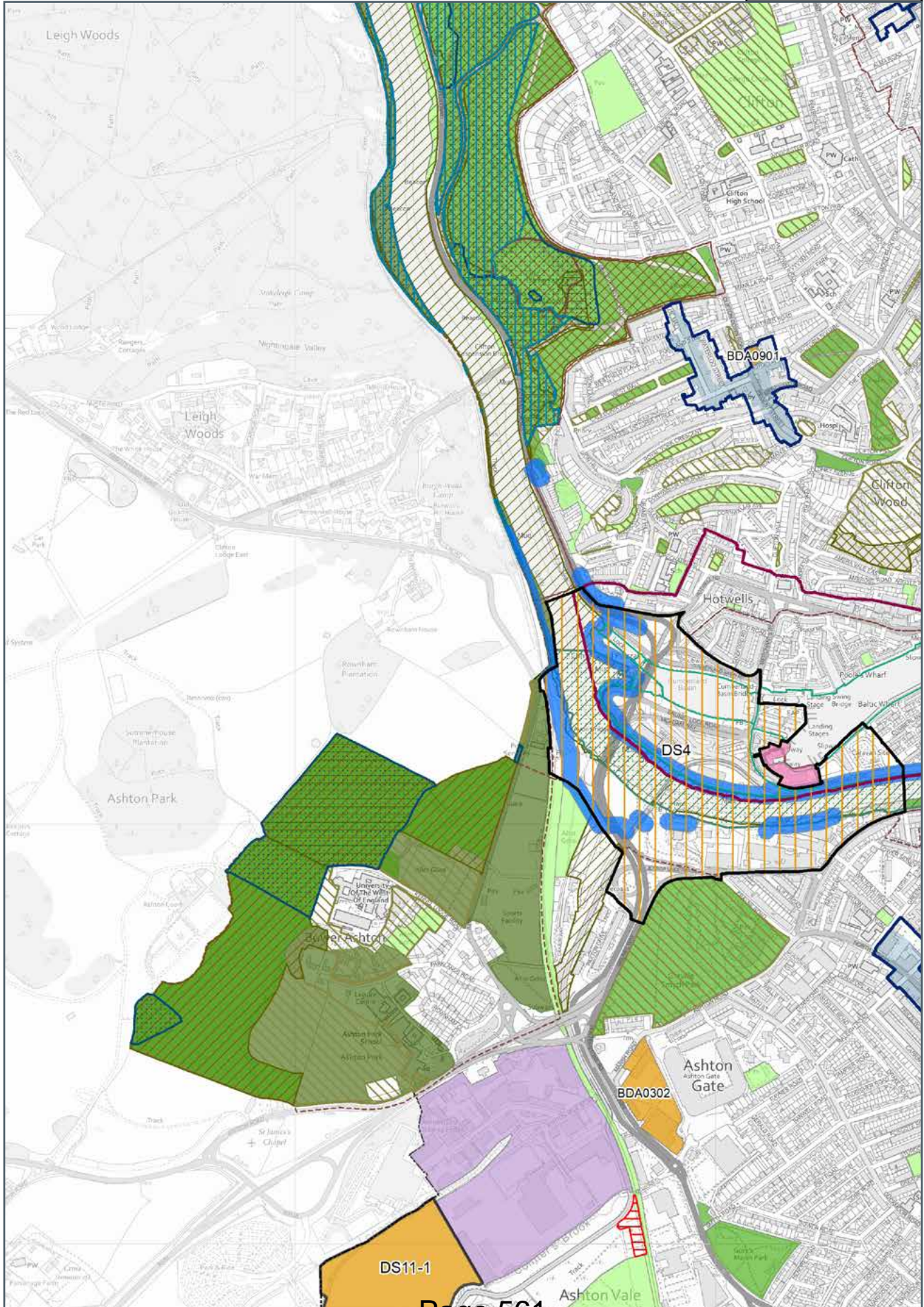
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P24 Clifton Village, Hotwells and Ashton Gate

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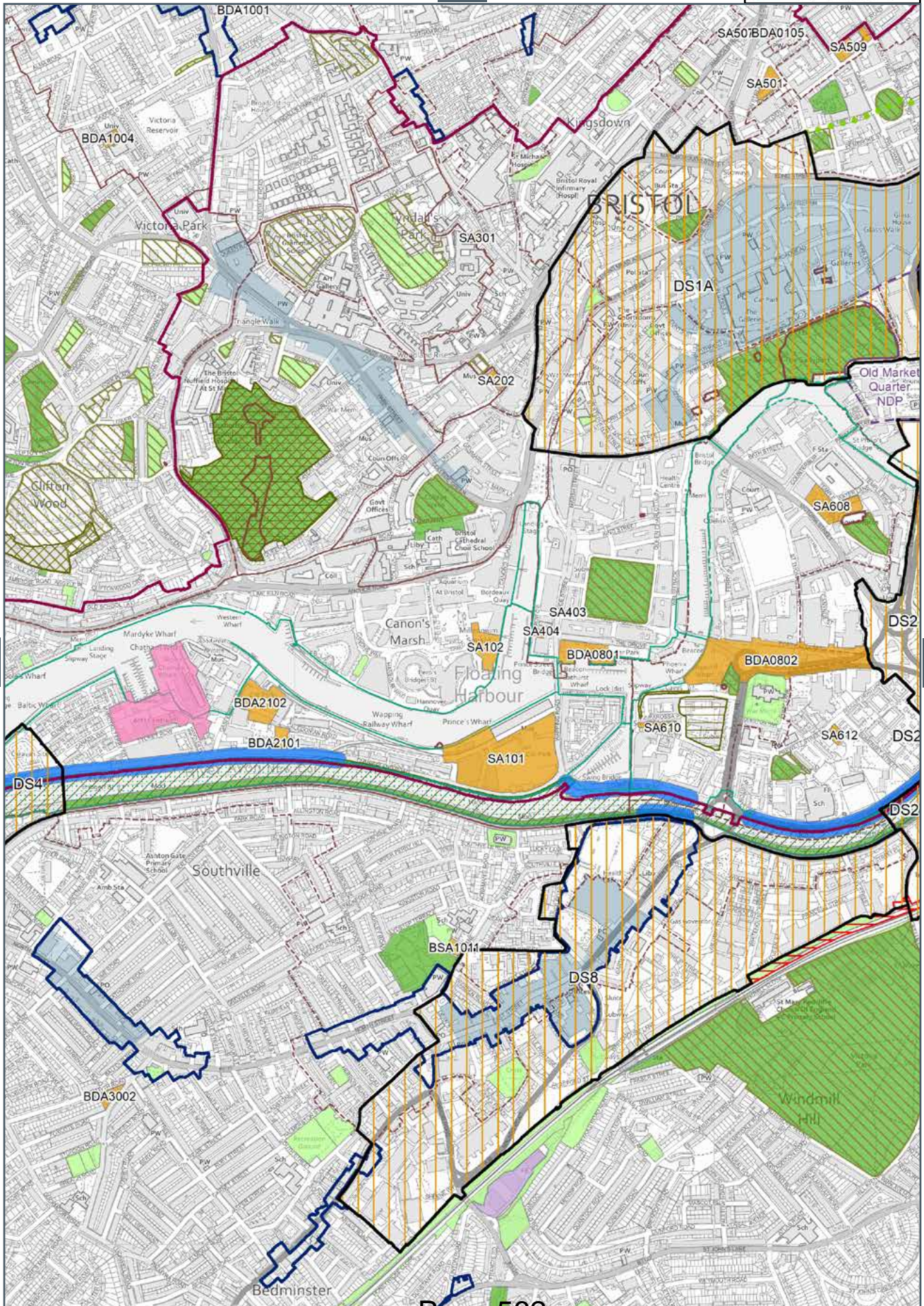


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P25 City Centre, Redcliffe and Bedminster (north)

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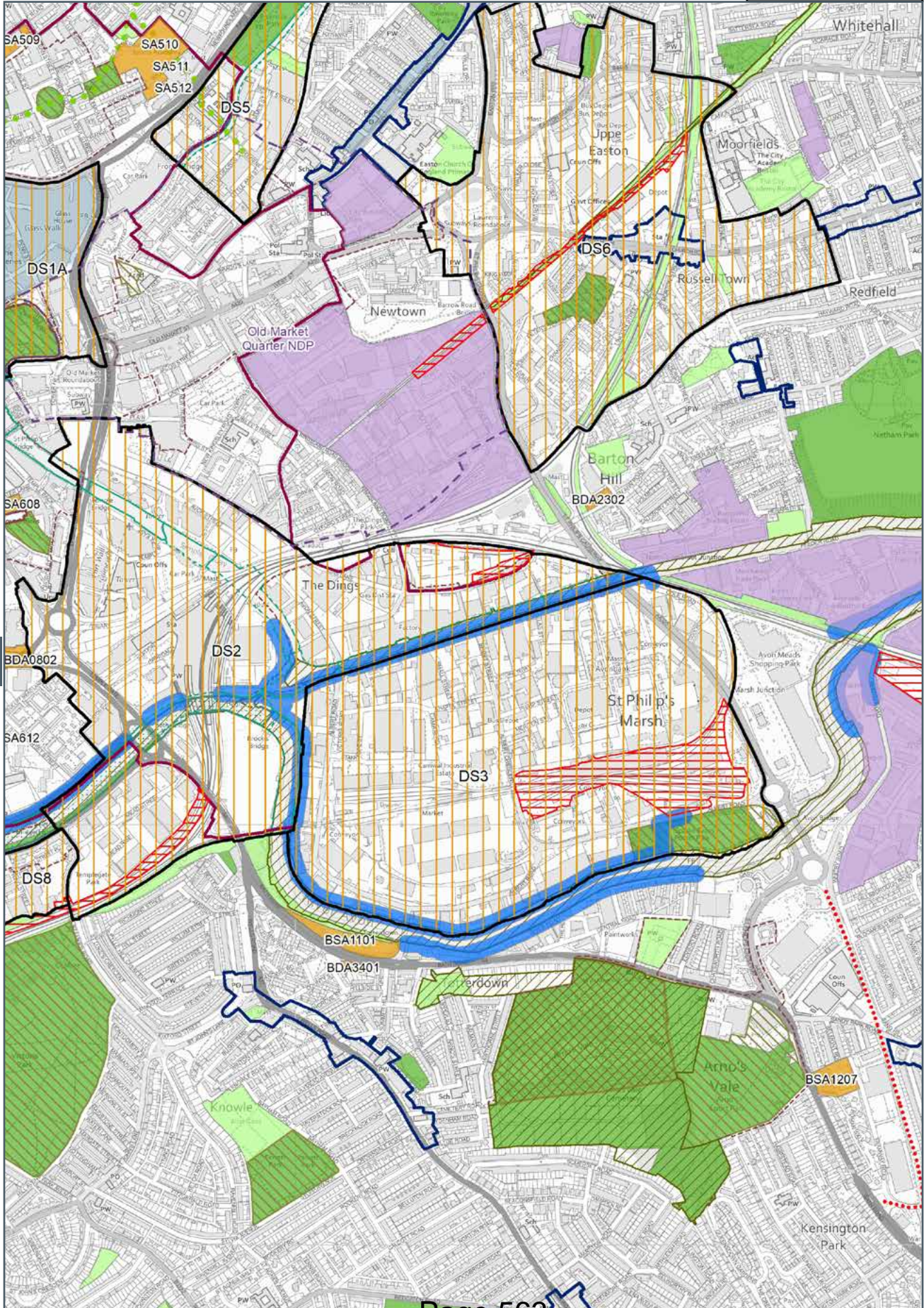
Policies Map 26

P26 Temple Quarter, Lawrence Hill and Totterdown

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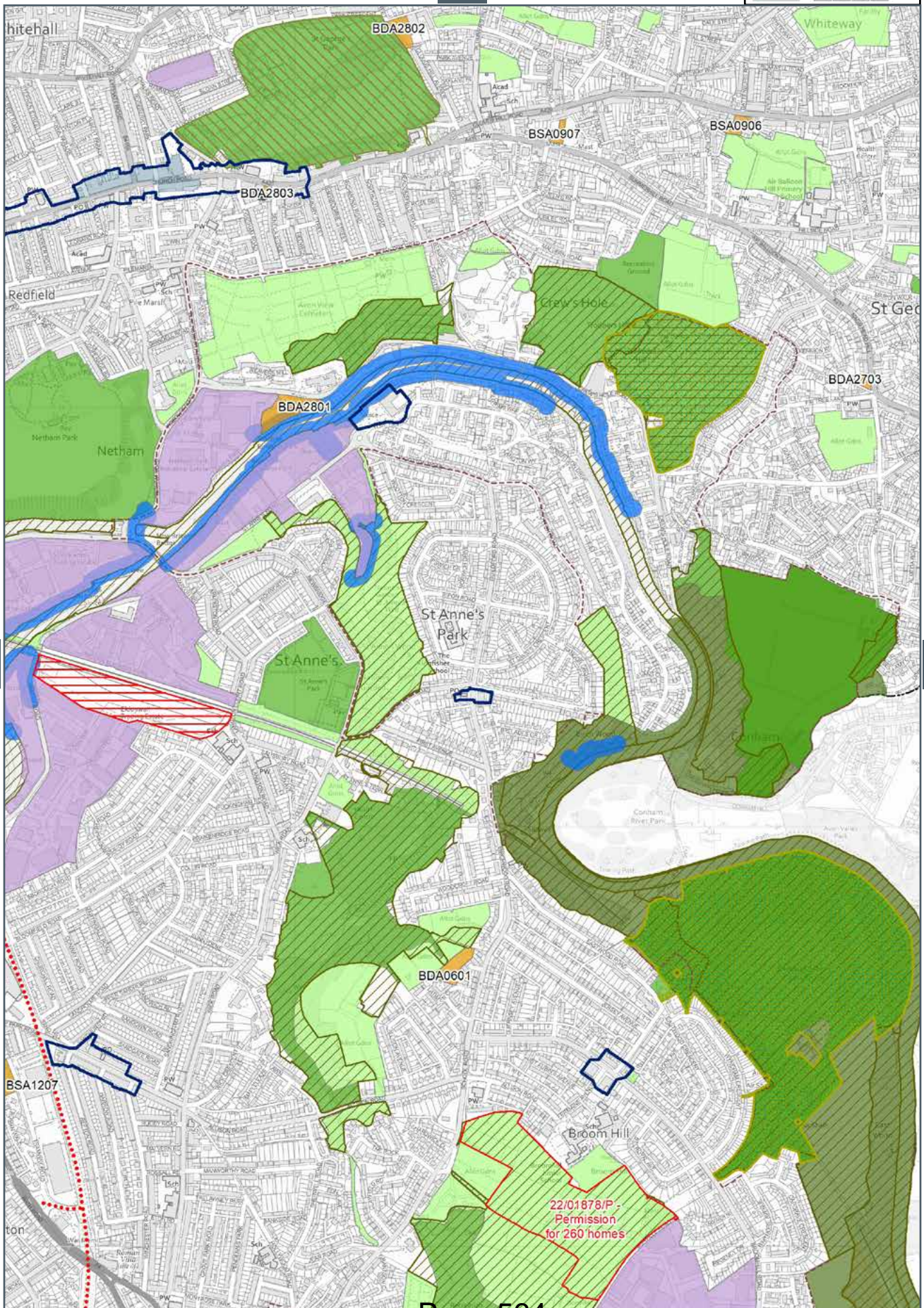


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P27 St. George (west), St. Annes and Brislington (north)

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Policies Map 27

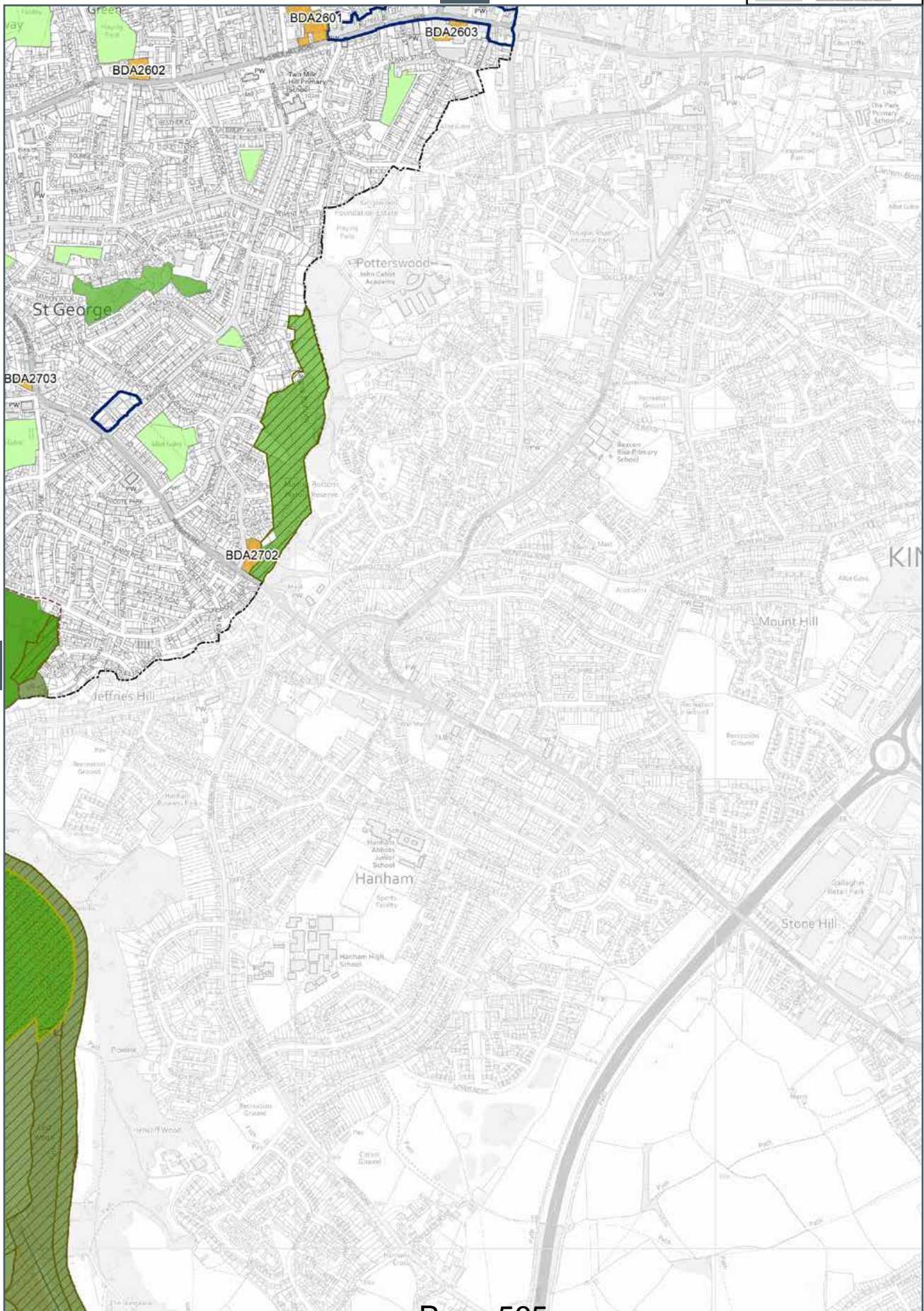
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P28 St. George (east)

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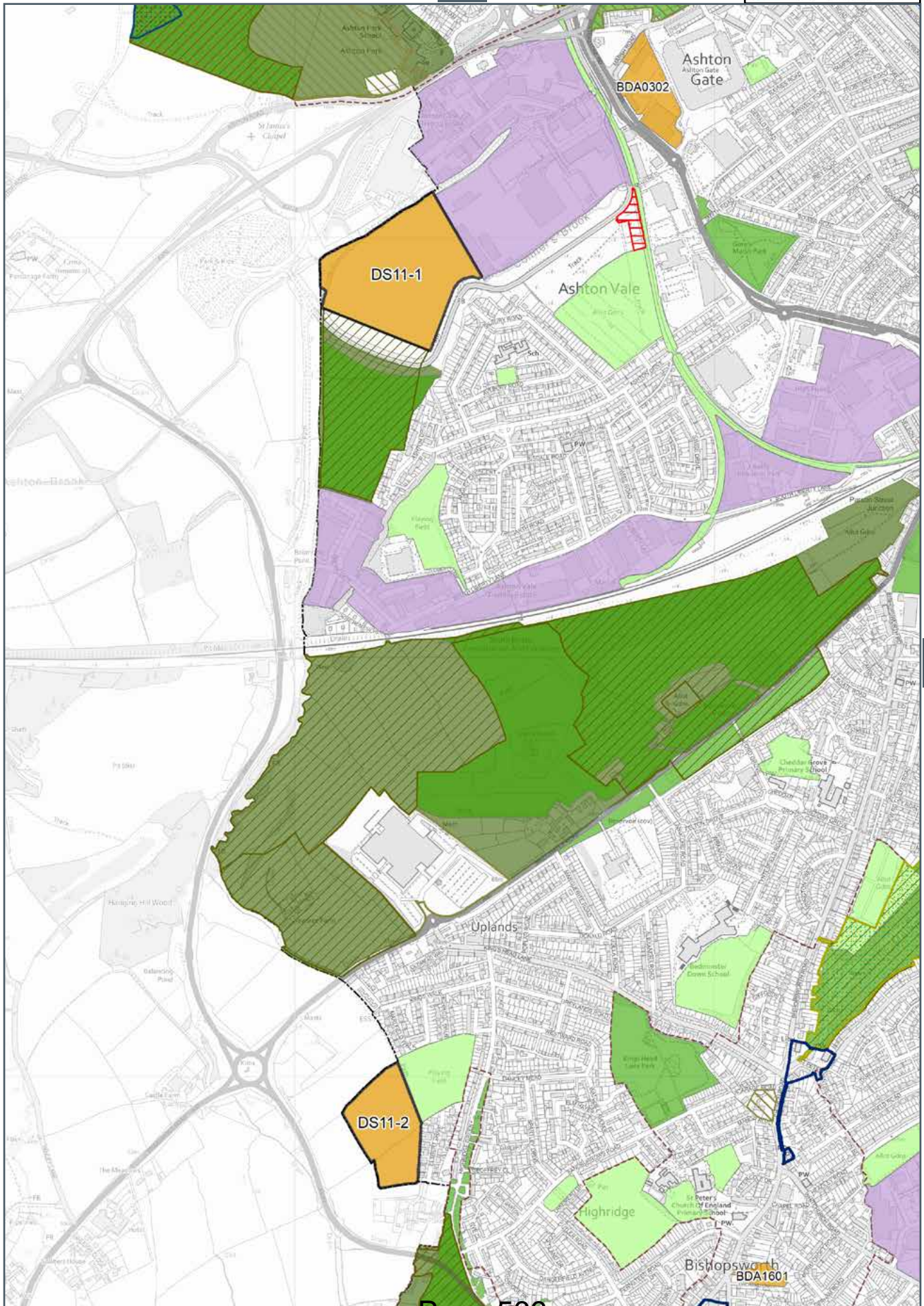


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P29 Ashton Vale and Bishopsworth

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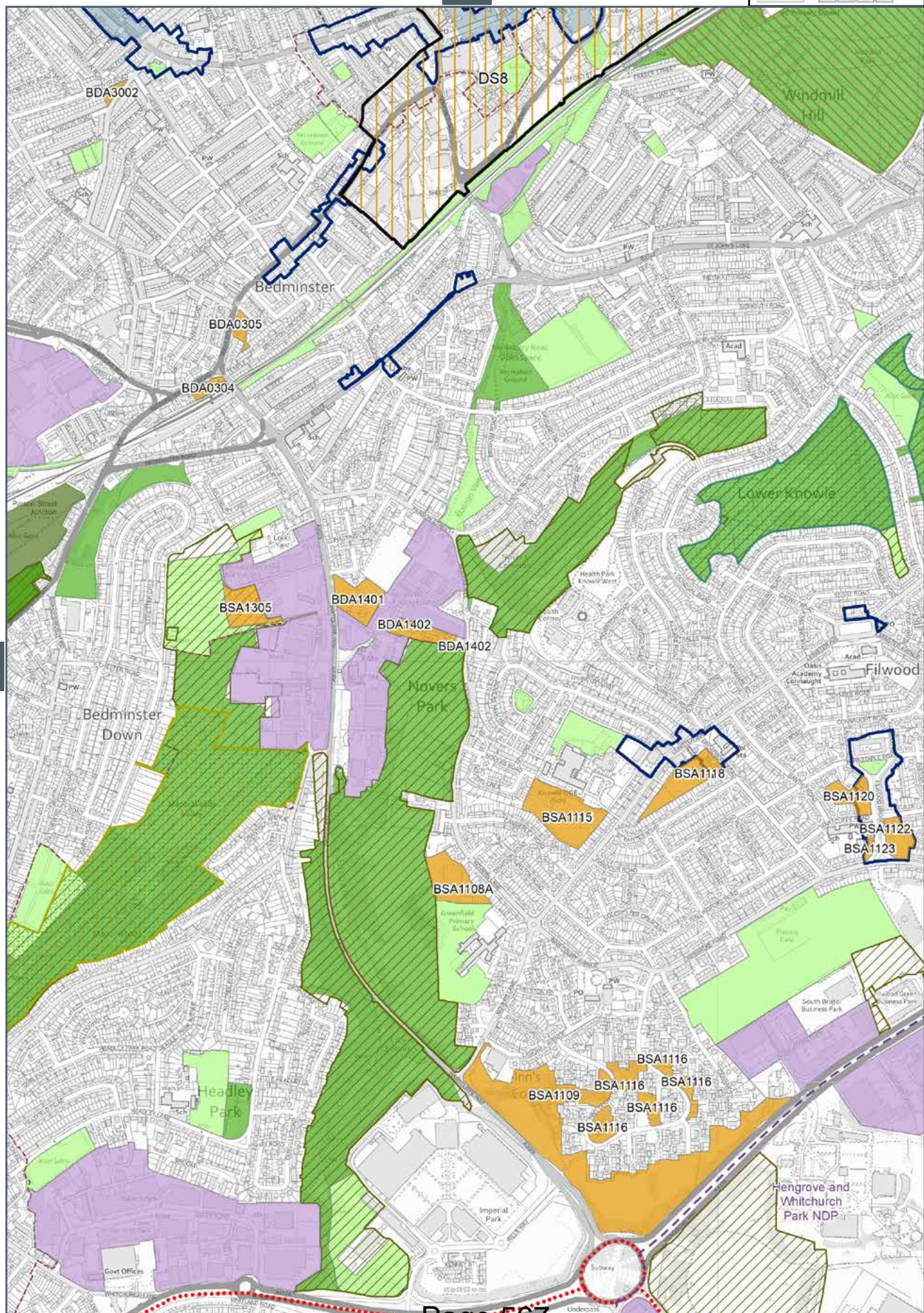
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P30 Bedminster (south), Headley Park and Filwood Park

Policies Map 30

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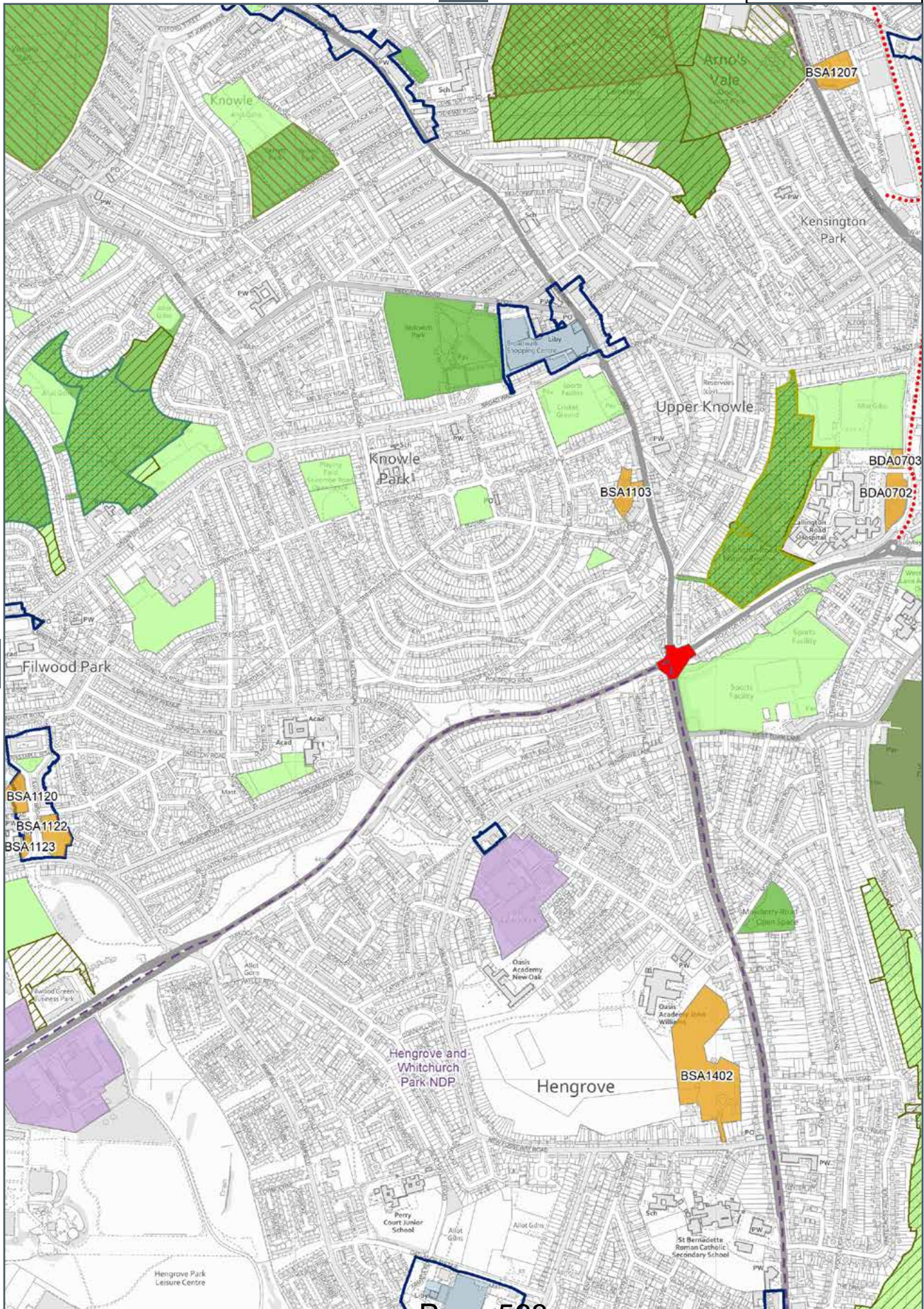
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P31 Knowle and Hengrove

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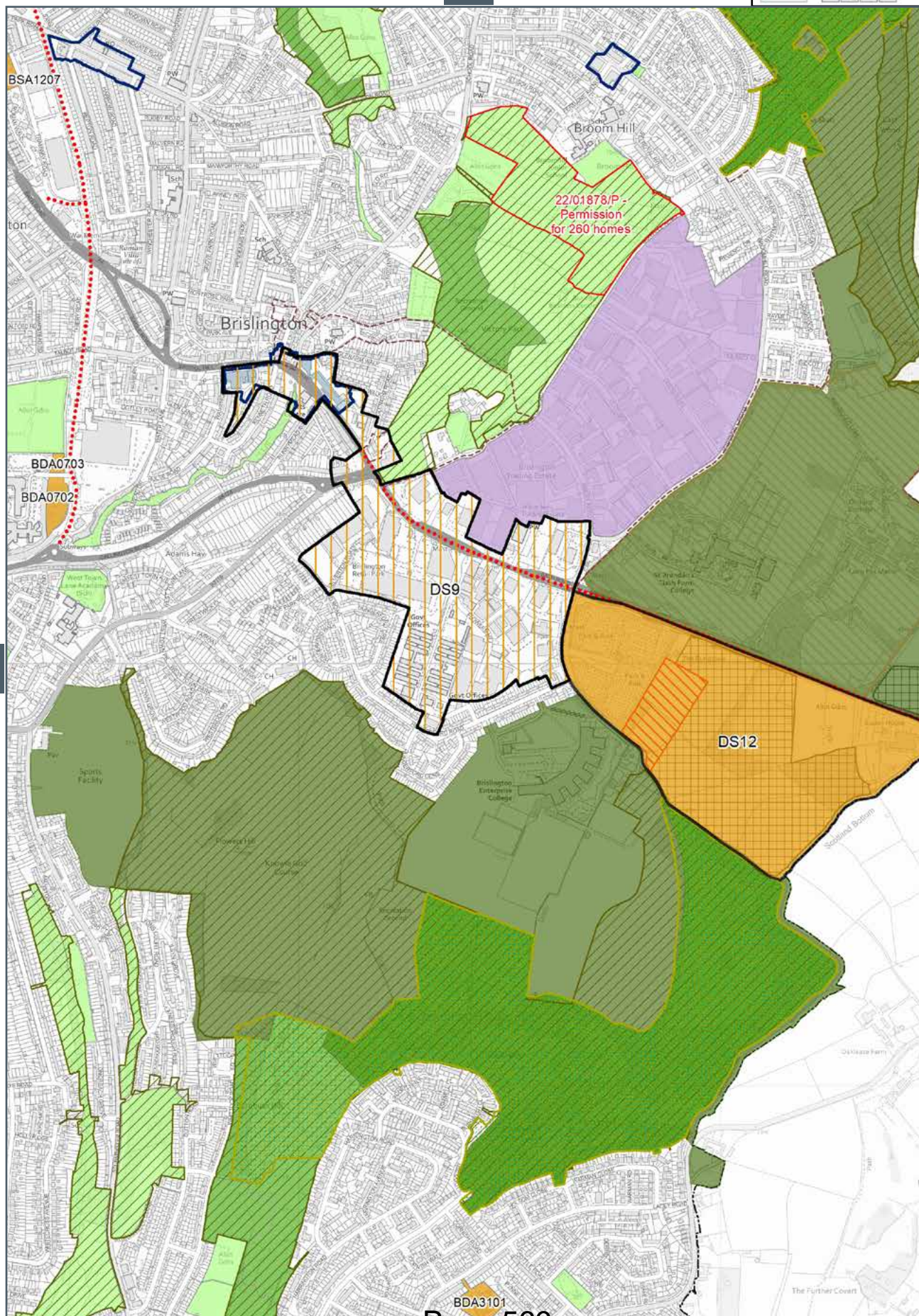
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P32 Brislington (south)

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Policies Map 32



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P33 Brislington (south) contd.

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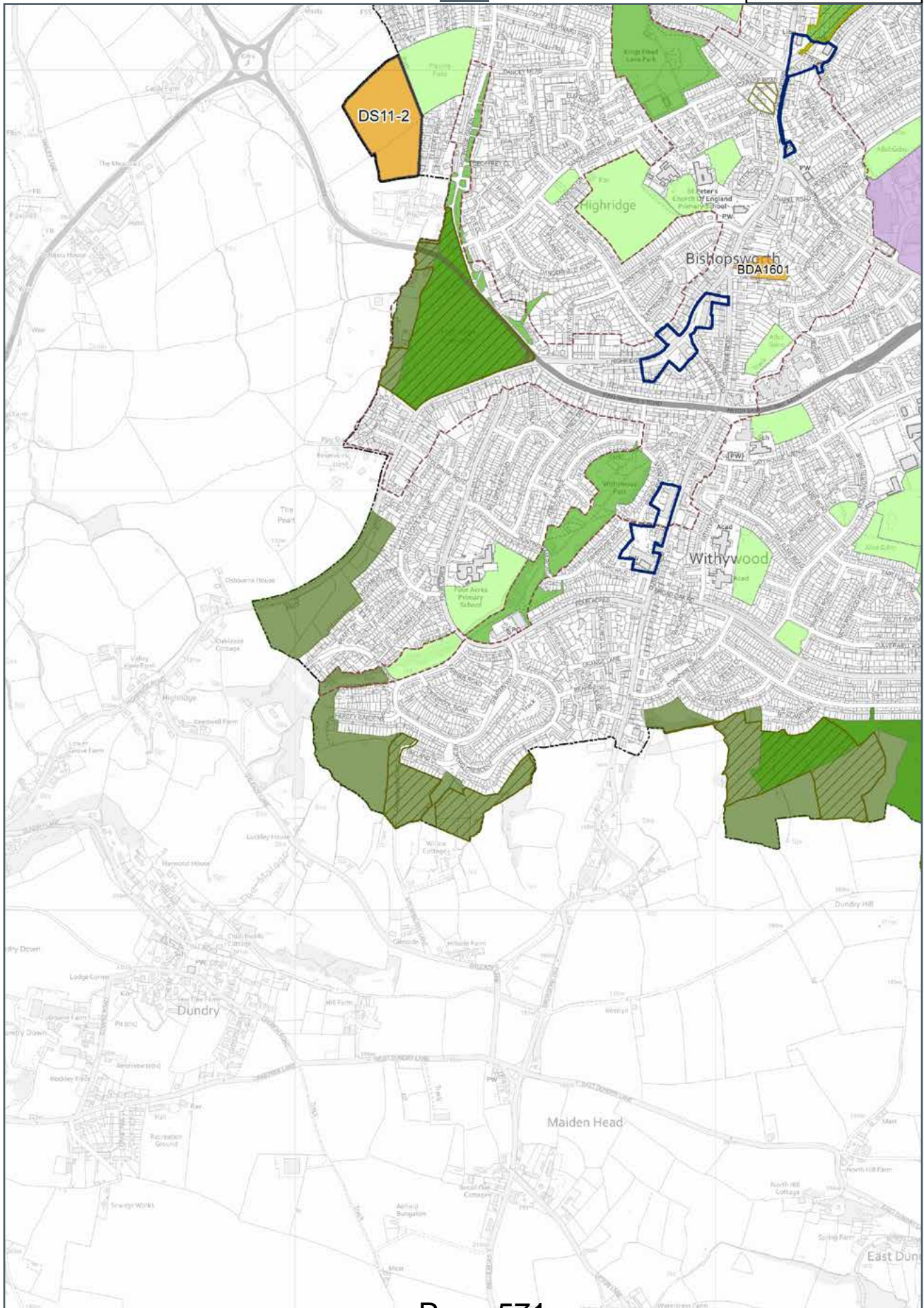
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P34 Withywood

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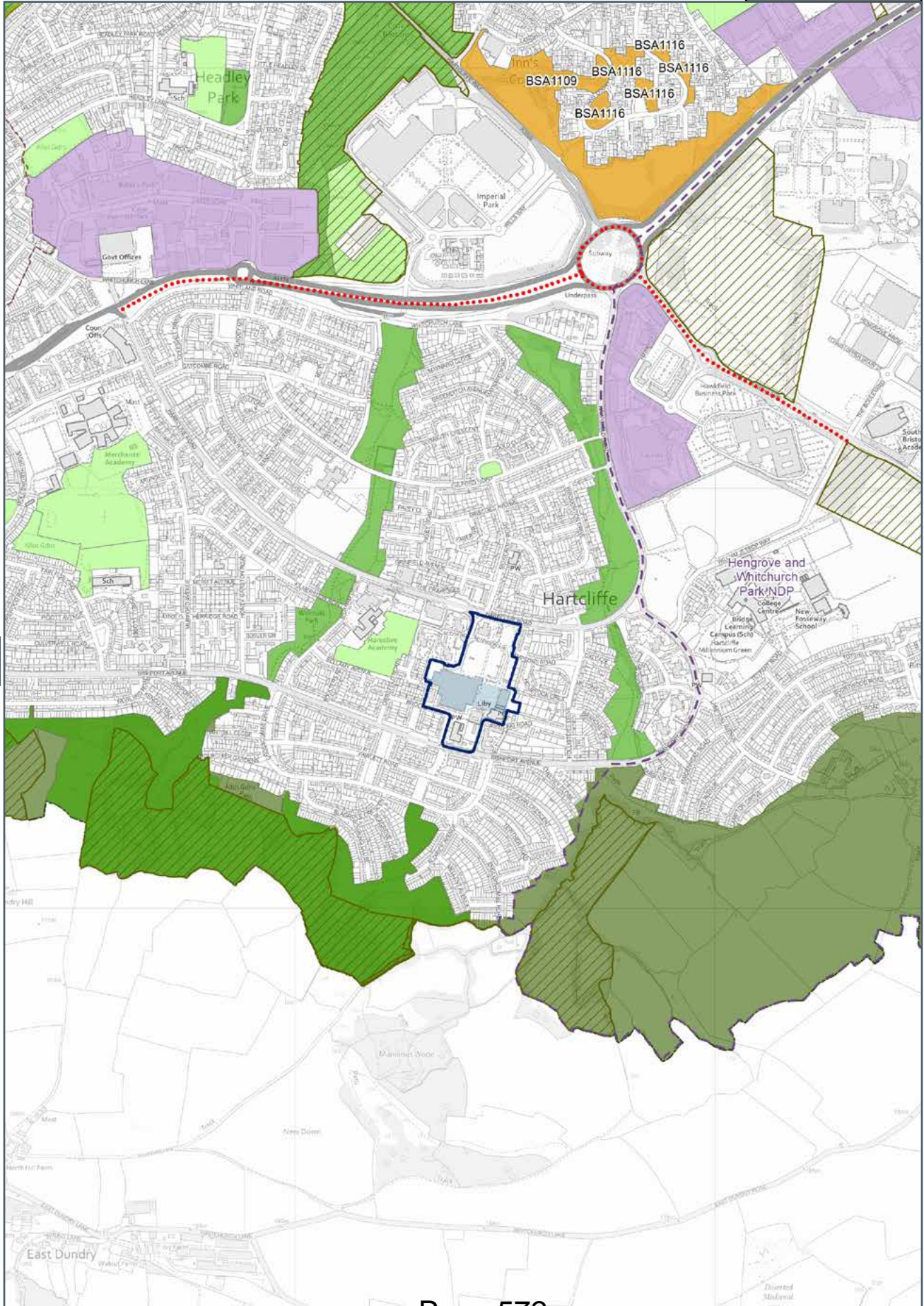
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P35 Hartcliffe

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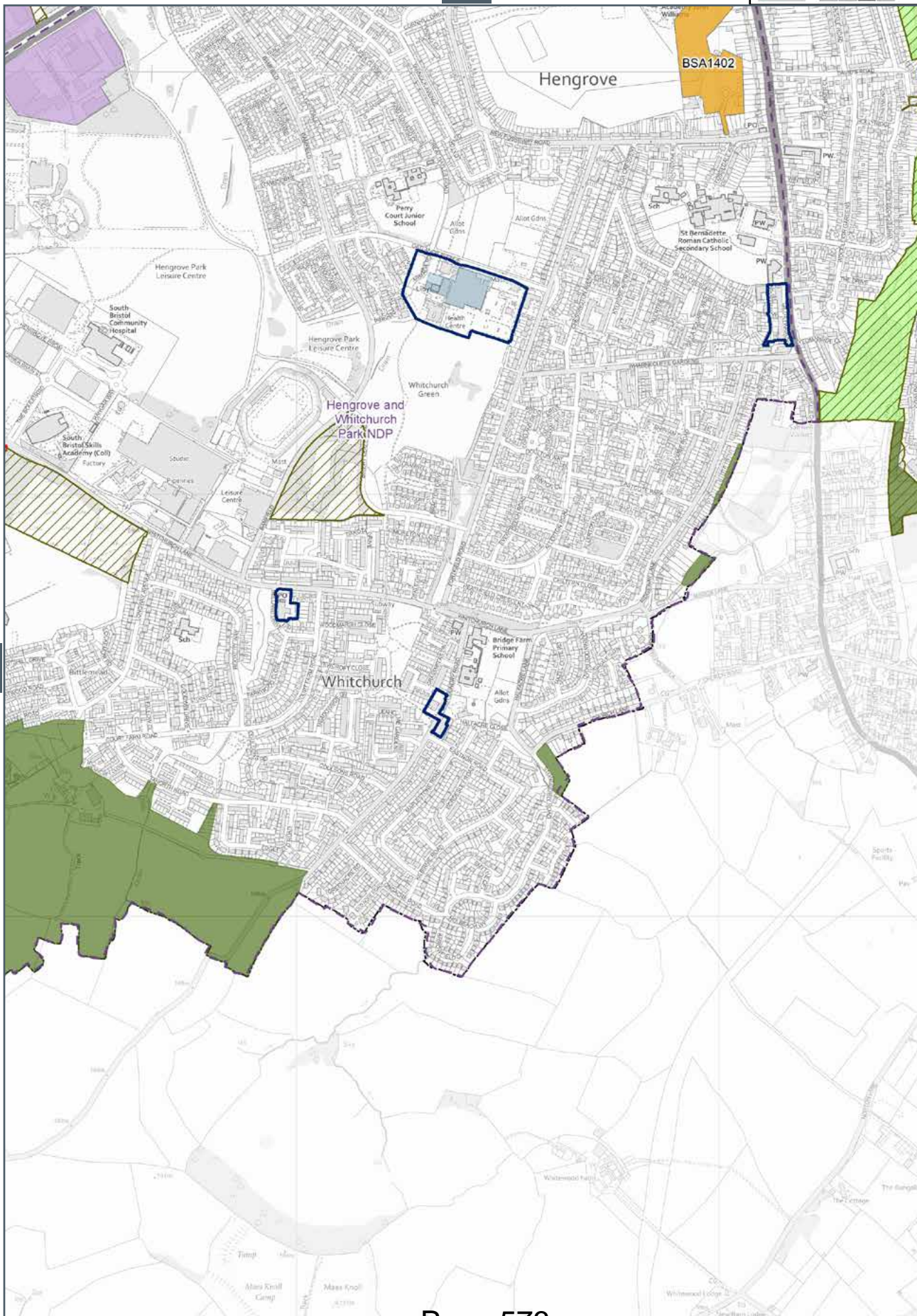


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P36 Whitchurch

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Policies Map 36



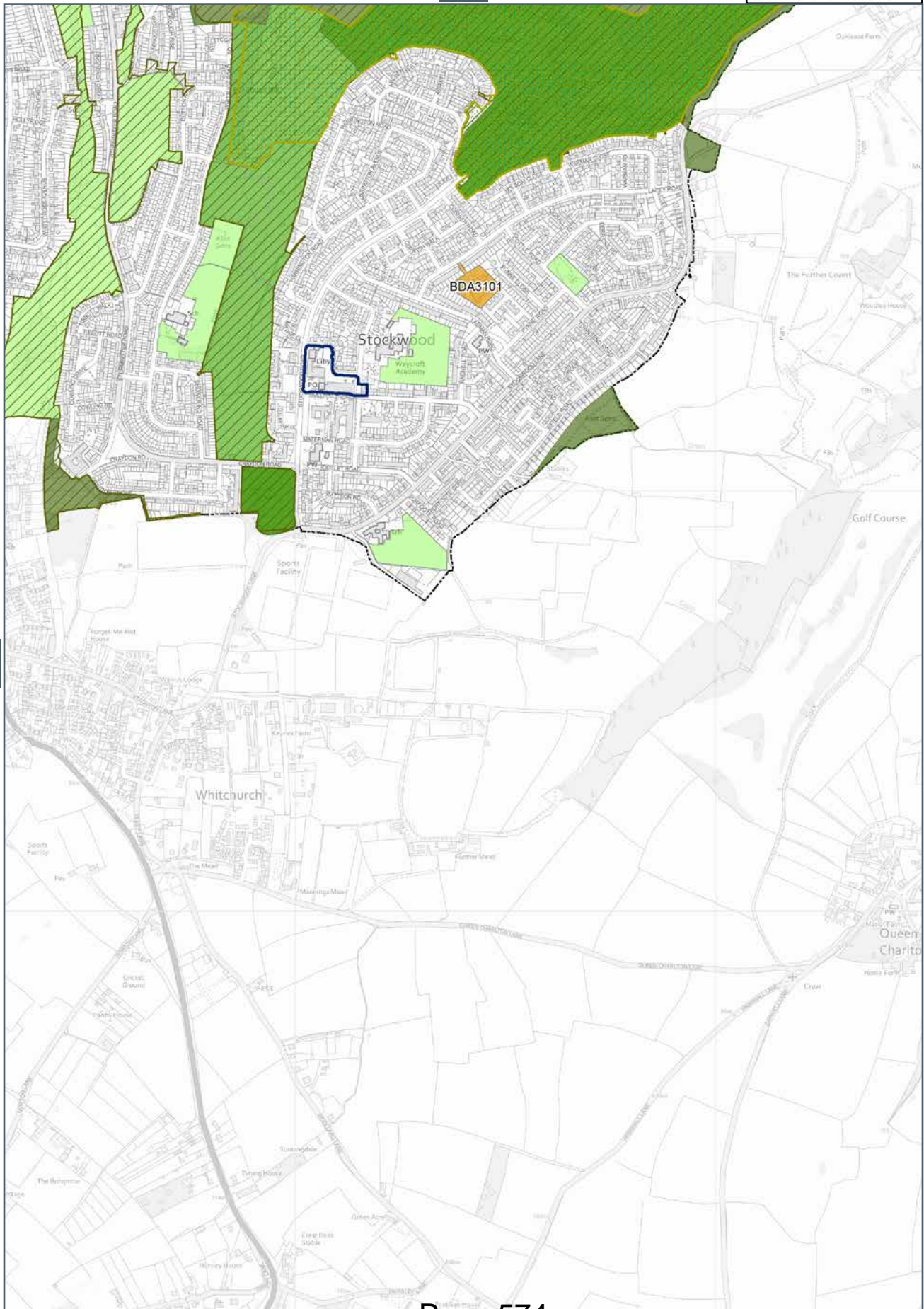
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P37 Stockwood

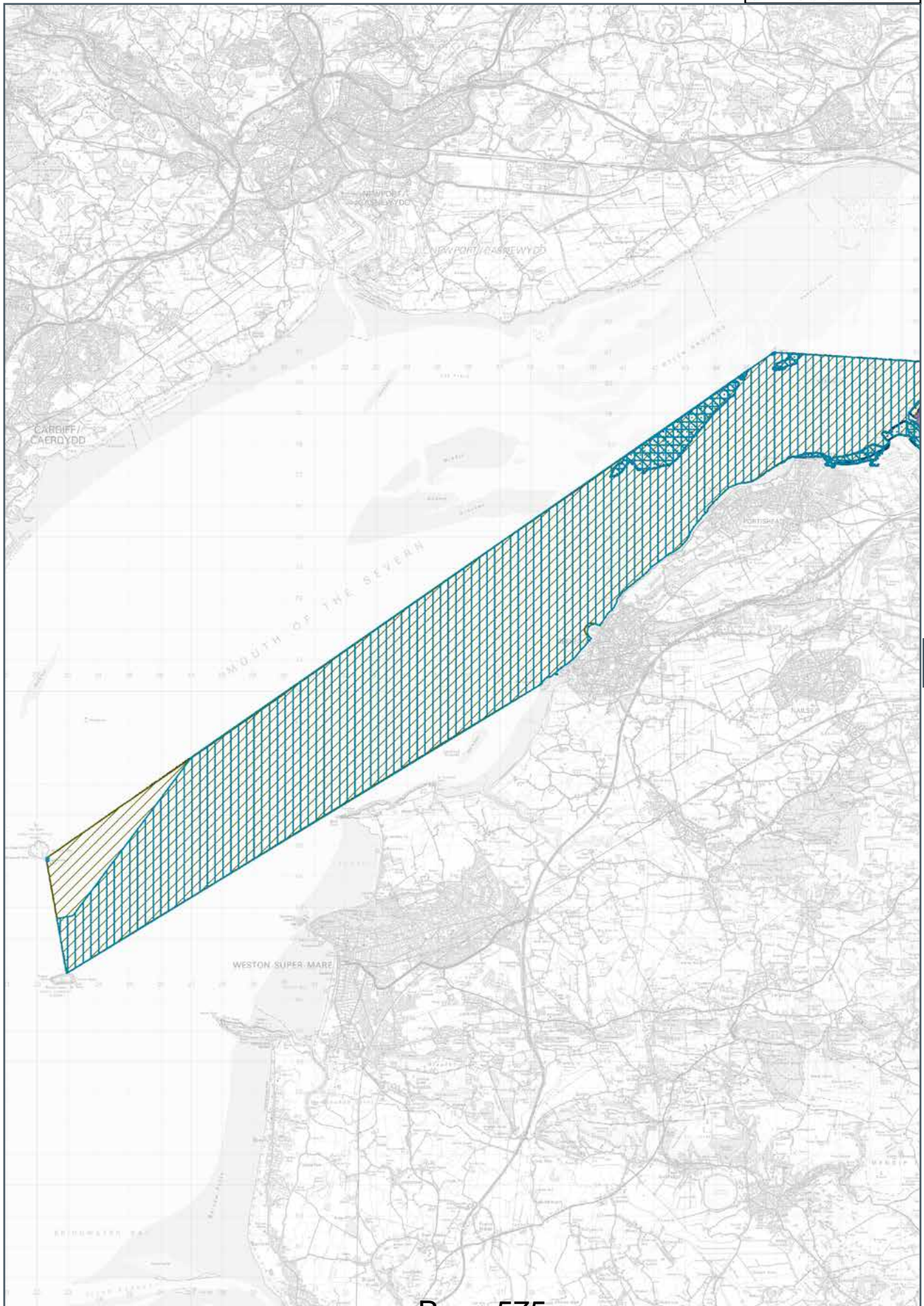
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P38 Severn Estuary



Bristol Local Plan Publication Version Equality Impact Assessment

Full Council (31 October 2023)



1. Equality Impact Assessments (EqIA's)

What are they and why do we prepare them?

- 1.1 Equality Impact Assessments (EqIA's) are used to ensure the needs of council customers and employees are considered when the council is planning or changing services, strategies, policies and procedures. EqIA's are carried out to ensure the council meets its [Public Sector Equality Duty](#) under the Equality Act 2010. The Act has harmonised and replaced previous anti-discrimination legislation and includes the introduction of 'protected characteristics' and new forms of discrimination.
- 1.2 The Public Sector Equality Duty requires the council to have due regard to the need to:
 - eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - advance equality of opportunity between people who share a protected characteristic and those who do not;
 - foster good relations between people who share a protected characteristic and those who do not.
- 1.3 The Public Sector Equality Duty covers the following 'protected characteristics':
 - age;
 - disability;
 - gender reassignment;
 - pregnancy and maternity;
 - race;
 - religion or belief;
 - sex;
 - sexual orientation;
 - marriage or civil partnership (only the duty to eliminate unlawful discrimination applies to this protected characteristic).
- 1.4 Other relevant characteristics can include:
 - Socio-economic (deprivation);
 - Carers;
 - Other groups e.g. asylum seekers and refugees, care experienced, homelessness, armed forces personnel and veterans.
- 1.5 The process of undertaking an EqIA provides the evidence that the council has complied with the Public Sector Equality Duty under the Equality Act. This will involve understanding the potential impacts of the council's decision-making on different people and communities (as represented by the 'protected characteristics' and other relevant characteristics) and help to identify practical steps to tackle any negative impacts or discrimination, and to advance equality. This process helps to ensure that council policy making is made more effective.

Is an EqIA of the new Bristol Local Plan required?

- 1.6 An EqIA will be required if the planned or changed service, strategy, policy, or procedure is relevant to the Public Sector Equality Duty in terms of:
- The elimination of discrimination;
 - The promotion of equality of opportunity;
 - The promotion of good relations between different equalities communities.
- 1.7 The [Bristol Local Plan](#) explores how Bristol will develop and is the framework for deciding planning applications in the city.
- 1.8 The Bristol Local Plan and existing Neighbourhood Development Plans together form the statutory development plan for the city, which is used, alongside the National Planning Policy Framework, to help direct decisions on planning applications in Bristol. The new local plan will provide an updated planning policy framework needed to guide development up to 2040.
- 1.9 Given the scope of the new local plan in terms of geographical extent (citywide), range of policy content, and timespan (up to 2040) it has the potential to affect many people who will live and work in the city, and who will visit the city, over the plan period. As such, the content of the document will be relevant to the Public Sector Equality Duty, as set out above, and for this reason an EqIA of the new Bristol Local Plan is required.

Who are the equalities communities?

- 1.10 The ‘protected characteristics’ or equalities communities referred to under the Equalities Act are as follows:

Age	Issues relating to a particular age group i.e. the young or the elderly
Disability	Issues relating to communities with physical or mental impairment
Gender Reassignment	Issues relating to men and women who have undergone, are undergoing or are about to undergo a process of reassigning their sex
Pregnancy and Maternity	Issues relating to women who are pregnant or within the period of maternity leave
Race	Issues relating to colour, nationality and ethnic or national origin NB: Gypsy (including English, Scottish and Roma Gypsy) and Irish Travellers are a distinct ethnic group
Religion or Belief	Issues relating to religion or lack of religion and or religious or philosophical belief or lack of belief
Sex	Issues relating to men and women
Sexual Orientation	Issues relating to the Heterosexual, Gay, Lesbian and Bisexual communities
Marriage or Civil Partnership	Issues relating to marriage or civil partnership

- 1.11 The above ‘protected characteristics’ will include everyone with many people belonging to more than one ‘protected characteristic’.

What is meant by impact?

1.12 Impact means the effect that a decision or policy might have on persons who share a relevant 'protected characteristic' or other relevant characteristics. Impacts are identified using the following categories:

Neutral impact. This means that a decision or policy would have no impact on persons with a relevant 'protected characteristic' or other relevant characteristics.

Negative Impact: This means that a decision or policy might disadvantage persons with a relevant 'protected characteristic' or other relevant characteristics.

Positive Impact: This means that a decision or policy would create benefits and/or improve opportunities for persons with a relevant 'protected characteristic' or other relevant characteristics, or, improve cohesion and relations between persons who share a 'protected characteristic' or other relevant characteristics and those who do not.

2. Bristol Local Plan - Why are we preparing it?

What is the local plan?

- 2.1 The Bristol Local Plan explores how Bristol will develop and is the framework for deciding planning applications in the city.
- 2.2 The current Bristol Local Plan is a set of three documents covering the period until 2026. The Bristol Local Plan and Neighbourhood Development Plans together form the statutory development plan, which is used, alongside the National Planning Policy Framework, to help direct decisions on planning applications in Bristol.

Why has the local plan been reviewed?

- 2.3 An updated planning policy framework is needed to guide development up to 2040.
- 2.4 When the consultation started in 2018, Bristol City Council, South Gloucestershire Council, Bath & North East Somerset Council and North Somerset Council had been working together to prepare the West of England Joint Spatial Plan. That plan was withdrawn and the strategic planning context for the Bristol Local Plan was due to be set out in the West of England Combined Authority Spatial Development Strategy. The Spatial Development Strategy is not now being progressed and so the strategic planning context for Bristol's local plan will be established through a process of cooperation with our neighbouring councils.

Is the whole local plan changing?

- 2.5 The new Bristol Local Plan will comprise a single document. When the review started it was expected that many existing policies (retained policies) would be carried forward from the current local plan where they remained up to date and relevant. With the passage of time and changing strategic context it became necessary to rewrite the whole of the local plan. Some of the policies in this version of the local plan are very similar to those in the existing local plan where they continue to be consistent with national planning policy and support the local plan's overall aims and objectives.

Local plan stages

- 2.6 The new Bristol Local Plan has a number of stages of preparation.
- 2.7 The current publication version will be made available for formal representations by the end of November 2023. After the period for representations is over the plan will be submitted for examination by a planning inspector who will report on whether the document meets with legal requirements and is sound in planning terms. Modifications may be made to the plan at that stage. The council will then formally adopt the plan making it part of the statutory development plan.

The new local plan - publication version

- 2.8 This stage of the local plan sets out the new policies and proposals that the council has agreed. The policy topics covered are:

- **Development Strategy**
- **Infrastructure, Developer Contributions and Social Value**
- **Urban living: Making the best use of the city's land**
- **Housing**
- **Economy and inclusive growth**
- **Centres, shopping, and the evening economy**
- **Biodiversity and Green Infrastructure**
- **Transport**
- **Community facilities**
- **Net zero and climate**
- **Design and conservation**
- **Health, wellbeing, and food sustainability**
- **Utilities and Minerals**
- **Development Allocations**

3. Assessment of the Bristol Local Plan

Method and scope of assessment

- 3.1 The council has developed its own methodological approach to undertaking EqIA's. This comprises a 5 step sequential process each with associated questions, set out in the [Equality Impact Assessment form](#). The process is structured to ensure that due regard is had to the Public Sector Equality Duty. The full process including all associated questions is set out below.
- 3.2 Some of the policies in the new local plan are very similar to those in the existing local plan in terms of their general aim and purpose. When assessing new policies consideration has been given to previous Equality Impact Assessments of similar existing policies.

The assessment process

Step 1: What do we want to do?

What are the aims and objectives/purpose of this proposal?

- 3.3 The broad function of the new local plan is set out in section 2 of this report. The aims and objectives of the new local plan relating to specific policy topics (listed at para. 2.8 above) are set out in Table 1 and the purpose of each local plan policy is set out in Table 2.

Who will the proposal have the potential to affect?

- 3.4 Given the scope of the new local plan in terms of geographical extent (citywide), range of policy content, and timespan (up to 2040) it has the potential to affect many people who will live and work in the city, and who will visit the city, over the plan period.

Will the proposal have an equality impact?

- 3.5 A wide range of social, environmental and economic effects are likely as a result of development decisions based on policies within the new local plan. For these reasons the new local plan will have a wide-ranging equality impact.
- 3.6 All the policies within the plan have been designed and drafted to help deliver an overarching aim/objective to achieve;

Inclusive and sustainable growth and development addressing the needs of everyone in all parts of the city.

Policies within the new local plan should therefore meet the three aims of the Public Sector Equality Duty (where these are relevant to the policy area). The approaches taken by individual policies are not expected to result in any negative impacts on 'protected characteristics' or other relevant characteristics.

Table 1: Aims and objectives by local plan policy topic

Aims and objectives	Local plan policy topic
Setting out an approach to inclusive and sustainable growth and development, addressing the needs of everyone in all parts of the city	The plan as a whole
Enabling of delivery of at least 1,925 new homes a year in Bristol up to 2040 including affordable housing and homes to meet a range of needs	Housing
Aiming to exceed our housing target where new infrastructure can unlock additional potential	Housing
Tackling the climate and ecological emergencies as we meet our needs for sustainable development	Development Strategy Net Zero and Climate Biodiversity and Green Infrastructure
Establish a planning approach which sees development of new and affordable homes as a core objective in development decisions, significantly increasing the number of new and affordable homes	Development Strategy Housing
Actively respond to the climate and ecological emergencies whilst securing sustainable development	Net Zero and Climate Biodiversity and Green Infrastructure
Enable the sustainable growth of our economy for everyone, with modern workplaces and digital infrastructure fit for the future	Development Strategy Infrastructure and Social Value Economy and Inclusive Growth
Promote urban living across the city with a focus on brownfield land – encouraging developments of homes with urban character, form and design in well-designed, connected, healthy and accessible neighbourhoods which achieve a liveable environment	Development Strategy Urban Living: Making the best use of the city's land Centres, shopping and the evening economy
Secure diverse and vibrant centres across the city which help to deliver the goal of a '15-minute city'	Centres, shopping and the evening economy
Take a plan-led approach to promoting areas with the potential to increase densities and make efficient use of under-used land; this includes transforming some areas of the city to create communities with new homes, workplaces and public open spaces	Development Strategy Urban Living: Making the best use of the city's land
Allocate new sites for housing and mixed-use development and highlight sites with potential for housing development and ensure that the best use is made of existing development allocations	Development Strategy Development Allocations
Encourage innovation in the design, construction, and location of diverse housing solutions; diversify the housing offer, promoting new building types and tenures such as build for rent, housing for older people and self-build and community-led housing	Housing Urban Living: Making the best use of the city's land Design and Conservation

Manage the development of student housing to safeguard existing communities whilst supporting thriving universities by meeting student accommodation needs	Development Strategy Housing
Protect our valued open spaces, promote food growing and increase the tree canopy to support a liveable, healthy city	Biodiversity and Green Infrastructure Health, wellbeing and food sustainability
Cherish the city's historic environment and harness the benefits of heritage sensitive regeneration	Development Strategy Design and Conservation
Make sure new buildings protect the environment, achieving carbon net zero development at the earliest opportunity and adapting to the likely impact of climate	Net Zero and Climate Biodiversity and Green Infrastructure
Tackle the challenges of air quality, health inequality and safeguarding environmental quality.	Health, Wellbeing and Food Sustainability

Table 2: Purpose of local plan policies

Local plan policies	Purpose of policy
<i>Development Strategy</i>	
Policy DS1: Bristol City Centre	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of uses including offices, residential, retail, leisure, tourism, entertainment and arts and cultural facilities. • Improved transport systems and connectivity. • Consolidation and expansion on the University of Bristol and Bristol Royal Infirmary sites. • Management of purpose-built student accommodation. • Regeneration with a focus on areas of growth. • New open space and new and enhanced public realm and green infrastructure . <p><u>Culture and diversity of uses</u></p> <ul style="list-style-type: none"> • Facilities and services contributing to the diversity and vitality of the city centre encouraged and retained. • Cultural provision expected to be diverse. <p><u>Bristol Temple Quarter</u></p> <ul style="list-style-type: none"> • New urban quarter focusing on an improved transport hub at Temple Meads. <p><u>St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Regenerated city quarter including workspace and new homes. <p><u>Floating Harbour</u></p> <ul style="list-style-type: none"> • Maintained as a location for maritime industries and water related recreation activities. • Role as a visitor destination and heritage asset maintained. • Waterfront areas revitalised.

Local plan policies	Purpose of policy
	<p><u>Western Harbour</u></p> <ul style="list-style-type: none"> • New city quarter. <p><u>Broadmead</u></p> <ul style="list-style-type: none"> • Inclusive, sustainable and re-connected city centre neighbourhood. • New homes, diverse retail provision, workspace, cultural facilities and evening economy uses. <p><u>Frome Gateway</u></p> <ul style="list-style-type: none"> • New mixed use neighbourhood. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Higher density, mixed use development encouraged. • Enhancing social inclusion and community cohesion. • Reduce the severance of parts of the city centre from neighbouring communities caused by major roads and other physical barriers. • High quality placemaking: <ul style="list-style-type: none"> - approach to tall buildings; - key views protected; - prioritise pedestrian access/cycling/public transport; - active ground floor uses; - measures to secure public access and routes for walking, cycling and public transport; - accord with local design guidance.
<p>Policy DS1A Bristol City Centre – Broadmead Castle Park and the Old City</p>	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Accord with City Centre Development and Delivery Plan. • More efficient use of land. • Greater mix of uses. • Broadmead and Cabot Circus to remain the city’s principal shopping location supported by new homes and workspace and diversified offer. • Provision of infrastructure, services and community facilities including 10% of ground floor space for use by community/cultural organisations/groups. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Liveable residential environments. • Enhancements to public realm. • New routes and better connections. • Incorporate and enhance the area’s built and cultural heritage. • Approach to tall buildings. <p><u>Castle Park</u></p> <ul style="list-style-type: none"> • Rejuvenated, enhanced and with better connections. • Open space role should not be harmed (through overshadowing/micro-climate impacts) and important views retained.

Local plan policies	Purpose of policy
	<p><u>Old City</u></p> <ul style="list-style-type: none"> • Preserve, enhance and reinstate the area’s historic character. • Reduce the impact of traffic and contribute to public realm improvements. • Support growth of independent retail.
<p>Policy DS2: Bristol Temple Quarter</p>	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Office and flexible workspace. • New homes. • Temple Meads regenerated. • Education facilities (University of Bristol). • Hotel and Conference facilities. • Complimentary retail and leisure facilities. • New walking and cycling routes. • Infrastructure, services and community facilities. • New and enhanced public realm and green infrastructure . <p><u>Temple Meads area</u></p> <ul style="list-style-type: none"> • Temple Meads Station transformed into a modern transport interchange with enhanced connections through the site including new/enhances entrances (north and east) and connections to University of Bristol enterprise Campus. <p><u>Silverthorne Island</u></p> <ul style="list-style-type: none"> • Mixed uses including workspace, homes, student accommodation and leisure and education. <p><u>Temple Island</u></p> <ul style="list-style-type: none"> • Mixed uses including new workspace, conference/hotel, homes, student accommodation. <p><u>York Road/Mead Street area</u></p> <ul style="list-style-type: none"> • New workspace, homes and supporting infrastructure. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Accord with the Temple Quarter Development Framework. • Development to have a form, scale and density consistent with a city centre location. • Approach to tall buildings. • Mix of housing types. • Preserve and enhance the Silverthorne Lane conservation area. • Enhance Totterdown Basin area. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.

Local plan policies	Purpose of policy
<p>Policy DS3: St Philip's Marsh</p>	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mixed uses including new homes and workspace. • Retention, refurbishment, intensification and/or redevelopment/reincorporation of workspace to support an increase in jobs. • Student accommodation. • Infrastructure, services and community facilities. • Maintained and safeguarded transport and utility infrastructure. • New/enhance walking and cycle routes. • New/enhanced public realm and green infrastructure. • Retention, enhancement and creation of open space. <p><u>North west St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Knowledge based employment led area. • Workspace/offices. • Enhanced connections. • Redevelopment and regeneration along the River Avon frontage. • Enhance Feeder Road canal-side environment. <p><u>South St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Residential led mixed use neighbourhood. • Enhance river front setting (leisure or sporting uses). • Redevelopment and regeneration along River Avon frontage (new greenway and flood protection). <p><u>North east St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Mixed residential and workspace uses, including small-scale manufacturing and maker-spaces. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Accord with the Temple Quarter Development Framework. • Development to have a form, scale and density consistent with its central urban location. • Enhance social inclusion and community cohesion and access to employment. • Mix of housing including affordable housing. • Improvements to connectivity. • Provision of green infrastructure and open space – Sparke Evans park enhanced. • Retain and enhance pedestrian/cycle links to areas south of River Avon. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.

Local plan policies	Purpose of policy
Policy DS4: Western Harbour	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • New city quarter – new homes, workspace, leisure and services. • Re-configured road system. • Mix of homes. • Mix of workspace. • Retail and leisure development. • Infrastructure, services and community facilities. • Retention/provision of open space and green infrastructure and public realm improvements. • New walking and cycling routes and connections to surrounding areas. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Accord with a masterplan. • Respond to heritage assets, keys views and landmarks. • Co-ordinate development with other sites in the locality. • Provision of flood defences. • Network of accessible pedestrian walkways along the Cumberland Basin, Floating Harbour and River Avon New Cut. • Strengthened pedestrian and cycling links. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.
Policy DS5: Frome Gateway	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mixed use neighbourhood. • Mix of homes, work space, student accommodation and retail leisure development. • Infrastructure, services and community facilities. • New and improved walking and cycling routes and connections. • Green infrastructure and public realm enhancements. • New open space. <p><u>Place-making principles</u></p> <ul style="list-style-type: none"> • Accord with regeneration framework. • Efficient use of land. • Development to be of a scale and design appropriate to the location. • Co-ordinate development with other surrounding sites.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> • Strengthened pedestrian and cycle links. • Newfoundland Way enhanced as a mixed-use city street. • New crossings over Newfoundland way. • Enhanced connections. • Enhancement of River Frome. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.
<p>Policy DS6: Lawrence Hill</p>	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of homes, workspace and community uses. • Retail and leisure development. • Infrastructure, services and community facilities. • New walking and cycling routes and connections. • Public transport improvements. • Green infrastructure and public realm enhancements. • New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Accord with regeneration framework. • Efficient use of land. • Development to be of a city centre density – approach to tall buildings. • Co-ordinate development with other surrounding sites. • New and improved pedestrian and cycle links. • Active ground floor uses. • Potential to reconfigure Lawrence Hill Roundabout. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> • Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.

Local plan policies	Purpose of policy
Policy DS7: Central Fishponds	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of homes, workspace and community uses. • Retail and leisure development. • Infrastructure, services and community facilities. • New walking and cycling routes and connections. • Public transport improvements. • Green infrastructure and public realm enhancements. • New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Accord with a regeneration framework. • Efficient use of land. • Development of a scale and design appropriate to location. • Co-ordinate development with other surrounding sites. • Improved pedestrian and cycle routes. • Active ground floor uses. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> • Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.
Policy DS8: Central Bedminster	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of residential, workspace and community uses. • Provision/retention of cultural and evening economy uses. • Student bed spaces. • Retail and leisure development consistent with policy SSE4. • Infrastructure, services and community facilities. • Public transport improvements and new walking and cycling routes. • Green infrastructure and public realm improvements. • New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Development to accord with regeneration frameworks. • Efficient use of land. • Development of a scale and design appropriate to location. • Co-ordinate development with other surrounding sites.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> Improved pedestrian and cycle routes. <p><u>Transport</u></p> <ul style="list-style-type: none"> Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> Appropriate mix of housing types. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> Flood risk sequential test within the area. Flood risk assessment for sites.
Policy DS9: Brislington	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> Mix of residential, workspace and community uses. Retail and leisure development consistent with policy SSE4. New walking and cycling routes. Green infrastructure and public realm improvements. New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> Development to accord with a regeneration framework. Efficient use of land. Co-ordinate development with other sites. Improved pedestrian and cycle routes. <p><u>Transport</u></p> <ul style="list-style-type: none"> Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> Appropriate mix of housing types.
Policy DS10: The Green Belt	<ul style="list-style-type: none"> Protection of land within the Green Belt and Green Belt boundaries (excepting land identified under policies DS11 and DS12).
Policy DS11: Development allocations – southwest Bristol	<ul style="list-style-type: none"> Sites proposed to be removed from the Green Belt and allocated for new homes: <ul style="list-style-type: none"> Land at Ashton Gate; Land adjacent to Elsbert Drive, Bishopsworth.
Policy DS12: New neighbourhood – Bath Road, Brislington	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> New neighbourhood of residential led mixed use development in accordance with detailed development framework or masterplan.

Local plan policies	Purpose of policy
	<p><u>Key development principles</u></p> <ul style="list-style-type: none"> • Supported by local/strategic transport infrastructure. • Allow for mass transit and improved walking/cycling corridor. • Retention/incorporation of trees, hedgerows and other green infrastructure. • Provision of primary school places off-site. • Retention of allotments. • 35% affordable housing and 5% self-build/community-led housing.
<p>Policy DS13: Lockleaze Policy</p>	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • New homes. • High quality workspace. • Improved pedestrian and cycle routes, including over the railway. • Green infrastructure and public realm enhancements. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Efficient use of land. • Co-ordinate development with other sites. • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> • Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.
<p>DS14: Central Southmead</p>	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • New homes including affordable. • Redevelopment of Glencoyne Square for new homes. • Community facilities. • Improved pedestrian and cycle routes. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Efficient use of land. • Delivery of new homes through more urban form of development appropriate to context. • Co-ordinate development with other sites. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.

Local plan policies	Purpose of policy
<i>Infrastructure, Developer Contributions and Social Value</i>	
Policy IDC1: Development contributions and CIL	<ul style="list-style-type: none"> • To ensure future development in Bristol is supported by new and improved infrastructure such as schools, parks, transport facilities and health facilities. • Contributions to be secured through Community Infrastructure Levy or via planning obligations.
Policy SV1: Social value and inclusion	<ul style="list-style-type: none"> • To ensure development supports social inclusion and deliver social value throughout its lifecycle. • Development to demonstrate how it maximises its positive contribution as relevant to: <ul style="list-style-type: none"> - Reducing inequalities in Bristol; - The ability of all residents and vulnerable groups to fully participate in society; - Inclusive places and spaces; - Economic inclusion; - Health and wellbeing; and - Resilience.
<i>Urban Living: Making the best use of the city's land</i>	
Policy UL1: Effective and efficient use of land	<ul style="list-style-type: none"> • Sets out how land will be used efficiently including optimising density and identifying locations for more intensive forms of development.
Policy UL2: Residential densities	<ul style="list-style-type: none"> • Sets minimum densities for residential development across the city and based on location.
<i>Housing</i>	
Policy H1: Delivery of new homes – Bristol's housing requirement	<ul style="list-style-type: none"> • Sets out the annual average minimum target for new homes (1,925) to be delivered across the plan period (2023 - 2040).
Policy AH1: Affordable housing provision	<ul style="list-style-type: none"> • Requires affordable housing from all major residential developments of 10 dwellings or more • Sets a minimum requirement of 35% affordable housing across the city to be delivered through: <ul style="list-style-type: none"> - Maximising public subsidy; - Meeting any shortfall through other mechanisms. • Sets out the required tenure split for affordable housing as 75% social rent and 25% affordable home ownership. • Ensures all affordable housing meets with local and national provisions.
Policy H2: Preventing the loss of residential accommodation	<ul style="list-style-type: none"> • Prevents the loss of existing homes.
Policy H4: Housing type and mix	<ul style="list-style-type: none"> • Ensures new residential development provides for a range of housing types and sizes to support the creation of mixed, balanced and inclusive communities.
Policy H5: Self-build and community-led housing	<ul style="list-style-type: none"> • Ensures land is delivered for self-build and custom housebuilding to help meet identified demand across the city. • Ensures land is delivered for community-led housing to help meet local need for affordable homes. • Land to be provided through:

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> - site allocations; - a proportion of homes on specified sites and in growth and regeneration areas; - exceptions sites for community-led housing.
Policy H6: Houses in multiple occupation and other shared housing	<ul style="list-style-type: none"> • Provides an approach to addressing impacts arising from development of HMOs and other shared housing by ensuring: <ul style="list-style-type: none"> - The residential amenity and character of an area are not harmed; - An imbalance of shared housing does not arise.
Policy H7: Managing the development of purpose-built student accommodation	<ul style="list-style-type: none"> • Provides an approach to delivering and managing purpose built student accommodation by ensuring development: <ul style="list-style-type: none"> - comes forward in appropriate locations (defined areas); - provides for a mix of uses; - maintains a balance with the needs of the wider community including the city's wider housing requirements; - delivers high quality and well-managed accommodation; - delivers affordable student housing.
Policy H8: Older people's and other specialised needs housing	<ul style="list-style-type: none"> • Ensuring appropriate homes are delivered to meet the needs of older people and other people with specialised accommodation needs. This will include: <ul style="list-style-type: none"> - Providing affordable housing for older people; - Ensuring all homes are in appropriate locations; - Ensuring all homes meet appropriate accessibility standard including wheelchair accessible (M4[3] for 10% to 50% of homes); accessible and adaptable (M4[2] 100% of homes) and specialised accessibility provision where needed.
Policy BTR1: Build to Rent housing	<ul style="list-style-type: none"> • Sets out general provisions to ensure Build to Rent housing provides secure rentals and is well-managed. • Sets a requirement for 20% affordable housing to be provided where feasible as 75% social rent and 25% affordable home ownership.
Policy H9: Accessible homes	<ul style="list-style-type: none"> • Ensures all homes meet appropriate accessibility standards, to include: <ul style="list-style-type: none"> - 10% of homes designed to be wheelchair accessible (M4[3]); - All homes to be accessible and adaptable (M4[2]).
Policy H10: Planning for traveller sites	<ul style="list-style-type: none"> • Sets out a criteria based approach to the location of proposals for residential sites for travellers and travelling showpeople.
<i>Economy and inclusive growth</i>	
Policy E1: Inclusive economic development	<ul style="list-style-type: none"> • Requires Employment and Skills Plans for major developments- to contribute to enabling access to employment, removal of barriers to employment for local residents, facilitating skills development and supporting employment initiatives.
Policy E2: Economic development land strategy	<ul style="list-style-type: none"> • Sets out the provision for the delivery of new workspace, including the development and renewal of workspace.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> • Outlines key workspace locations across the city for land and premises for offices, flexible workspace, industry and distribution (Use Classes E(g) (i)-(iii) [office, research and development' light industry], B2 [general industrial] and B8 [storage and distribution]) and similar uses.
Policy E3: Location of office development	<ul style="list-style-type: none"> • Identifies core locations for future office development and the approach to the provision of smaller scale office development and flexible workspace as part of mixed use developments- primary for use class E(g)(i).
Policy E4: Avonmouth Industrial Area and Bristol Port	<ul style="list-style-type: none"> • Provides an approach to development in the Avonmouth Industrial Area and at Bristol Port, which are designated and reserved for the retention, development and redevelopment of land for industrial, distribution, energy and port related uses. • Encourages a range of scales and types of industrial and distribution premises. • Addresses issues of Flood Risk Mitigation across the entire area, and Habitat Mitigation at Hallen Marsh.
Policy E5: Industry and Distribution Areas	<ul style="list-style-type: none"> • Outlines the locations of Industry and Distribution Areas and the approach to development proposals in these areas- which expects development to make efficient use of the land including the appropriate intensification of development on the site.
Policy E6A: New workspace within mixed use development	<ul style="list-style-type: none"> • Outlines the approach to the redevelopment of vacant or underused sites and premises currently or recently used for business, industry or distribution which should include the provision for new workspace as part of mixed use developments. • The policy does not apply to sites which are covered by Policies E4 and E5, or to Development Strategy Policies which contain specific provisions for the development of workspaces.
Policy E6: Affordable workspace	<ul style="list-style-type: none"> • This policy aims to secure affordable workspace within new developments, where it is needed. • Provision of 10% affordable workspace will be sought as part of employment generating developments, subject to consideration of development viability. • Bristol City Council will use conditions and/or planning obligations to limit uses consented within Use Classes E and B, in order to achieve the objectives of this policy.
Policy E8: Digital connectivity and inclusion	<ul style="list-style-type: none"> • Sets out the expectations that development proposals shall provide superfast broadband, as a minimum, and full fibre connections where available. • The policy requires Connectivity Statements to be submitted with planning applications, which demonstrate how the development will achieve the policy requirements.
<i>Centres, shopping, and the evening economy</i>	
Policy SSE1: Supporting Bristol's Centres - network and hierarchy	<ul style="list-style-type: none"> • The policy sets out how an identified tiered system of centres will be the preferred location for developments such as retail, office and leisure among other. • Shows which centres have been designated and at what level. • Sets out where and how new centres should be created.
Policy SSE2: Development in Bristol's centres	<ul style="list-style-type: none"> • Sets out what development is encouraged in each centre and also what residential development is permitted and the criteria for its allowance:

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> - No realistic prospect of securing an active use in the unit. - Would not compromise existing centre.
Policy SSE3: Supporting Bristol’s evening, night-time and culture economy	<ul style="list-style-type: none"> • Sets out how night time and culture venues can be developed in the centres.
Policy SSE4: Town centre first approach to development	<ul style="list-style-type: none"> • Sets out that development (use class E(a)) should be focused on the centres unless it meets the criteria set out in policy, this being: <ul style="list-style-type: none"> - No suitable centre locations. - Proposal is of a small scale.
Policy SSE5: Temporary uses in centres	<ul style="list-style-type: none"> • Sets out how and where temporary uses are appropriate in centres, with weight given to local character, amenity and traffic.
Policy SSE6: Retaining and enhancing markets	<ul style="list-style-type: none"> • Sets out how the city will protect existing markets and how new markets will be created, with weight given to storage space, trader’s parking and amenity.
Policy SSE7: Provision of public toilets	<ul style="list-style-type: none"> • Sets out the criteria for how major developments must provide public toilets for development which is open to the public, this being that they must be free and publicly accessible and they must also provide changing places.
Policy SSE8: Public houses	<ul style="list-style-type: none"> • The policy sets out a criteria around where the development of Public Houses may be permitted and set out details about what is meant by viability.
Biodiversity and Green Infrastructure	
Policy BG1: Green Infrastructure and biodiversity in new development	<ul style="list-style-type: none"> • The policy sets out how new development should provide green infrastructure and sets an expectation that major developments should deliver an appropriate quantity and quality of green infrastructure.
Policy BG2: Nature Conservation and Recovery	<ul style="list-style-type: none"> • The policy sets out the ways in which development must be approached in areas that have an impact upon habitats, species or features which contribute to nature conservation and recovery in Bristol. • The policy sets out how mitigation is expected for development which is in accordance with the Local Plan but loss of nature conservation is unavoidable.
Policy BG3: Achieving Biodiversity Gains	<ul style="list-style-type: none"> • The policy sets out how the council will deliver the Environment Act 2021 which makes a 10% biodiversity net gain mandatory. • The policy sets out how some development will need to submit a biodiversity plan. • The policy also sets out how biodiversity net gain compensation can be achieved.
Policy BG4: Trees	<ul style="list-style-type: none"> • The policy looks at how development should interact with trees and what is expected of them should trees be lost as a result of development. • The policy also sets out which trees are to be protected.
Policy BG5: Biodiversity and access to Bristol’s waterways	<ul style="list-style-type: none"> • The policy sets what proposals which are adjacent to, or contain, waterways will be expected to do. • Development on or adjacent to the existing quayside walkways will be expected to enhance access.

Local plan policies	Purpose of policy
Policy BG6: Development of Private Gardens	<ul style="list-style-type: none"> The policy details where development of private gardens is allowed and what the aim of development should be.
Policy BG7: The St. Paul's Green Link	<ul style="list-style-type: none"> The policy sets out how developments along the green link will be expected to contribute towards the link through green infrastructure, walking and cycling infrastructure and other design measures.
Policy GI A: Open Space for Recreation	<ul style="list-style-type: none"> The policy sets out the criteria for Open Space created as a result of development, this being that it must be: <ul style="list-style-type: none"> An appropriate size and quality. Publicly accessible. Appropriately designed. Connect to existing green infrastructure.
Policy GI1: Local Green Space	<ul style="list-style-type: none"> The policy sets out the criteria for Local Green Space designation which includes: <ul style="list-style-type: none"> recreational value; historic significance; richness of wildlife; beauty; tranquillity. The policy also says only ancillary development is allowed in these places.
Policy GI2: Reserved Open Green Space	<ul style="list-style-type: none"> The policy sets out what a Reserved Open Green Space is and when development on one of these spaces is allowed.
Policy GI3: Incidental Open Spaces	<ul style="list-style-type: none"> The policy sets out what an Incidental Open Space is and when development on one of these spaces is allowed.
Policy GI4: Stapleton Allotments and Holdings – Food Growing Local Green Space	<ul style="list-style-type: none"> The policy sets out the policy protection enabled to Stapleton allotments and Holdings to ensure they have appropriate policy protection.
Transport	
Policy T1: Development and transport policies	<ul style="list-style-type: none"> This policy aims to minimise the need to travel, especially by private vehicle, and maximise opportunities for walking, cycling and the use of public transport.
Policy T2: Transport infrastructure improvements	<ul style="list-style-type: none"> Sets out Bristol City Council's support for the planned transport infrastructure improvements, at both the strategic and local levels.
Policy T2A: Protected transport and movement routes	<ul style="list-style-type: none"> This policy identifies land which is protected for the implementation of potential transport infrastructure and movement routes- outlining that developments within safeguarded areas will not be permitted where it would prejudice future implementation.
Policy T3A: Transport development management	<ul style="list-style-type: none"> Sets out the transport and traffic considerations which development proposals should address and outlines that developments which are likely to have a significant traffic impact should be supported by a Transport Assessment/ Statement and/or a Travel Plan. Development considerations include: <ul style="list-style-type: none"> Safe and adequate access

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> ○ Suitable accessibility for all sections of the community (with particular attention to the needs of vulnerable citizens) ○ Highways design (using principles of the Manual for Streets and the Council’s Transport Development Management Guidance) ○ Access and improvements to public transport, walking and cycling.
Policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles	<ul style="list-style-type: none"> ● Sets out the approach to determine the appropriate level, design and management of parking provisions in new developments, including Electric Vehicle and Ultra Low Emission Vehicle charging infrastructure and appropriate servicing and loading facilities. ● This policy outlines how proposals should make effective and efficient use of the land and be integral to the design of the development.
Policy T5: Public rights of way Policy	<ul style="list-style-type: none"> ● This policy seeks the protection and enhancement of Public Rights of Way in development proposals, including public footpaths, bridleways and byways.
Policy T6: Active travel routes	<ul style="list-style-type: none"> ● Sets out how development proposals should facilitate and, where possible, improve access to the network of Active Travel routes. ● Development considerations include: <ul style="list-style-type: none"> ○ Protection of the function and amenity and make improvements to existing Active Travel routes (by implementing the latest design standards) ○ Incorporate and provide proposed routes contained within the development site ○ Provide connections with existing or proposed routes where possible.
Community facilities	
Policy CF1: Community facilities	<ul style="list-style-type: none"> ● Sets out how development should contribute to the provision of good quality, accessible community infrastructure including in major developments the provision of 10% of ground floor space fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.
Policy CF2: Retention of community facilities	<ul style="list-style-type: none"> ● Sets out the approach to ensuring that community facilities and services are retained.
Net zero and climate	
Policy NZC1: Climate change, sustainable design and construction	<ul style="list-style-type: none"> ● This policy aims to ensure that new development mitigates its contribution towards the drivers of climate change including embodied and operational carbon emissions. ● Development should do this through measures which include: <ul style="list-style-type: none"> - High energy standards. - Efficient use of natural resources. - Development is adaptable. - Design is flexible. - Encourage active travel. ● The policy also states that a BREAM assessment will be needed for all major non residential developments. ● The policy also states that developments of an appropriate scale will need to deliver a sustainability statement and a Sustainable Design Standards.

Local plan policies	Purpose of policy
Policy NZC2: Net zero carbon development – operational carbon	<ul style="list-style-type: none"> • This policy requires development to achieve net zero carbon through maximising energy efficiency, utilising sustainable heating and cooling systems and incorporating onsite renewable energy generation. • The policy states that new development should: <ul style="list-style-type: none"> - Report predicted energy use. - Be efficient. - Use on site renewable energy. - Use energy offsetting. • The policy also sets out specific energy standards developments must adhere to and other requirements such as: <ul style="list-style-type: none"> - Energy demand has been reduced to the lowest practical level. - PassivHaus buildings. - System flexibility. - Heating and Cooling Systems. - Specific policy requirements around cooling systems. - Delivering modelled performance.
Policy NZC3: Embodied carbon, materials and circular economy	<ul style="list-style-type: none"> • This policy sets out how development should minimise embodied carbon, utilise sustainable materials and incorporate circular economy principles. • The policy sets out how developments should minimise embodied carbon. • Sets embodied carbon minimum targets. • The policy also sets requirements over: <ul style="list-style-type: none"> - Refrigerants - Materials - Carbon offset fund - Circular economy and construction and demolition waste
Policy NZC4: Adaptation to a changing climate	<ul style="list-style-type: none"> • This policy sets out the council’s approach to ensuring development in the city is designed to cope with the effects of climate change, both now and in the future. • The policy states what information should be in an Adaptation Strategy. • The policy also details which groups are most vulnerable to climate change and how they should be considered. • The policy also makes reference to multifunctional green/blue infrastructure.
Policy NZC5: Renewable energy development	<ul style="list-style-type: none"> • The policy sets out how the city will seek to see the development of additional renewable and low-carbon energy capacity and energy storage. • The policy is supportive of new proposals and sets out how any proposal will be encouraged and measured against public health and safety, biodiversity, landscape, the historic environment and residential amenity.
Policy FR1: Flood risk and water management	<ul style="list-style-type: none"> • This policy sets out the council’s approach to minimising the risk and impact of flooding in the context of new development.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> • Development in areas of flood risk will be expected to: <ul style="list-style-type: none"> - Be resilient to flooding through good design. - Incorporate mitigation measures.
Policy FR2: Bristol Avon Flood Strategy	<ul style="list-style-type: none"> • This policy ensures that flood risk from the Avon will be treated on a strategic basis. It enables development to take place in areas which will benefit from greatly reduced flood risk upon delivery of the planned strategy of flood defences. • The policy sets out what development in an area that benefits from a reduction in flood risk by the future delivery of the Bristol Avon Flood Strategy will be expected to do.
<i>Design and conservation</i>	
Policy DPM1: Delivering well-designed, inclusive places	<ul style="list-style-type: none"> • The policy sets out a criteria for how Bristol will seek to create well designed places, which includes: <ul style="list-style-type: none"> - Internal space standards - Private outdoor space • The policy aims to allow development to be fairer and open up development to more people and the community. • The policy also identifies characteristics which are associated with well designed places. • The policy also lays out the role public art and cultural activity can play in achieving good development.
Policy DC1: Liveability in residential development including space standards and private outdoor space	<ul style="list-style-type: none"> • This policy sets out essential criteria for how successful liveable places are created through optimising densities. • The policy also sets out internal space standards and private outdoor space standards.
Policy DC2: Tall buildings	<ul style="list-style-type: none"> • The policy sets out how tall buildings in the city should be built and the ways in which tall buildings should not have a harmful impact, such as impacting negatively on existing residents and visually impacting the area.
Policy DC3: Alterations to existing buildings	<ul style="list-style-type: none"> • This policy reflects the wider design principles and ambitions of the local plan and the council's design guides and codes when considering extensions and alterations to existing buildings of all types.
Policy DC4: Recycling and refuse provision in new development	<ul style="list-style-type: none"> • Sets out standards for recycling and refuse provision in new development. • Seeks to ensure that all new development is accompanied by well-designed and accessible recycling and refuse provision of sufficient quantity and quality, in order that the visual appearance, amenity and safety of an area is maintained.
Policy CHE1: Conservation and the historic environment	<ul style="list-style-type: none"> • The policy sets out how Bristol's heritage assets will be conserved and enhanced, ensuring that they continue to make a positive contribution to the character of all parts of the city. • The policy also gives a criteria which developers will need to complete when development severely impacts heritage assets.
Policy AD1: Advertisements	<ul style="list-style-type: none"> • This policy will judge advertisement proposals against a criteria developed around health and safety.

Local plan policies	Purpose of policy
Health, wellbeing, and food sustainability	
Policy HW1: Pollution control and water quality	<ul style="list-style-type: none"> • The policy sets out how desirable development will have to set out a scheme of mitigation which will include: <ul style="list-style-type: none"> - Location and design. - Measures to control emissions and control run off. - Hours of operation. - Measures to reduce existing pollution. • The policy also sets out how new development around existing types of pollution should be managed. • The policy also sets out how development near water bodies should contribute towards maintaining these bodies.
Policy HW2: Air quality	<ul style="list-style-type: none"> • The policy sets out a strategy for how the cities air quality will be improved. • The policy puts down expectations for what development will be expected to deliver should it have an adverse effect on car use in the city. • Development which has a significant adverse impact on the city will only be permitted if it is needed for economic or wider social need and will need to be placed appropriately.
Policy HW1A: Noise	<ul style="list-style-type: none"> • The policy looks at noise pollution and uses a site by site approach. • The policy sets out how development which has an adverse impact because of noise will be expected to provide mitigation. • The policy also sets out how mitigation will be required for noise generating development. • The policy also sets out how noise mitigation schemes will be handled, this includes: <ul style="list-style-type: none"> - The location, design and layout of the proposed development. - Existing levels of background noise. - Hours of operation and servicing. • The policy also sets out what is required for: <ul style="list-style-type: none"> - Noise from plant equipment. - Day time and night time hours.
Policy HW1B: Contaminated land	<ul style="list-style-type: none"> • The policy sets what development should demonstrate in relation to contaminated land, development should: <ul style="list-style-type: none"> - Contamination will be addressed and mitigation will happen. - Development will not cause the land to become contaminated. - Remediation measures must be appropriate. • The policy also sets out what information will be needed about the site.
Policy HW2B: Health and development	<ul style="list-style-type: none"> • This policy sets out how development should improve the health of the city's residents and demonstrates where a health impact assessment will be needed.
Policy HW3: Takeaways	<ul style="list-style-type: none"> • The policy puts in place a criteria to manage proposals for new takeaways, this criteria is that development will not be allowed if: <ul style="list-style-type: none"> - It impacts on young people.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> - Concentration of takeaways. - Amenity impacts. • Other considerations such as smells, highways safety, refuse storage, among others will be taken into account.
Policy FS1: The provision of allotments	<ul style="list-style-type: none"> • This policy sets out the requirement for new large developments to provide allotment space for residents and the wider protection and retention of these sites as valuable community and green infrastructure assets.
Policy FS2: Provision of food growing space in new developments	<ul style="list-style-type: none"> • This policy sets out how all new residential developments intended for permanent or long-term occupation are expected to provide suitable space for on-site food growing by residents. • These food growing spaces will be expected to be of an appropriate size and quality and be well designed. • The policy also sets out examples of how these requirements can be achieved.
Policy FS3: The protection of existing food growing enterprises and allotments	<ul style="list-style-type: none"> • This policy protects sites of existing food growing enterprises, both commercial and community oriented from development which may have an impact on it such that it becomes no longer viable. It aims to preserve these vital assets and safeguard them for the future.
Utilities and Minerals	
Policy UM1: Telecommunications	<ul style="list-style-type: none"> • The policy sets out what proposals for new or upgraded telecommunications equipment and installations will be permitted.
Policy UM2: Unstable Land	<ul style="list-style-type: none"> • This policy sets out the approach to sites where there is reason to suspect unstable land and where the risk of instability has the potential to materially affect development. It shows under what conditions development will be permitted.
Policy UM3: Minerals Safeguarding Areas	<ul style="list-style-type: none"> • This policy sets out that planning permission will not be granted for development that would lead to the unnecessary sterilisation of surface coal resources, unless it meets the criteria which includes: <ul style="list-style-type: none"> - The resource is demonstrated to not be of economic value. - The resource can be extracted. - It is a household application.
Policy UM 4: Sewage Treatment Works	<ul style="list-style-type: none"> • This policy safeguards an area on which sewage treatment expansion could potentially take place.
Development Allocations	
Policy DA1: Proposed development allocations	<ul style="list-style-type: none"> • This policy lists the new development allocations proposed under the Local Plan Review as well as those allocations from the Site Allocations & Development Management Policies (July 2014) and the Bristol Central Area Plan (March 2015) which are to be retained.

Step 2: What information do we have?

What data or evidence is there which tells us who is, or could be affected?

- 3.7 Given the scope of the local plan all 'protected characteristics' are likely to be affected in some way by the policies within it. However, as the majority of policies are focused on the use and development of land within the city the effects of those policies will be more focused on particular 'protected characteristics' and other relevant characteristics. These include deprivation, disability, age, and race.
- 3.8 A significant level of evidence has been gathered over the years relating to 'protected characteristics' and other relevant characteristics that has helped shape the existing local plan. The evidence has been used to understand the key needs of 'protected characteristics' and other relevant characteristics to help design appropriate policy strategies that seek to eliminate discrimination, to advance equality of opportunity, and to foster good relations between people. Examples of key evidence gathered include:
- Citywide profile of 'protected characteristics': age/gender/ethnicity/disability/sexual orientation/religion.
 - Deprivation distribution: citywide distribution of deprivation.
 - Housing distribution: housing tenure/type/size.
 - Employment: job location/type and worklessness spatial distribution, full and part-time working by gender, worklessness by age/gender/ethnicity, access to/satisfaction with jobs by age/gender/ethnicity/disability/faith, benefit claimants spatial distribution and profile, salaries by gender, job type by ethnicity.
 - Accessibility: spatial mapping of access to services/employment, car ownership by age/gender/ethnicity/disability, journey to work mode by age.
 - Access to open space: access by age/gender/ethnicity/disability.
- 3.9 Many of the policy strategies in the new local plan are broadly based on strategies in the existing local plan. This is because local plan content is generally shaped by broad national planning policy themes and requirements that remain largely consistent over time. Earlier learning on how policy strategies can be shaped to meet the needs of 'protected characteristics' and other relevant characteristics, set out in previous EqlAs of existing local plan documents¹, has therefore been used to help shape the policy strategies of the new local plan.
- 3.10 In addition, key documents within the draft evidence base of the new local plan and other sources of evidence have helped to further understand the needs of 'protected characteristics' and other relevant characteristics in relation to specific policy topics. These include the Development Strategy; Housing; Economy and inclusive growth; Biodiversity and green infrastructure; Transport; Health, wellbeing and food sustainability; and Utilities and minerals. Further detail is set out in Table 3.

¹ Core Strategy Local Plan (June 2011); Site Allocations and Development Management Policies Local Plan (July 2014); Bristol Central Area Plan Local Plan (March 2015).

Do you currently monitor relevant activity by the following protected characteristics?

3.11 Data has been collected and analysed relating to many of the 'protected characteristics' to determine the specific needs of that group. The data collected is mostly focused on 'protected characteristics' most likely to be affected by policies in the local plan.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Age | <input checked="" type="checkbox"/> Disability | <input checked="" type="checkbox"/> Gender Reassignment |
| <input type="checkbox"/> Marriage and Civil Partnership | <input type="checkbox"/> Pregnancy/Maternity | <input checked="" type="checkbox"/> Race |
| <input checked="" type="checkbox"/> Religion or Belief | <input checked="" type="checkbox"/> Sex | <input checked="" type="checkbox"/> Sexual Orientation |

Table 3: Summary of equalities evidence

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response																																
<i>Data & Evidence-base documents</i>																																			
All topics	<p>ONS Census 2021 BCC Quality of Life Survey Equalities Statistics: What is available and where to get it? (bristol.gov.uk) Microsoft Power BI</p>	<p>Relevant 'protected characteristics': All (except pregnancy and maternity)</p> <p>Provides an overview of the city's diversity through statistics relating to specific 'protected characteristics'. Headline statistics for groups include:</p> <ul style="list-style-type: none"> Age <table border="1"> <tr><td>0-15</td><td>17.5%</td></tr> <tr><td>16-24</td><td>15.1%</td></tr> <tr><td>25-40</td><td>39.1%</td></tr> <tr><td>50-64</td><td>15.3%</td></tr> <tr><td>65+</td><td>12.9%</td></tr> </table> Disability <table border="1"> <tr><td colspan="2"><i>Disabled (self-identified)</i></td></tr> <tr><td>Adults (16 years and over)</td><td>10.7%</td></tr> <tr><td>Working age population (16-64 years)</td><td>8.4%</td></tr> </table> Gender reassignment <table border="1"> <tr><td>Gender identity the same as sex registered at birth</td><td>92.4%</td></tr> <tr><td>Trans</td><td>0.83%</td></tr> <tr><td>Not answered</td><td>6.7%</td></tr> </table> Race <table border="1"> <tr><td>Asian or Asian British</td><td>6.6%</td></tr> <tr><td>Black, Black British, Caribbean or African</td><td>5.9%</td></tr> <tr><td>Mixed or Multiple ethnic groups</td><td>4.5%</td></tr> <tr><td>White</td><td>81.1%</td></tr> <tr><td>Other ethnic group</td><td>1.9%</td></tr> </table> <p>More than 287 ethnic groups. More than 185 countries of birth More than 90 languages spoken</p>	0-15	17.5%	16-24	15.1%	25-40	39.1%	50-64	15.3%	65+	12.9%	<i>Disabled (self-identified)</i>		Adults (16 years and over)	10.7%	Working age population (16-64 years)	8.4%	Gender identity the same as sex registered at birth	92.4%	Trans	0.83%	Not answered	6.7%	Asian or Asian British	6.6%	Black, Black British, Caribbean or African	5.9%	Mixed or Multiple ethnic groups	4.5%	White	81.1%	Other ethnic group	1.9%	<p>The new local plan's policy strategies as a whole are underpinned by an overarching aim to deliver <u>inclusive</u> and sustainable growth and development, <u>addressing the needs of everyone</u> in all parts of the city.</p> <p>Whilst local plan policy strategies seek to meet everyone's needs there is a particular focus on certain 'protected characteristics' and other relevant characteristics including deprivation, age, disability and race.</p>
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		<ul style="list-style-type: none"> Religion or belief <table border="1" data-bbox="734 300 1021 579"> <tr><td>No religion</td><td>51.4%</td></tr> <tr><td>Christian</td><td>32.2%</td></tr> <tr><td>Buddhist</td><td>0.6%</td></tr> <tr><td>Hindu</td><td>0.8%</td></tr> <tr><td>Jewish</td><td>0.3%</td></tr> <tr><td>Muslim</td><td>6.7%</td></tr> <tr><td>Sikh</td><td>0.5%</td></tr> <tr><td>Other religion</td><td>0.8%</td></tr> <tr><td>Not answered</td><td>6.9%</td></tr> </table> <p>More than 45 religions</p> <ul style="list-style-type: none"> Sex <p>Males: 49.7% Females: 50.3%</p> <ul style="list-style-type: none"> Sexual orientation <table border="1" data-bbox="734 783 1122 874"> <tr><td>Straight or Heterosexual</td><td>85.5%</td></tr> <tr><td>LGB+</td><td>6.07%</td></tr> <tr><td>Not answered</td><td>8.5%</td></tr> </table> <ul style="list-style-type: none"> Marriage or civil partnership <table border="1" data-bbox="734 938 1417 1094"> <tr><td>Never married and never registered a civil partnership</td><td>52.8%</td></tr> <tr><td>Married or in a registered civil partnership</td><td>33.8%</td></tr> <tr><td>Separated, but still legally married/in a civil partnership</td><td>1.8%</td></tr> <tr><td>Divorced or civil partnership dissolved</td><td>7.4%</td></tr> <tr><td>Widowed or surviving civil partnership partner</td><td>4.2%</td></tr> </table>	No religion	51.4%	Christian	32.2%	Buddhist	0.6%	Hindu	0.8%	Jewish	0.3%	Muslim	6.7%	Sikh	0.5%	Other religion	0.8%	Not answered	6.9%	Straight or Heterosexual	85.5%	LGB+	6.07%	Not answered	8.5%	Never married and never registered a civil partnership	52.8%	Married or in a registered civil partnership	33.8%	Separated, but still legally married/in a civil partnership	1.8%	Divorced or civil partnership dissolved	7.4%	Widowed or surviving civil partnership partner	4.2%	
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Development Strategy	Indices of Deprivation 2019 Deprivation (bristol.gov.uk)	<p>Relevant 'protected characteristics': People in deprivation</p> <p>Identifies levels of deprivation across all English local authority areas at sub-ward levels. Key Indicators of deprivation include income, employment, education, health, crime, barriers to housing and services and living environment. Areas within Bristol identified as the most deprived in England include parts of the following wards:</p> <ul style="list-style-type: none"> Ashley Avonmouth & Lawrence Weston Brislington West 	The new local plan's <i>Development Strategy</i> focuses on many of these areas of deprivation including Lawrence Hill (policy DS6), Central Fishponds (policy DS7), Central Bedminster (policy DS8), Brislington (policy DS9), Localize (policy DS13) and Central Southmead (policy DS14). The <i>Development Strategy</i> will secure new and affordable homes in these areas and by doing so help to promote investment in infrastructure, stimulate business activity and support continued																																		

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
		<ul style="list-style-type: none"> • Fulwood • Frome Vale • Hartcliffe & Withy wood • Henbury and Brently • Hengrove & Whitchurch Park • Hillyfields • Lawrence Hill • Localize • Southmead • South Ville • Stockwood 	<p>viability and growth of local services and facilities. This will help to address deprivation issues in these locations.</p> <p>Other policies within the new local plan (across all topic area) seek to directly address issues of deprivation and inequality that exist within the city.</p>
Housing	Draft Local Housing Needs Assessment	<p>Relevant 'protected characteristics': People in deprivation, Age (younger and older people), Disability</p> <p>Identifies the quantity and type of housing required overall and for particular 'protected characteristics' and other groups with relevant characteristics. This includes:</p> <ul style="list-style-type: none"> • Affordable housing (deprivation) • Housing for older people (Age - older people) • Housing for students (Age - younger people) • Housing for people with disabilities (Disability) • Housing for families (Age - younger people) 	The new local plan's strategy for <i>Housing</i> includes policies that will deliver housing appropriate to the needs of people in affordable housing need (policy AH1: Affordable Housing Provision), older people (policy H8: Older people's and other specialised needs housing), younger people (policy H7: Managing the development of purpose-built student accommodation) and people with disabilities (policy H9: Accessible homes and policy H8: Older people's and other specialised needs housing).
	Gypsy and Traveller Accommodation Assessment	<p>Relevant 'protected characteristics': Race</p> <p>Identifies the quantity and type of accommodation required by the Gypsy and Traveller and Travelling Show people communities.</p>	The new local plan's strategy for <i>Housing</i> includes a policy to address the specific accommodation needs of the Gypsy and Traveller and Travelling Show people communities (policy H10: Planning for traveller sites).
<i>Engagement</i>			
Development Strategy	Local Plan consultation stages	<p>Relevant 'protected characteristics': Age (younger people), race, deprivation</p> <p>The Development Strategy for the City Centre should foster genuine cohesion and accessibility amongst communities, avoiding gentrification and exclusion of marginalised groups whilst reflecting the diversity of the city. Should consider community involvement in development proposals and the development of cultural facilities.</p>	The new local plan's strategy for <i>Social Value</i> includes a policy that expects major development to prepare and implement a social value strategy demonstrating how the development will maximise its positive contribution to (where relevant) reducing inequalities, enabling all residents and vulnerable groups to fully participate in society, creating inclusive places

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
		<p>The Development Strategy for East Bristol should recognise inequalities between this area and other parts of the city. Perception that East Bristol (such as Lawrence Hill and Easton) is subject to poorer quality development. General concern over the gentrification of East Bristol.</p> <p>Greater focus and clarity needed on children, including the 'child friendly city' principles regarding play and child-friendly design, and on ensuring greater measures for safe and inclusive urban infrastructure to discourage anti-social behaviour and encourage community participation.</p>	<p>and spaces, economic inclusion, health and well-being and resilience (policy SV1: Social value and inclusion).</p> <p>The new local plan's <i>Development Strategy</i> for the City Centre expects cultural provision to be diverse and to reflect the wider city and region as well as the local communities within and around the area. Major developments should demonstrate measures to create a city centre that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of existing communities close to the city centre (policy DS1: Bristol City Centre). Major development should also contribute to inclusive uses and activities by providing a minimum of 10% of ground floor space for the use of community and/or cultural organisations and groups at an affordable rent (policy DS1A Bristol City Centre – Broadmead, Castle Park and the Old City)</p> <p>The new local plan's <i>Development Strategy</i> for Lawrence Hill expects development to reinforce the Lawrence Hill area as a mixed and inclusive community and deliver high quality development (policy DS6: Lawrence Hill).</p> <p>The new local plan's strategy for <i>Design</i> includes a policy that seeks well-designed inclusive places taking account of the ten characteristics of well-designed places set out in the National Design Guide. This will include creating places with an attractive and distinct identity reflecting its past, present and future and supporting a sense of community pride belonging and cohesion (policy DPM1: Delivering well-designed, inclusive places).</p>

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
			<p>The new local plan's strategy for <i>Biodiversity and Green Infrastructure</i> includes a policy that requires development to provide open space for recreation to meet minimum quality, distance and quantity standards (policy GI A: Open space for recreation).</p> <p>The new local plan's strategy for <i>Design</i> includes a policy that requires development to provide private outdoor space that includes play space (policy DC1: Liveability in residential development including space standards, aspect and private outdoor space).</p>
Housing	Bristol Disability Equality Forum Event - 10 th June 2019	<p>Relevant 'protected characteristics': Sexual Orientation</p> <p>The group identified a need to provide housing for the LGBTQ+ community and the potential impact of student accommodation on the Old Market area of the city as an LGBTQ+ quarter.</p>	<p>The new local plan's strategy for <i>Housing</i> is directed by national policy which expects the housing needs of different groups to be assessed and reflected in planning policies. There is no specific direction to assess housing needs on the basis of sexual orientation.</p> <p>The new local plan's strategy for <i>Housing</i> includes a policy that seeks to minimise the impact of student accommodation on existing residential areas (policy H7: Managing the development of purpose-built student accommodation).</p>
Economy and inclusive growth	Local Plan consultation stages	<p>Relevant 'protected characteristics': Disability, race, deprivation</p> <p>Support should be given to marginalised or under-represented groups to enter particular industries (e.g. finance and law).</p> <p>Policy strategy does not protect against loss of manual employment but favours high-tech and high value employment sectors.</p>	<p>The new local plan's strategy for <i>Economy and Inclusive Growth</i> includes a policy that expects major development to contribute to enabling access to employment and removing barriers to employment for local residents, facilitating skills development and supporting employment initiatives. The policy also requires development to prepare Employment and Skills Plans setting out measures to deliver inclusive employment and improved skills pathways, and showing how social value is delivered through the</p>

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
			<p>development. (policy E1: Inclusive economic development).</p> <p>The new local plan's strategy for <i>Social Value</i> includes a policy that expects major development to prepare and implement a social value strategy demonstrating how the development will maximise its positive contribution to (where relevant) reducing inequalities, enabling all residents and vulnerable groups to fully participate in society, creating inclusive places and spaces, economic inclusion, health and well-being and resilience (policy SV1: Social value and inclusion).</p>
Biodiversity and Green Infrastructure	Local Plan consultation stages	<p>Relevant 'protected characteristics': Sex (Women)</p> <p>The safety of women in public spaces (e.g. actual or perceived threats relating to street harassment or violence) should be considered when public spaces are designed and maintained.</p>	The new local plan's strategy for <i>Design</i> includes a policy that seeks well-designed inclusive places, in particular public and communal spaces that are safe, social and inclusive and that support interaction, wellbeing, relaxation and recreation (policy DPM1: Delivering well-designed, inclusive places).
Transport	Bristol Disability Equality Forum Event - 10 th June 2019	<p>Relevant 'protected characteristics': Disability</p> <p>The group identified a need to improve access and mobility for disabled people across the city including:</p> <ul style="list-style-type: none"> • Better disabled access to Temple Meads and Lawrence Hill railway stations. • Need for more disabled parking. • More dropped kerbs for people with mobility issues. 	The new local plan's strategy for <i>Transport</i> includes a policy that seeks inclusive (<i>transport</i>) development. The policy expects the movement needs of disabled people to be considered within all development proposals and development to make appropriate provision for the transport needs of disabled people (policy T1: Development and transport policies).
	Local Plan consultation stages	<p>Relevant 'protected characteristics': Deprivation</p> <p>The provision of infrastructure within development for the charging of electric vehicles where parking is provided does not benefit lower income households who would be less likely to occupy homes with private parking and would</p>	The new local plan's strategy for <i>Transport</i> includes a policy that ensures development makes provision for a suitable network of electric vehicle charging facilities on and off street to

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
		therefore have to rely on more expensive public/commercial charging. The policy strategy should seek public charging facilities.	allow suitable and equitable access to such facilities (policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles).
Health, wellbeing and food sustainability	Local Plan consultation stages	<p>Relevant 'protected characteristics': Age (younger people)</p> <p>The policy strategy needs to address education and nursery provision and children's play.</p>	<p>The new local plan's strategy for <i>Infrastructure, Developer Contributions and Social Value</i> includes a policy that requires development to provide or contribute towards the provision of infrastructure, facilities and services required to support growth which includes schools (policy IDC1: Development contributions and CIL).</p> <p>The local plan's strategy for <i>Biodiversity and Green Infrastructure</i> includes a policy that requires development to provide open space for recreation to meet minimum quality, distance and quantity standards (policy GI A: Open space for recreation).</p> <p>The new local plan's strategy for <i>Design</i> includes a policy that requires development to provide private outdoor space that includes play space (policy DC1: Liveability in residential development including space standards, aspect and private outdoor space).</p>
Utilities and Minerals	Local Plan consultation stages	<p>Relevant 'protected characteristics': Age (younger people), Pregnancy and maternity</p> <p>Concerns raised over the health and safety implications of 5G technology roll out in Bristol, including the impacts of radiation on children and pregnant women. Masts should not be placed near schools.</p> <p>Transport emissions should be reduced around schools, nurseries and other children's facilities.</p>	The new local plan's strategy for <i>Utilities</i> includes a policy that ensures all new and upgraded telecommunications equipment and installations conforms to the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines (policy UM1: Telecommunications).

Are there any gaps in the evidence base?

3.12 Sufficient evidence is available to determine the needs of ‘protected characteristics’ most likely to be affected by policies within the local plan.

How have you involved communities and groups that could be affected?

3.13 A significant level of engagement has already been undertaken with groups representing different ‘protected characteristic’ to help shape the existing local plan. A record of this engagement is set out in previous EqIAs of existing local plan documents. Learning from this engagement has helped shape policy strategies in the new local plan.

3.14 Engagement has also been undertaken as part of the development of the new local plan. This has included:

- Written consultation with equalities groups (see Appendix A) at the following local plan consultation stages:
 - Bristol Local Plan Review Consultation - February 2018;
 - Bristol Local Plan Review Consultation - March 2019;
 - Bristol Local Plan Review Further Consultation - November 2022.
- Disability Equality Forum engagement event - 10th June 2019.

The results of this engagement are set out in Table 3.

How will engagement with stakeholders continue?

3.15 When published the new local plan will be made available for formal representations. This will be the final opportunity to comment on the plan before it is submitted for examination by a planning inspector. Taking into account any representations made, including the holding of public hearings, the inspector will report on whether the document meets with legal requirements and is sound in planning terms. Modifications may be made to the plan at that stage. The council will then formally adopt the plan which becomes part of the statutory development plan.

Step 3: Who might the proposal impact?

Does the proposal have any potentially adverse impacts on people based on their protected or other relevant characteristics?

Does the proposal create any benefits for people based on their protected or other relevant characteristics?

3.16 Table 4 below provides an analysis of the affects, either beneficial or adverse, on people with ‘protected characteristics’ and other relevant characteristics for each policy within the new local plan (as set out and described in Table 2). Where relevant, the analysis focuses on particular ‘protected characteristics’ most likely to be affected by the policy. The analysis also identifies any mitigations to adverse affects identified and how the policy meets the Public Sector Equality Duty. Needs and issues relating to particular ‘protected characteristics’ and other relevant characteristics (identified in Table 3: Summary of Equalities Evidence) are, where relevant, set out in the Commentary section. The overall impact of the policy, either Positive, Neutral or Negative, together with any changes required to the policy is identified.

Table 4: New local plan policies – Analysis of affects on protected or other relevant characteristics

Policy	Commentary, Affects (Beneficial/Adverse) & Public Sector Equality Duty	Positive, Neutral, Negative Impact & Changes Required
<i>Development Strategy</i>		
<p>The <i>Development Strategy</i> aims to meet the needs of Bristol’s growing population through securing new and affordable homes across the city. This can help to promote investment in infrastructure, stimulate business activity which comes from a growing population and support the continued viability and growth of local services and facilities.</p> <p>The delivery of new and affordable homes is a core objective of the local plan. It aims to make sure that 1,925 new homes a year are built in Bristol on average each year until 2040. The plan also supports delivering more than this target where growth can be supported by infrastructure and services. In this way this plan to sets the tone for continued delivery up to 2050.</p> <p>To boost housing supply the plan has a special focus on ‘urban living’ 0 the creation of characterful urban areas where people can live, work and socialise, relying on sustainable transport.</p>		
Policy DS1: Bristol City Centre	<p>Commentary The promotion and strengthening of the special role of Bristol City Centre (both regionally and globally) to include: new homes (including student accommodation), offices and workspace; new infrastructure, services and community facilities; improved transport systems and connectivity; new open space, public realm and green infrastructure; expansion and consolidation of health and university facilities; and regeneration of areas including Broadmead, Western Harbour, Temple Quarter and Frome Gateway will benefit all people that live and work within and visit the city centre.</p> <p>Specific attention given to diversifying cultural provision to reflect the wider city/region and communities within and around the area, and measures to create a city centre that is welcoming to all by enhancing social inclusion and community cohesion (especially in respect of existing communities close to the city centre) will focus benefits on groups that may previously have felt excluded from the city centre and/or excluded from the process of city centre regeneration.</p> <p>Beneficial affects Ensuring the development and future role of the city centre is representative of and welcoming to the wide diversity of people that live and work in Bristol and who visit Bristol will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Positive</p> <p>No change required</p>
Policy DS1A Bristol City Centre - Broadmead Castle Park and the Old City	<p>Commentary Ensuring a mix of uses and supporting infrastructure, services and facilities, including: a more efficient use of land and a greater mix of uses within Broadmead; a diversified shopping offer in Broadmead and Cabot Circus supported by new homes and workspace; a rejuvenated Castle park; and the preservation and enhancement of the Old City area will benefit all people that live and work within and visit this part of the city centre.</p> <p>Specific attention given to the provision of affordable ground floor space (a minimum of 10%) for community and/or cultural organisations and groups; making Castle Park safer, more accessible and inclusive; and reducing the impact of traffic in the Old City will focus benefits on groups that may previously have felt excluded or unsafe within these areas.</p> <p>Beneficial affects Ensuring the development and future role of the Broadmead/Castle Park/Old City area is representative of and welcoming to the wide</p>	<p>Positive</p> <p>No change required</p>
	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to build a fully inclusive city centre urban environment. • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the city centre. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive city centre communities. <p>Mitigation of adverse affects N/A</p>	
	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to build a fully inclusive urban environment within the Broadmead/Castle Park and Old City area. 	

	<p>diversity of people that live and work in Bristol and who visit Bristol will benefit all 'protected characteristics'.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<ul style="list-style-type: none"> • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the Broadmead/Castle Park and Old City area. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities within the Broadmead/Castle Park and Old City area. 	
		<p>Mitigation of adverse affects</p> <p>N/A</p>	
Policy DS2: Bristol Temple Quarter	<p>Commentary</p> <p>The development of a new mixed use city quarter including: new offices and flexible workspace; new homes; a fully connected and accessible Temple Meads station; a new campus for the University of Bristol and student accommodation; a new hotel; complimentary retail and leisure uses; new infrastructure, services and community facilities; new walking and cycle connections and enhanced public realm/green infrastructure will benefit all people that live and work within and visit this part of the city centre.</p> <p>Specific attention is given to the delivery of innovative development offering new forms of workspace and collaborative opportunities. This will help to grow Bristol as a more productive, fair and equitable city, offering benefits for all communities. Attention is also given to the role of the area as a sustainable and flourishing urban quarter that is welcoming to all.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects</p> <p>Ensuring the development and future role of the Temple Quarter area is representative of and welcoming to a wide diversity of people and provides new innovative employment opportunities will benefit all 'protected characteristics'.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic/learning opportunities for more people and build a fully inclusive urban environment within the Temple Quarter area. • <i>Advance equality</i>: Supports the building of a more inclusive city economy and seeks to ensure that all people feel welcome and safe within the Temple Quarter area. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities within the Temple Quarter area. 	
		<p>Mitigation of adverse affects</p> <p>N/A</p>	
Policy DS3: St Philip's Marsh	<p>Commentary</p> <p>The delivery of a regenerated mixed use city quarter retaining a focus on employment including: new offices and industry and distribution premises; new homes; student accommodation; new infrastructure, services and community facilities; new walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of central Bristol.</p> <p>Specific attention is given to the creation of a neighbourhood that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of those communities in adjoining areas. Attention is also given to the delivery of new workspace and other commercial development that assists in enabling access to employment for local residents, facilitating skills development and supporting employment initiatives.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects</p> <p>Ensuring the development and future role of the St. Philip's Marsh area is representative of and welcoming to a wide diversity of people and provides new innovative employment opportunities</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen economic opportunities for more people and build a fully inclusive urban environment within the St. Philip's Marsh area. 	

	<p>that promote economic inclusion will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<ul style="list-style-type: none"> • <i>Advance equality</i>: Supports the building of a more inclusive city economy and seeks to ensure that all people feel welcome and safe within the St. Philip’s Marsh area. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities within the St. Philip’s Marsh area. 	
		<p>Mitigation of adverse affects</p> <p>N/A</p>	
Policy DS4: Western Harbour	<p>Commentary</p> <p>The development of a new mixed use inclusive city quarter including: a reconfigured road system; new homes and workspace; new retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of the city centre.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects</p> <p>Ensuring the development and future role of Western Harbour is representative of and welcoming to a wide diversity of people will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create an inclusive urban environment at Western Harbour. • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the new city quarter at Western Harbour. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities at Western Harbour. 	
		<p>Mitigation of adverse affects</p> <p>N/A</p>	
Policy DS5: Frome Gateway	<p>Commentary</p> <p>The development of a new mixed use inclusive city neighbourhood including: new homes; provision of workspace; retail and leisure development; new infrastructure, services, and community facilities; new/improved walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of the city centre.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects</p> <p>Ensuring the development and future role of Frome Gateway is representative of and welcoming to a wide diversity of people will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create an inclusive urban environment at Frome Gateway. • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the new city neighbourhood at Frome Gateway. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities at Frome Gateway. 	
		<p>Mitigation of adverse affects</p> <p>N/A</p>	
Policy DS6: Lawrence Hill	<p>Commentary</p> <p>Ensuring development reinforces the Lawrence Hill area as a mixed and inclusive community including: new homes; provision of workspace; retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; and new/enhanced public realm/green infrastructure/open space will benefit all people that live and work within and visit this part of central Bristol (see Table 3: Data and evidence base documents).</p>		<p>Positive</p> <p>No change required</p>

	<p>Beneficial affects Ensuring development reinforces the existing mixed and inclusive nature of the Lawrence Hill area will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation:</i> The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination:</i> Seeks to reinforce the existing mixed and inclusive nature of the Lawrence Hill area. • <i>Advance equality:</i> Seeks to address issues of deprivation through growth and regeneration and to ensure all people continue to feel welcome and safe within the Lawrence Hill. • <i>Foster good relations:</i> Seeks to reinforce inclusive and cohesive communities in Lawrence Hill. <p>Mitigation of adverse affects N/A</p>	
Policy DS7: Central Fishponds	<p>Commentary Ensuring development reinforces the Central Fishponds area as a mixed and inclusive community including: new homes; provision of workspace; retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; and new/enhanced public realm/green infrastructure/open space will benefit all people that live and work within and visit this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Ensuring development reinforces the existing mixed and inclusive nature of the Central Fishponds area will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation:</i> The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination:</i> Seeks to reinforce the existing mixed and inclusive nature of the Central Fishponds area. • <i>Advance equality:</i> Seeks to address issues of deprivation through growth and regeneration and to ensure all people continue to feel welcome and safe within Central Fishponds. • <i>Foster good relations:</i> Seeks to reinforce an inclusive and cohesive community in Central Fishponds. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
Policy DS8: Central Bedminster	<p>Commentary Ensuring development reinforces the Central Bedminster area as a mixed and inclusive community including: new homes; provision of workspace; provision/retention of cultural/evening economy uses; provision of student accommodation; retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of Bristol (see Table 3: Data and evidence base documents).</p>	<p>Positive No change required</p>	

	<p>Beneficial affects Ensuring development reinforces the existing mixed and inclusive nature of the Central Bedminster area will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to reinforce the existing mixed and inclusive nature of the Central Bedminster area. • <i>Advance equality</i>: Seeks to address issues of deprivation through growth and regeneration and to ensure all people continue to feel welcome and safe within Central Bedminster. • <i>Foster good relations</i>: Seeks to reinforce an inclusive and cohesive community in Central Bedminster. <p>Mitigation of adverse affects N/A</p>	
Policy DS9: Brislington	<p>Commentary Ensuring mixed use development of sites in the area including: new homes; provision of workspace; retail and leisure development; new walking and cycle connections; and new/enhanced public realm/green infrastructure/open space will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance equality</i>: Seeks to address issues of deprivation in Brislington through growth and regeneration. • <i>Foster good relations</i>: Seeks to create inclusive and cohesive communities in Brislington. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
Policy DS10: The Green Belt	<p>Commentary Ensuring the protection of the Green Belt around the city (subject to proposed boundary revisions - see policy DS11) will maintain its strategic role in containing the outward expansion of Bristol, providing a green setting for the city and focusing attention upon the regeneration of previously developed land in the urban area. This will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics'. (See policies UL1 & BG1).</p>	<p>Public Sector Equality Duty (See policies UL1 & BG1).</p> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>

<p>Policy DS11: Development allocations - southwest Bristol</p>	<p>Commentary Development allocations are proposed for new homes in southwest Bristol on land which is proposed to be removed from the Green Belt at Elsbert Drive, Bishopsworth and 'Longmoor Village', Ashton Vale (already subject to planning permission).</p> <p>The city's housing requirement has been balanced against protection of Green Belt land.</p>	<p>Neutral No change required</p>
<p>Policy DS12: New neighbourhood - Bath Road, Brislington</p>	<p>Commentary Development to the east of Brislington on land which is proposed to be removed from the Green has the potential to be effectively integrated into the rest of the built-up area and to be coordinated with urban regeneration in Brislington (see policy DS9).</p> <p>Ensuring the site is developed as a new residential-led mixed use neighbourhood including: a mix of homes (affordable and self-build/community-led housing) appropriate local and strategic transport infrastructure; allowance for a mass transit and improved walking and cycling corridor; retention of green infrastructure (including allotments) and bio-diversity gain; and contributions to essential infrastructure provision including provision of primary school places will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>The city's housing requirement and other growth and regeneration benefits have been balanced against protection of Green Belt land.</p>	<p>Neutral No change required</p>
<p>Policy DS13: Lockleaze Policy</p>	<p>Commentary Ensuring development of sites reinforces the Lockleaze area as a mixed and inclusive community including: new homes; provision of workspace; new walking and cycle connections; and enhanced public realm/green infrastructure will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Deprivation:</i> The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and public realm/green infrastructure, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Positive No change required</p>

<p>Policy DS14: Central Southmead</p>	<p>Commentary Ensuring development of sites reinforces the Southmead area as a mixed and inclusive community including: new homes; provision of community facilities; and improved walking and cycle connections will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: The delivery of new and affordable homes, promoting investment in new infrastructure, providing enhanced connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Positive No change required</p>
<p><i>Infrastructure, Developer Contributions and Social Value</i></p>		
<p>Policy IDC1: Development contributions and CIL</p>	<p>Commentary The delivery of important infrastructure alongside new development, including schools, parks, transport facilities and health facilities, will maintain and improve quality of life and respond to the needs of the local economy for the benefit of all people (see Table 3-Engagement-Health, Wellbeing and Food Sustainability).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’</p>	<p>Positive No change required</p>
<p>Policy SV1: Social value and inclusion</p>	<p>Commentary The delivery of social, economic and environmental benefits through new development, including reducing inequalities, enabling all residents and vulnerable groups to fully participate in society, creating inclusive places and spaces, economic inclusion, health and well-being and resilience will benefit all people (see Table 3-Engagement-Development Strategy; Economy and Inclusive Growth).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’</p>	<p>Positive No change required</p>

<i>Urban Living: Making the best use of the city's land</i>			
Policy UL1: Effective and efficient use of land	Commentary The efficient use of land will support increased housing delivery and in doing so help to support the housing needs and requirements of all people. Urban living optimises densities, balancing the efficient and effective use of land with aspirations for making quality places to live, successful placemaking, and a positive response to context.	Positive No change required	
	Beneficial affects Will benefit all 'protected characteristics'		Public Sector Equality Duty <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all. • <i>Advance Equality</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all.
			Mitigation of adverse affects N/A
Policy UL2: Residential densities	Commentary Setting minimum densities for residential development will ensure land is used efficiently to support the delivery of additional housing. This will support the housing needs and requirements of all people.	Positive No change required	
	Beneficial affects Will benefit all 'protected characteristics'		Public Sector Equality Duty <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all. • <i>Advance Equality</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all.
			Mitigation of adverse affects N/A
<i>Housing</i>			
Policy H1: Delivery of new homes - Bristol's housing requirement	Commentary The delivery of high quality housing will help to support the housing needs and requirements of all people. This will promote investment in infrastructure, stimulate business activity and support continued viability and growth of services and facilities. The level of housing needed is determined by the Local Housing Needs Assessment (see Table 3-Data & evidence-based documents) and the level of housing that can be delivered through the planning system will be determined by development viability and land availability.	Positive No change required	
	Beneficial affects Will benefit all 'protected characteristics' with particular focus on: <ul style="list-style-type: none"> • <i>Deprivation</i>: Delivery of housing targeted to areas of deprivation within the city (see Development Strategy). Additional housing supply can address housing demand mitigating affordability issues and enables the delivery of affordable housing. 		Public Sector Equality Duty <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing market can increase the delivery of housing to all. • <i>Advance Equality</i>: Ensures the housing market can increase the delivery of housing to all.
			Mitigation of adverse affects N/A
Policy AH1: Affordable housing provision	Commentary The delivery of high quality affordable housing will help to support all people whose needs are not met by the housing market. These will include all people on the city's housing register. Affordable housing will include housing for rent below market levels and housing for sale that provides a subsidised route to home ownership. The level of affordable housing need is determined by the Local Housing	Positive No change required	

	Needs Assessment (see Table 3-Data & evidence-based documents) and the level of affordable housing that can be delivered through the planning system will be determined by the viability of development and the level of public subsidy available.	
	<p>Beneficial affects Will particularly benefit the following ‘protected characteristics’ and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: People on lower incomes that cannot access market housing. The higher proportion of ‘social rent’ housing sought will benefit people on the lowest incomes. • <i>Age (younger people)</i>: Younger people on lower incomes that need support gaining access to housing or getting on the housing ladder. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing market does not discriminate against people on lower incomes. • <i>Advance Equality</i>: Ensures more equal access to housing. • <i>Foster good relations</i>: Helps to build mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>
Policy H2: Preventing the loss of residential accommodation	<p>Commentary Preventing the loss of homes will maintain housing availability and therefore help to support the housing requirements of all people.</p>	<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Prevents loss of housing availability which may have a disproportionate effect on people with lower incomes in need of housing. • <i>Age (younger people)</i>: Prevents loss of housing availability which may have a disproportionate effect on younger people needing support gaining access to housing or getting on the housing ladder. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures a sufficient stock of housing is retained to preserve choice for all. • <i>Advance Equality</i>: Ensures a sufficient stock of housing is retained to preserve choice for all. • <i>Foster good relations</i>: Helps to maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>
Policy H4: Housing type and mix	<p>Commentary Providing a mix of homes will ensure the housing requirements of all people are met. It may not be practical or desirable to provide housing to meet the requirements of all ‘protected characteristics’. National planning policy requires that the needs of certain groups are met (affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent and people wishing to commission or build their own homes) but does not expect the needs of ‘all protected characteristics’ to be met (see Table 3-Engagement-Housing). Provided a range of housing types, tenures and sizes are provided the needs of all ‘protected characteristics’ should be met.</p>	<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all ‘protected characteristics’ by ensuring the range of housing available meets all needs and requirements.</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the market delivers a mix of housing to meet all needs. • <i>Advance Equality</i>: Ensures the market delivers a mix of housing to meet all needs. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>

Policy H5: Self-build and community-led housing	<p>Commentary Providing land to people and communities who want to build and deliver their own homes will help support all people whose needs are not met by the traditional housing market in terms of affordability and or choice of housing available.</p> <p>Beneficial affects Will particularly benefit the following ‘protected characteristics’ and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Deprivation/Age (younger people)</i>: People including younger people on lower incomes that cannot access market housing and whose needs are better provided for either through access to a self-build plot or through a community-led housing project. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the market makes land available to meet the needs of individuals who needs are not met by the traditional housing market in terms of affordability and or choice of housing available. • <i>Advance Equality</i>: Ensures the market makes land available to meet the needs of individuals who needs are not met by the traditional housing market in terms of affordability and or choice of housing available. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities and ensures people on lower incomes, including younger people have equal access to land to meet their housing needs. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy H6: Houses in multiple occupation (HMOs) and other shared housing	<p>Commentary The policy seeks to balance the needs of groups requiring or in need of this form of housing with the interests of the wider community in terms of preserving amenity and housing mix. The policy only applies to the delivery of smaller HMOs in certain areas of city but will apply to all larger HMOs. Where the policy is applied it provides for up to 10% of the residential stock of an area to be occupied as HMOs. Where HMOs/shared housing is permitted a high standard of accommodation is sought.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ by ensuring a balanced choice of housing is maintained in an area and no adverse impacts are felt on residential communities.</p> <p>Potential adverse affects May have an adverse impact on:</p> <ul style="list-style-type: none"> • <i>Deprivation/Age (younger people)</i>: People including younger people on lower incomes in need of more affordable accommodation, such as HMOs/shared housing, may experience supply issues in areas where imbalance exists between this form of housing and other housing types. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects The policy will not apply in all areas of the city and provides an appropriate method to balance the supply of HMO’s/shared housing against the supply of other forms of housing to meet wider needs.</p>	<p>Neutral</p> <p>No change required</p>
Policy H7: Managing the development of purpose-built student accommodation	<p>Commentary The delivery of high quality purpose-built student accommodation will help support the housing needs of younger people who come to study in the city. The accommodation requirements of both of the city’s universities would be delivered by the policy without impact on the delivery of other homes to meet the city’s general housing needs (see Table 3-Data & evidence-based documents). The delivery of purpose-built student accommodation will also ensure the existing housing stock remains available for general purpose housing and is not lost to student accommodation.</p>	<p>Positive</p> <p>No change required</p>

	<p>Beneficial affects Will benefit all 'protected characteristics' by ensuring a balanced supply of housing is delivered to meet all housing needs with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (younger people)/Deprivation</i>: Delivery of housing to meet the accommodation needs of students including students from households on lower incomes. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing needs of younger people (students) are met. • <i>Advance Equality</i>: Ensures the housing needs of younger people (students) are met. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	
Policy H8: Older people's and other specialised needs housing	<p>Commentary The delivery of high quality accessible housing in appropriate locations with appropriate levels of care and support will help support the housing needs of older people (see Table 3-Data & evidence-based documents) and other people with social care needs who may need housing support, including children and adults with needs arising from illness or disability, or children and adults at risk.</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures appropriate housing is delivered to meet the needs of older people and other people with specialised housing needs. • <i>Advance Equality</i>: Ensures appropriate housing is delivered to meet the needs of older people and other people with specialised housing needs. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
Policy BTR1: Build to Rent housing	<p>Commentary The delivery of high quality, well-managed rental housing with secure tenancies will help support the housing needs all people seeking housing in the private rented sector.</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures better choice and security of rental housing is delivered in the private rented sector improving access to this market for younger people. • <i>Advance Equality</i>: Ensures better choice and security of rental housing is delivered in the private rented sector improving access to this market for younger people. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities by providing a wider choice of housing. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
	<p>Beneficial affects Will particularly benefit the following 'protected characteristics' and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Age (older and younger people)/Deprivation</i>: Delivery of appropriate housing to meet the accommodation needs and care/support requirements of older people including older households on lower incomes, and younger people with social care needs. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures appropriate housing is delivered to meet the needs of older people and other people with specialised housing needs. • <i>Advance Equality</i>: Ensures appropriate housing is delivered to meet the needs of older people and other people with specialised housing needs. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	

<p>Policy H9: Accessible homes</p>	<p>Commentary The delivery of accessible housing will enable homes to adapt to the mobility and access needs of all people as they change over time. All homes will be built to achieve a higher accessibility standard than current building regulations and 10% will be built to be adaptable or accessible to wheelchair users (see Table 3-Data & evidence-based documents). Rates of disability are higher in areas of deprivation.</p> <p>Beneficial affects Will particularly benefit the following ‘protected characteristics’ and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Age (older people)</i>: Delivery of accessible homes will enable older people to remain in their own homes and remain independent for longer. • <i>Disability/deprivation</i>: Increasing the supply of wheelchair housing will enable disabled people to remain independent in their own homes and reduce occupier costs related to the retro-fitting of wheelchair accessibility measures. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing market does not discriminate against older people and people with disabilities includes those on lower incomes by ensuring greater housing options are provided to these groups. • <i>Advance Equality</i>: Ensures the housing market does not discriminate against older people and people with disabilities includes those on lower incomes by ensuring greater housing options are provided to these groups. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities by providing more inclusive housing options. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy H10: Planning for traveller sites</p>	<p>Commentary Ensures that land coming forward to accommodate Gypsies, Travellers and Travelling Showpeople is in the right location and meets the specific accommodation needs of these groups (see Table 3-Data & evidence-based documents).</p> <p>Beneficial affects Will particularly benefit the following ‘protected characteristics’:</p> <ul style="list-style-type: none"> • <i>Race</i>: Will ensure sites coming forward meet the specific needs of the Gypsy, Traveller and Travelling Showpeople community. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures that Gypsy, Traveller and Travelling Showpeople community do not face housing discrimination by ensuring that land that comes forward meets the specific needs of these groups. • <i>Advance Equality</i>: Ensures that Gypsy, Traveller and Travelling Showpeople community have equal access to land to meet their housing needs. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p><i>Economy and inclusive growth</i></p>		
<p>Policy E1: Inclusive economic development</p>	<p>Commentary Bristol is one of the most successful cities in the UK, with a higher employment rate than other large cities. However, persistent and multiple socio-economic deprivation is found in parts of the city, especially in relation to worklessness and low skills. Ensuring major development provides employment and skills plans will support economic growth which is inclusive and offers opportunity to all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation/Disability</i>: Ensuring all major development contributes to enabling access to employment and removing barriers to employment for local residents and facilitating skills development and supporting employment initiatives will be of particular benefit to communities in areas with higher levels of deprivation (see Development Strategy policies) and <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>

	people who may experience attitudinal, physical, communication and social barriers to employment.		
Policy E2: Economic development land strategy	<p>Commentary Ensuring the delivery of new workspace (office, industrial and distribution floorspace), including the provision of land for new workspace, across the city including: Bristol City Centre, Bristol Temple Quarter, St. Philip's Marsh, Avonmouth, Industry & Distribution areas (policy E5), centres, growth and regeneration areas (see Development Strategy policies), vacant or underused sites/premises currently or recently used for business, industry or distribution (policy E6a) and sites allocated for workspace (policy DA1) will benefit all people.</p> <p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1). 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy E3: Location of office development	<p>Commentary Ensuring the delivery of new office workspace across the city including: Bristol City Centre (including Bristol Temple Quarter and appropriate locations in St. Philip's Marsh), centres, areas of growth and regeneration and vacant or underused sites/premises currently or recently used for business, industry or distribution (policy E6a) will benefit all people.</p> <p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1) 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy E4: Avonmouth Industrial Area and Bristol Port	<p>Commentary Ensuring the Avonmouth Industrial Area and Bristol Port is designated and reserved for the retention, development and redevelopment of land for industrial, distribution, energy and port related uses: and allocating of land adjacent to this area for the development of industrial and distribution uses will support the continued consolidation and growth of this regionally and nationally important location for business. This will benefit all people across the region.</p> <p>Land at Avonmouth also has an important role in supporting the bird life which makes use of the internationally important Severn Estuary. Development in the area therefore has to be balanced with approaches to habitat mitigation. Land at Hallen Marsh is designated for habitat mitigation.</p>		<p>Positive</p> <p>No change required</p>

	<p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1 & NZC5) 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. 	
	<p>Mitigation of adverse affects N/A</p>		
Policy E5: Industry and Distribution Areas	<p>Commentary The reservation of core areas of industrial and distribution land for such uses and related uses will support the maintenance and growth of a diverse and inclusive economy for the benefit of all people.</p>		<p>Positive No change required</p>
	<p>Beneficial affects Ensuring existing industrial and distribution land is reserved for continued economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for continued economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1) 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy E6A: New workspace within mixed use development	<p>Commentary Ensuring the redevelopment of vacant or underused sites and premises currently or recently used for business, industry or distribution includes provision for new workspace as part of mixed use developments will support the maintenance and growth of a diverse and inclusive economy for the benefit of all people.</p>		<p>Positive No change required</p>
	<p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. (See policy E1)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy E6: Affordable workspace	<p>Commentary Ensuring employment generating development provides and retains affordable workspace will support the continued growth of Bristol's economic, social and cultural sectors to achieve a fairer and more inclusive city. Uses will include: sectors that have social value such as charities, voluntary and community organisations or social enterprises; sectors that have cultural value such as creative and artists' workspace, rehearsal and performance space and makerspace; accommodation for disadvantaged groups starting up in any sector; start-up and early-stage businesses; and regeneration projects. The provision of affordable workspace for these uses this will benefit all people.</p>		<p>Positive No change required</p>

	<p>Beneficial affects Ensuring employment generating development provides affordable workspace to support the city's economic, social and cultural sectors will benefit all 'protected characteristics'.</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to support and grow the city's economic, social and cultural sectors to help combat disadvantage and to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the creations of a fairer and more inclusive city and the building of a more inclusive city economy. • <i>Fosters good relations</i>: Helps to create social cohesion. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy E8: Digital connectivity and inclusion	<p>Commentary Bristol has a key commitment to make progress towards being the UK's best digitally connected city.</p> <p>Ensuring development provides access to superfast broadband as a minimum and full fibre connections where available will ensure economic growth is inclusive and benefits all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Ensuring high levels of digital connectivity will benefit all 'protected characteristics'</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to ensure that no one is excluded from the benefits of economic growth by inadequate digital connectivity. • <i>Advance equality</i>: Seeks to ensure that no one is excluded from the benefits of economic growth by inadequate digital connectivity. • <i>Fosters good relations</i>: Helps to support social interaction through improved digital connectivity. 	
		<p>Mitigation of adverse affects N/A</p>	
Centres, shopping, and the evening economy			
Policy SSE1: Supporting Bristol's Centres - network and hierarchy	<p>Commentary The city's centres provide a valuable contribution to the '15-minute city' where the services people need are available close to home. Uses within centres include retail development, offices, leisure (including food and drink), entertainment and night time uses, arts, culture and tourism (all defined in national policy as main town centre uses). Ensuring the protection of Bristol's hierarchy and network of centres and the diversity of town centre uses within them (ensuring their continued vitality and viability) and retaining them as a focus for such town centre uses will support the '15-minute city' approach. This will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. 	

		<ul style="list-style-type: none"> <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. 	
		Mitigation of adverse affects N/A	
Policy SSE2: Development in Bristol's centres	<p>Commentary Ensuring the specific roles of Bristol's city centre, town, district and local centres are protected and enhanced by setting out the different types of uses/functions appropriate to each location will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. 	<p>Positive</p> <p>No change required</p>
		Mitigation of adverse affects N/A	
Policy SSE3: Supporting Bristol's evening, night-time and culture economy	<p>Commentary Supporting the specific roles of Bristol's city centre, town, district and local centres as locations for a thriving evening, hospitality and cultural economy will be of benefit to all people.</p> <p>Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Younger)</i>: Will benefit younger people who are more likely to participate in the evening economy/hospitality (as consumers/workers) than other age groups. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Advance Equality</i>: Supports an inclusive economy. 	<p>Positive</p> <p>No change required</p>
		Mitigation of adverse affects N/A	
Policy SSE4: Town centre first approach to development	<p>Commentary Ensuring proposals for new town centre uses are directed to town centres will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. 	<p>Positive</p> <p>No change required</p>

		<ul style="list-style-type: none"> <i>Foster good relations</i>: Helps to build community sustainability and cohesion. 	
		Mitigation of adverse affects N/A	
Policy SSE5: Temporary uses in centres	<p>Commentary Ensuring proposals for temporary ('meanwhile') uses in centres contribute to an attractive and vibrant environment for residents and visitors will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. 	<p>Positive</p> <p>No change required</p>
		Mitigation of adverse affects N/A	
Policy SSE6: Retaining and enhancing markets	<p>Commentary Ensuring existing market sites are protected and proposals for new markets are encouraged within centres will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. 	<p>Positive</p> <p>No change required</p>
		Mitigation of adverse affects N/A	
Policy SSE7: Provision of public toilets	<p>Commentary Ensuring major developments provide free public toilets suitable for a range of users including disabled people, families with young children and people of all gender identities will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that the design of public toilets and facilities provided does not discriminate against certain groups of people including Age (families with young children), Disability, Sex and Gender. 	<p>Positive</p> <p>No change required</p>

	<ul style="list-style-type: none"> <i>Age (families with young children)/Disability/Sex/Gender Reassignment</i>: Ensures the design of public toilet facilities provides equal access to all groups of people. 	<ul style="list-style-type: none"> <i>Advance Equality</i>: Ensures that public toilets provided are accessible to all. 	
		Mitigation of adverse affects N/A	
Policy SSE8: Public houses	Commentary Bristol's public houses serve local communities and make an important contribution to the diversity and vitality of the city and the wider region. As well as key components of the local economy, they are vital spaces for leisure socialisation, community activities and cultural exchange. Protecting pubs will be of benefit to all people.		Positive No change required
	Beneficial affects Will benefit all 'protected characteristics'.	Public Sector Equality Duty <ul style="list-style-type: none"> <i>Foster good relations</i>: Helps to sustain community cohesion. 	
		Mitigation of adverse affects N/A	
Biodiversity and Green Infrastructure			
Policy BG1: Green Infrastructure and biodiversity in new development	Commentary Bristol's One City Ecological Emergency Strategy recognises the challenge of reversing wildlife decline and making space for nature alongside meeting our targets for the sustainable development of more homes, better transport systems and an economy that works for everyone. The development strategy proposed in the local plan review aims to ensure that these objectives are not in conflict. They work together to ensure the new development we need includes a gain in biodiversity that contributes to meeting our ambitious and essential targets for nature. The term 'green infrastructure' describes the network of spaces, corridors and natural habitats within Bristol that work together to deliver a wide range of environmental, economic, health and wellbeing benefits to the city. Individual green infrastructure assets range widely in scale and character, from parks and public open spaces to natural woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, and street trees. It also includes water environments such as streams, ponds and canals, sometimes referred to as 'blue infrastructure'. Ensuring that green and blue infrastructure and provision for nature is incorporated into new development will be of benefit to all people.		Positive No change required
	Beneficial affects Will benefit all 'protected characteristics' with a particular focus on: <ul style="list-style-type: none"> <i>Age (Children and younger people)</i>: Addressing environmental challenges and ensuring development needs are balanced with the needs of the natural world is essential to the delivery of sustainable development (meeting the needs of the present without compromising the ability of future generations to meet their own needs). This will be of significant benefit to younger people in order to safeguard their future health, well-being, quality of life, opportunity and prosperity. 	Public Sector Equality Duty <ul style="list-style-type: none"> <i>Advance Equality</i>: Ensuring the future health, well-being, quality of life, opportunity and prosperity of our children and younger people are assured through the creation of a sustainable built environment. 	
		Mitigation of adverse affects N/A	
Policy BG2: Nature Conservation and Recovery	Commentary Ensuring the promotion of conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species, and identifying and pursuing opportunities for securing measurable net gains for biodiversity will be of benefit to all people.		Positive No change required

	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG3: Achieving Biodiversity Gains	<p>Commentary The Environment Act 2021 makes a 10% biodiversity net gain mandatory (from a future date to be established) for all non-exempted development. Explaining how this statutory requirement will be achieved for development in Bristol will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG4: Trees	<p>Commentary Ensuring the retention or replacement of trees and an increase in their provision will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG5: Biodiversity and access to Bristol's waterways	<p>Commentary Ensuring the valuable roles of the city's waterways are maintained and enhanced will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG6: Development of Private Gardens	<p>Commentary Ensuring the retention of private gardens (except in limited circumstances) will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG7: The St. Paul's Green Link	<p>Commentary Seeking opportunities to improve and green linkages (available to pedestrians, wheelchair users and cyclists) between open spaces within and extending from the St. Paul's/M32 area (within an area of deprivation) will be of benefit to all local communities that live and work in these areas.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit the following 'protected characteristics':</p> <ul style="list-style-type: none"> <i>Deprivation:</i> Enhancing connectivity and green infrastructure through the provision of a green link will address deprivation issues relating to health, living environment and access to services and employment. <i>Disability:</i> Will ensure the design of the green link provides for wheelchair users. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Advance Equality:</i> Will ensure communities in the St. Paul's/M32 area including people with disabilities have improved access to green infrastructure and active travel connections enjoyed by other communities. <p>Mitigation of adverse affects N/A</p>	

Policy GI A: Open Space for Recreation	<p>Commentary Ensuring development addresses the demand it creates for open space for recreation by ensuring a sufficient quantity, quality and proximity of space is available will improve the mental and physical wellbeing (through facilitating exercise, outdoor activity, enabling community interaction, and enhancing visual amenity and townscape quality) of all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics'.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to support equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy GI1: Local Green Space	<p>Commentary Local Green Space is a designation provided for in national planning policy and which national policy says should only be designated in defined circumstances. The designation allows the protection of existing open spaces which are demonstrably special to a local community having unique characteristics that require safeguarding. These special qualities mean that the open space should be kept as such permanently. Ensuring the protection of designated Local Green Spaces will therefore benefit all communities to whom the spaces are demonstrably special.</p> <p>Beneficial affects Will benefit all 'protected characteristics' within local communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy GI2: Reserved Open Green Space	<p>Commentary Ensuring the protection of Reserved Open Green Spaces (not having all the characteristics of specially protected Local Green Space but considered appropriate for proportionate policy protection in the local plan) will benefit all communities to whom the spaces are important.</p> <p>Beneficial affects Will benefit all 'protected characteristics' within local communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy GI3: Incidental Open Spaces	<p>Commentary Ensuring the protection of Incidental Open Spaces (smaller spaces that may be considered to be locally important in terms of the character of an area.) will benefit all communities to whom the spaces are important.</p> <p>Beneficial affects Will benefit all 'protected characteristics' within local communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>

Policy G14: Stapleton Allotments and Holdings – Food Growing Local Green Space	<p>Commentary Ensuring the protection of this Local Green Space, designated for its high quality agricultural value and national importance, will benefit all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ within local communities and citywide communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<i>Transport</i>		
Policy T1: Development and transport policies	<p>Commentary Ensuring development minimises the need to travel, reduces the impact of vehicles and maximises opportunities for walking, cycling and public transport will create environments which are safer, healthier and more attractive for all people to travel and spend time in. The approach also makes specific provision for the needs of disabled people ensuring their mobility and transport needs are considered. This acknowledges the greater reliance that disabled people may have on the use of private cars (see Table 3-Engagement-Transport).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Disability: Will ensure the movement needs of disabled people continue to be met whilst reducing the general reliance on the private car.</i> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination: Ensures disabled people are not discriminated against by a wider approach to reduce reliance on the private car.</i> • <i>Advance Equality: Ensures the mobility needs of disabled people are considered in all forms of development.</i> • <i>Foster good relations: Helps to achieve a greater level of inclusivity in new development by ensuring everyone’s mobility needs are considered.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy T2: Transport infrastructure improvements	<p>Commentary Providing support for the delivery of the strategic and local transport infrastructure required to enable Bristol to be a safe, accessible, carbon neutral and climate resilient city will create an environment that is safer, healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation: Will ensure people without access to a private car have improved access to employment/services/leisure.</i> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination: Ensures people without access to a private car do not face discrimination through accessibility barriers.</i> • <i>Advance Equality: Ensures all people can have better access to employment/services/leisure.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy T2A: Protected transport and movement routes	<p>Commentary Safeguarding land for the future provision of transport and movement infrastructure will support policy T2.</p>	<p>Positive</p> <p>No change required</p>

Policy T3A: Transport development management	<p>Commentary Ensuring new development is safe (free of unacceptable traffic conditions and maintains road safety), provides suitable access for all members of the community and is accessible by sustainable transport methods such a walking, cycling and public transport will create environments that are safer, healthier and more attractive for everyone. (see Table 3-Engagement-Transport).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Younger and Older people)</i>: Will ensure children and older people have a safe environment to move around in free of unacceptable traffic conditions. • <i>Disability</i>: Will ensure there are no barriers to movement or access. • <i>Deprivation</i>: Will ensure people without access to a private car have improved access to employment/services/leisure. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures people without access to a private car do not face discrimination through accessibility barriers. • <i>Advance Equality</i>: Ensures all people have a safe and fully accessible environment to move around in free of unacceptable traffic conditions, and can have better and more equitable access to employment/services/leisure. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles	<p>Commentary Ensuring new development provides for appropriate levels of parking provision in order to optimise development densities, including residential densities will support policy UL1, and in doing so will help to support the housing needs and requirements of all people. The approach also makes specific provision for the needs of disabled people ensuring their mobility and transport needs are considered (requirement for disabled parking to be set out in accompanying parking standards). This acknowledges the greater reliance that disabled people may have on the use of private cars (see Table 3-Engagement-Transport). Ensuring new development also makes provision for the charging of electric vehicles will enable the take up of cleaner less polluting vehicles creating environments that are healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Disability</i>: Will ensure the movement needs of disabled people continue to be met whilst reducing the general reliance on the private car. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures disabled people are not discriminated against by a wider approach to reduce reliance on the private car. • <i>Advance Equality</i>: Ensures the mobility needs of disabled people are considered in all forms of development. • <i>Foster good relations</i>: Helps to achieve a greater level of inclusivity in new development by ensuring everyone’s mobility needs are considered. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy T5: Public rights of way Policy	<p>Commentary Ensuring public rights of way are protected and enhanced will maintain their valuable contribution to the city’s transportation network helping to create an environment that is healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Will ensure people without access to a private car do not have access to employment/services/leisure weakened by loss of public rights of way. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures people without access to a private car do not face discrimination through accessibility barriers. • <i>Advance Equality</i>: Ensures all people can have better access to employment/services/leisure. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>

<p>Policy T6: Active travel routes</p>	<p>Commentary Ensuring development facilitates and improves active travel routes (for use by non-motorised forms of transport including walking, cycling and wheeling) to the latest design standards will help create environments that are healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Will ensure people without access to a private car have improved access to employment/services/leisure. • <i>Disability</i>: Will ensure there are no barriers to movement or access by ensuring the design of active travel routes accommodates wheeled mobility devices used by disabled people. • <i>Age (Younger and Older)</i>: Will ensure there are no barriers to movement or access by ensuring the design of active travel routes accommodates wheeled mobility devices used by older and younger people. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures people without access to a private car do not face discrimination through accessibility barriers. • <i>Advance Equality</i>: Ensures all people can have better access to employment/services/leisure through inclusive active travel routes. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p><i>Community facilities</i></p>		
<p>Policy CF1: Community facilities</p>	<p>Commentary Ensuring development contributes to the provision of good quality accessible community infrastructure will maintain and improve quality of life and respond to the needs of the local economy for the benefit of all people. The provision of 10% of floorspace in new or extended community facilities for the use of communities/cultural organisations made available at an affordable rent will provide particular benefits for local communities.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (younger and older people)/Deprivation</i>: Will ensure groups that may have a greater need for community services such as youth clubs, day centres and support services are provided for by new development. • <i>Race</i>: Will ensure the diverse needs of communities in terms of cultural/societal needs are provided for by development. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures certain groups including younger and older people, people with support needs and diverse communities are not discriminated against through lack of specific community facilities provision. • <i>Advance Equality</i>: Ensures all people can access an appropriate level of community facilities to meet their specific needs. • <i>Foster good relations</i>: Helps to build better community cohesion. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy CF2: Retention of community facilities</p>	<p>Commentary Ensuring community facilities and services are retained will protect quality of life quality of life and local economies for the benefit of all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (younger and older people)/Deprivation/Race</i>: Will ensure groups that may have a greater need for community services <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures certain groups including younger and older people, people with support needs and diverse communities are not discriminated against through the loss of specific community facilities provision. 	<p>Positive No change required</p>

	such as youth clubs, day centres, support services and cultural venues have those facilities and services protected.	<ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures all people can access an appropriate level of community facilities to meet their specific needs. • <i>Foster good relations</i>: Helps to maintain community cohesion. 	
		Mitigation of adverse affects N/A	
Net zero and climate			
Policy NZC1: Climate change, sustainable design and construction	<p>Commentary Bristol declared a Climate Emergency in 2018, requiring action at both local and global levels. As a consequence of climate change, Bristol already experiences higher temperatures and more severe weather events than it did a decade ago. The impacts of climate change affect all people but certain impacts such as excessive heat will have disproportionate effects on particular groups. These include more vulnerable people such as the elderly, very young children and people with a serious or long-term illness. Communities with higher levels of deprivation may also be disproportionately affected given existing health inequalities, employment profile (manual/outdoor work) and insufficient access to external cool spaces. Given the scale of development set out in the new local plan, including new homes, it is vital to create an urban environment that both mitigates its contribution to the causes of climate change and that is able to adapt to the further climate impacts expected over the plan period and beyond. In response to the declaration of the Climate Emergency in 2018, Bristol City Council has prepared the One City Climate Strategy. The strategy sets out an ambition to achieve a carbon neutral and climate resilient city by 2030.</p> <p>Ensuring new development mitigates its contribution towards climate change, by minimising energy demand and maximising on-site generation of renewable energy (with the aim of achieving net zero operational energy - see policy NZC2) and is adapted to changes in the local climate expected over the buildings lifetime will benefit all people.</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensuring vulnerable people are not disproportionately affected by the impacts of climate change. • <i>Advance Equality</i>: Reducing income inequalities by lowering energy costs. • <i>Advance Equality</i>: Ensuring the future health, well-being, quality of life, opportunity and prosperity of our children and younger people are assured through the creation of a sustainable built environment. 	Positive No change required
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (young children and older people)/Disability/Deprivation</i>: Local level action (as part of wider global action) to mitigate the drivers of climate change will help to reduce its impacts on vulnerable people. • <i>Deprivation</i>: Minimising energy demand and maximising on-site generation of renewable energy will reduce household energy costs helping people on lower incomes. • <i>Age (Children and younger people)</i>: Ensuring development mitigates its contribution to climate change and is adapted to its impacts are essential to the delivery of sustainable development (meeting the needs of the present without compromising the ability of future generations to meet their own needs). This will be of significant benefit to younger people in order to safeguard their future health, well-being, quality of life, opportunity and prosperity. 	Mitigation of adverse affects N/A	
Policy NZC2: Net zero carbon development – operational carbon	<p>Commentary The UK Green Building Council defines net zero carbon – operational energy as being ‘when the amount of carbon emissions associated with the building’s operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.’ Operational carbon</p>		Positive No change required

	<p>emissions refer to regulated emissions (heating, hot water, cooling, lighting and auxiliary energy) and unregulated emissions (appliances and equipment, etc.).</p> <p>Ensuring development achieves net zero carbon through maximising energy efficiency, utilising sustainable heating and cooling systems and incorporating onsite renewable energy generation will benefit all people.</p>	
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects N/A</p>
Policy NZC3: Embodied carbon, materials and circular economy	<p>Commentary Embodied carbon refers to the greenhouse gases emitted during the production of a building or asset, and includes the carbon emitted from the extraction and processing of the materials used, their transport, installation and maintenance and end of life disposal. A circular economy involves prioritising the reuse of materials at their highest value for as long as possible, helping to prevent the over extraction of natural resources and minimising the amount of material sent to landfill.</p> <p>Ensuring development minimises embodied carbon, utilises sustainable materials and incorporates circular economy principles will benefit all people.</p>	<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects N/A</p>
Policy NZC4: Adaptation to a changing climate	<p>Commentary The UK Climate Change Committee has warned that expected changes to the UK climate by 2050 are largely locked in, regardless of any current pathways in place to reduce global emissions. Development proposals should reflect this level of certainty in their design and ensure development is resilient to these predicted climate conditions.</p> <p>Ensuring development is resilient to the effects of a changing climate will benefit all people.</p>	<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects N/A</p>
Policy NZC5: Renewable energy and energy efficiency	<p>Commentary In 2009, the Citywide Sustainable energy strategy provided an assessment of renewable and low carbon energy sources in the city. As a largely urban area Bristol has potential for on-site and building integrated renewable heat, cooling and power. There is also potential to use renewable and low carbon heat from other sources such as the Floating Harbour, waste heat from industrial processes in Avonmouth, and from former mine workings across the city. Avonmouth is identified as the location with the greatest potential for on-shore wind power.</p> <p>Supporting the development of new renewable energy capacity and energy storage, particularly in Avonmouth, to put the city on a course to meeting its commitments on carbon reduction will have a wider benefit for all people. However, the provision of such installations in Avonmouth have the potential for impact on surrounding local communities in terms of public health, safety and residential amenity.</p>	<p>Neutral</p> <p>No change required</p>
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects</p>

	<p>Potential adverse affects May have an adverse impact on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Potential to exacerbate existing higher levels of deprivation and health inequalities in communities within and surrounding Avonmouth including Lawrence Weston as a result of the introduction of further industrial installations that may have detrimental effects on public health, safety and residential amenity. 	The policy requires consideration of public health and safety and impacts on biodiversity, landscape character, the historic environment and the residential amenity of the surrounding area along side the environmental and economic benefits of proposals. However, given the significant local and global impacts of climate change significant weight must be afforded to the environmental and economic benefits of proposal.	
Policy FR1: Flood risk and water management	<p>Commentary Increased risk from fluvial and tidal flooding as well as localised flooding caused by rainfall is set to be a significant consequence of climate change. The impacts of flooding affect all people but may have disproportionate effects on particular groups including more vulnerable people such as the elderly, very young children and people with a serious or long-term illness whose mobility may be impaired making them less able to take action to keep themselves and others safe. Bristol contains land at risk of flooding, most notably at Avonmouth, St. Philip's Marsh and in the vicinity of the city's main rivers, and the risk of flooding in these areas is set to increase in the 'with climate change' scenario, as set out in the Bristol Strategic Flood Risk Assessment (SFRA). Defences are being implemented at Avonmouth and the Bristol Avon Flood Strategy will address flood risk in central Bristol. Setting out an approach to minimising the risk and impact of flooding in the context of new development by applying a sequential approach to flood risk management (i.e. giving priority to the development of sites with the lowest risk of flooding) or ensuring development is resilient to/mitigates the impact of flooding will benefit all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (young children and older people)/Disability</i>: Will ensure the location and form of development safeguards against flooding impacts thereby protecting residents that may be less able to take action to keep themselves and others safe in the event of flooding. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures that no one is put at risk from flooding impacts. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy FR2: Bristol Avon Flood Strategy	<p>Commentary Parts of Bristol's central area are vulnerable to flooding from the River Avon, and the risk is increasing due to climate change causing sea levels to rise and storms to increase in frequency and severity. The Bristol Avon Flood Strategy is the long-term plan to better protect homes, businesses, and infrastructure from flooding from the river Avon. A key objective of the strategy is to facilitate the sustainable growth of Bristol by supporting opportunities for employment, residential land, and infrastructure. Several areas identified for growth and regeneration in Bristol are impacted by flood risk, but the future delivery of the Strategy will greatly reduce the burden of managing flood risk on a site-specific basis. The ambition is for a strategy that works for Bristol year-round, not just when the river floods. Defences design to improve public spaces can provide new green spaces, better access to the river, enhanced heritage features, and improved transport connections. This will include the creation of an enhanced multi-purpose greenway along the line of the defences. Ensuring development located within or adjacent to areas that are essential for the delivery of future flood defences accommodates space for and/or delivers flood protection and associated infrastructure will benefit all communities in Bristol's central area that are currently vulnerable to flooding from the River Avon.</p> <p>Beneficial affects (See policies NZC1, BG1 & T2).</p>	<p>Public Sector Equality Duty (See policies NZC1, BG1 & T2).</p> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>

<i>Design and conservation</i>		
Policy DPM1: Delivering well-designed, inclusive places	<p>Commentary The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Design is also at the heart of creating inclusive and liveable communities and shaping successful places with a high quality public realm as part of an ‘urban living’ approach (see policies UL1 & UL2).</p> <p>Ensuring development delivers high quality, healthy, safe, liveable, neighbourly and inclusive places reflecting the National Design guide will benefit all people. The delivery of inclusive places means the layout and design of a building or space will provide for equality of access and opportunity. The National Design Guide identifies 10 characteristics of well-designed places which include particular considerations relevant to advancing equality: Places that are accessible and easy to move around; Places that have a distinct identity (reflecting their past, present and future) and support a sense of pride, belonging and cohesion; and Public and communal spaces that are safe social and inclusive supporting interaction, wellbeing, relaxation and recreation.</p> <p>Beneficial affects The delivery of inclusive places reflecting design measure to promote the advancement of equality (as set out in the National Design Guide) will be of benefit to all ‘protected characteristics’.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the design of the built environment does not discriminate against any ‘protected characteristic’. • <i>Advance Equality</i>: Ensures the design of the built environment enables and promotes inclusivity. • <i>Foster good relations</i>: Ensures the design of the built environment enables and promotes social cohesion. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy DC1: Liveability in residential development including space standards and private outdoor space	<p>Commentary Ensuring residential development optimises density and at the same time creates liveable environments, in particular providing sufficient internal and outdoor space, will benefit all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (families with young children)/Disability</i>: Will benefit groups that may have a greater requirement for internal living space to undertake everyday activities and private outdoor amenity and play space. (See policy UL1). <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the need for higher densities does not discriminate against groups such as families or people with disabilities that may have a greater requirement for internal and outdoor space. • <i>Advance Equality</i>: Ensures higher densities can come forward whilst maintaining equality of housing opportunity for all people. (See policy UL1). <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy DC2: Tall buildings	<p>Commentary Tall buildings can contribute to the efficient use of land to deliver jobs homes and mixed communities. They may be appropriate in inner urban locations provided they contribute positively to the character and function of the urban environment, are designed and located to be visually attractive, achieve high quality design, do not give rise to harmful effects and otherwise provide liveable environments.</p>	<p>Neutral</p> <p>No change required</p>

	<p>Whilst optimising density to provide additional housing is of wider benefit to all people (see policy UL1) the contribution that tall buildings can make to housing delivery on a citywide level is limited. Tall residential buildings may also be less appropriate for certain groups including families with children, older people and people with disabilities.</p>	
	<p>Affects Affects on 'protected characteristics' will be neutral.</p>	<p>Public Sector Equality Duty N/A</p>
		<p>Mitigation of adverse affects N/A</p>
Policy DC3: Alterations to existing buildings	<p>Commentary Reflecting the wider design principles set out in policy DPM1 (which seek to ensure high quality and successful places are created providing inclusive and liveable communities for the benefit of all people) the policy ensures that alterations to existing buildings result in high quality development, contribute to an area's character and identity and safeguard the amenity of existing development.</p>	<p>Positive No change required</p>
	<p>Beneficial affects See policy DPM1.</p>	<p>Public Sector Equality Duty See policy DPM1.</p>
		<p>Mitigation of adverse affects N/A</p>
Policy DC4: Recycling and refuse provision in new development	<p>Commentary Ensuring development meets specified standards for recycling and refuse provision in order that the visual appearance, amenity and safety of an area is maintained will benefit all people.</p> <p>Specific attention is given to the need to design recycling and refuse provision having regard to the accessibility needs of residents and users, and the need to locate such provision having regard to the need to provide and maintain safe and convenient access for occupants.</p>	<p>Positive No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people)/Disability</i>: Will ensure people with reduced or impaired mobility are not adversely affected by poorly designed refuse/recycling storage facilities that are not fully accessible and/or obstruct footways and other public areas. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures all people have a safe and fully accessible environment to move around in free of obstructions.
		<p>Mitigation of adverse affects N/A</p>
Policy CHE1: Conservation and the historic environment	<p>Commentary Reflecting the wider design principles set out in policy DPM1 (which seek to ensure high quality and successful places are created providing inclusive and liveable communities for the benefit of all people) the policy seeks to conserve and enhance the city's heritage assets to ensure they continue to make a positive contribution to the character of all parts of the city. Some of these assets may have a specific cultural dimension or significance to a particular community that should be fully understood before any changes are proposed.</p>	<p>Positive No change required</p>
	<p>Beneficial affects See policy DPM1.</p>	<p>Public Sector Equality Duty See policy DPM1.</p>
		<p>Mitigation of adverse affects N/A</p>
Policy AD1: Advertisements	<p>Commentary Ensuring advertisements do not have an unacceptable impact on amenity or harm public or road safety will benefit all people.</p>	<p>Positive No change required</p>
	<p>Beneficial affects See policy DPM1.</p>	<p>Public Sector Equality Duty See policy DPM1.</p>
		<p>Mitigation of adverse affects N/A</p>

<i>Health, wellbeing, and food sustainability</i>			
Policy HW1: Pollution control and water quality	<p>Commentary Ensuring development takes into account its potential impact on pollution and the impact of existing sources of pollution and does not result in pollution that cannot be satisfactorily addressed through a scheme of mitigation will support the development of healthy places. This is a core priority of Bristol's Health and Wellbeing Strategy which seeks to create a city that supports citizen's mental and physical health and wellbeing and reduces health inequalities across the city. Supporting this core priority will be of benefit to all people in surrounding communities and citywide.</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation</i>: Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development. 		<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures all people have the opportunity to live and work in a healthy environment.
			<p>Mitigation of adverse affects N/A</p>
Policy HW2: Air quality	<p>Commentary Ensuring opportunities are taken to minimise the impact on new development of existing airborne pollution in all areas of the city and the impact of a new development on air quality will be of benefit to all people in surrounding communities and citywide (see policy HW1).</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation</i>: Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development. 		<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures all people have the opportunity to live and work in a healthy environment.
			<p>Mitigation of adverse affects N/A</p>
Policy HW1A: Noise	<p>Commentary As with other types of pollution, noise pollution has the potential to impact adversely on environmental amenity and biodiversity. Particularly significant, however, are its impacts, both direct and indirect, on health and wellbeing, for instance through loss of sleep or other negative health externalities such as stress that can be caused by exposure to sustained noise over a longer term. Ensuring development takes into account its potential impact on noise pollution and the impact of existing sources of noise pollution and does not result in noise pollution that cannot be satisfactorily addressed through a scheme of mitigation will support the health and well-being of all people in surrounding communities (see policy HW1).</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people)/Disability/Deprivation</i>: Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development. 		<p>Public Sector Equality Duty <i>Advance Equality</i>: Ensures all people have the opportunity to live and work in a healthy environment.</p>
			<p>Mitigation of adverse affects N/A</p>
Policy HW1B: Contaminated land	<p>Commentary Ensuring new development takes into account issues relating to existing contaminated land through a scheme of mitigation and does not result in the contamination of land will support the health and well-being of all people in surrounding communities (see policy HW1).</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation</i>: Will ensure groups that suffer from health conditions or health 		<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures all people have the opportunity to live and work in a healthy environment.
			<p>Mitigation of adverse affects N/A</p>

	inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development.		
Policy HW2B: Health and development	<p>Commentary Ensuring development contributes to reducing the causes of ill health, improving health and reducing health inequalities will benefit all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation</i>: Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by development that does not address health and wellbeing issues. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures all people have the opportunity to live and work in an environment that is healthy and enables good physical and mental health. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy HW3: Takeaways	<p>Commentary Takeaways are a well-established feature of Bristol's town, district and local centres which offer services to customers and provide employment opportunities. However, when they are located close to schools, youth facilities and other locations where young people gather, takeaway uses have the potential to influence behaviour which is harmful to health and the promotion of healthy lifestyles. There are also clear and evidenced links between takeaways and fast food and obesity amongst all age groups in particular young people. The approach is supported by national strategies to reduce childhood obesity, which is identified as a public health priority with significant health and economic consequences. Locally, the approach seeks to help achieve Bristol City Council objectives to stop the increase in childhood obesity and to close the childhood obesity gap, in which children in more deprived areas are more likely to be obese than those in less deprived areas.</p> <p>Ensuring proposals for takeaways are not in locations (including close to schools) or in concentrations likely to influence behaviour harmful to health or the promotion of healthy lifestyles will benefit all people in communities surrounding such proposals.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Younger people)/Deprivation</i>: Will ensure young people's behaviour and dietary choices are not unduly influenced by the proximity and concentration of takeaway outlets. Will also help to close the childhood obesity gap between more deprived and less deprived areas. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Will help to reduce health inequalities in young people that exist between more deprived and less deprived areas. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy FS1: The provision of allotments	<p>Commentary Allotments provide opportunities for local food growing and greater access to healthier food, outdoor activity conducive to a healthy lifestyle, and increase local biodiversity through the cultivation of land and the retention of green space. They form a vital component of the city's green infrastructure network as well as providing a key community asset.</p> <p>Ensuring developments of 60 dwellings or more contributes to the provision of an allotment plot (or a financial contribution to support improvement/rehabilitation of other allotment sites) will be of benefit to all people in surrounding communities.</p> <p>Commentary (See policy BG1 & FS2).</p>	<p>Public Sector Equality Duty (See policy BG1 & FS2).</p> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy FS2: Provision of food growing space in new developments	<p>Beneficial affects Ensuring residential developments provide accessible on-site space for food growing has many benefits, including improving the sustainability of food production, increasing access to healthier food, providing opportunities for healthy outdoor activity, and</p>		<p>Positive</p>

	<p>enhancing the city's network of green infrastructure and biodiversity. Food growing can also enable socialisation and learning of new skills, having a positive impact on health and wellbeing, particularly for vulnerable groups such as older persons, people with learning difficulties and people with mental health issues.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people)/Disability</i>: Will benefit older people, people with learning difficulties and people with mental health issues through greater social interaction, learning and development, facilitation of healing processes and general health and wellbeing. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures wider access to food growing space and its related health and well-being benefits. <p>Mitigation of adverse affects N/A</p>	No change required
Policy FS3: The protection of existing food growing enterprises and allotments	<p>Commentary Protecting active allotments from loss and local food growing enterprises from unacceptable impacts on their viability will ensure such assets continue to contribute to the sustainability of food production, the promotion of a fairer localised food economy, provide jobs, the provision of access to healthier food, opportunities for healthy outdoor activity, and the city's network of green infrastructure and biodiversity. This will benefit all people.</p> <p>Commentary (See policy BG1 & FS2).</p>	<p>Public Sector Equality Duty (See policy BG1 & FS2).</p> <p>Mitigation of adverse affects N/A</p>	Positive No change required
<i>Utilities and Minerals</i>			
Policy UM1: Telecommunications	<p>Commentary Ensuring that modern and effective telecommunications systems are provided to support the development of the Bristol economy whilst balancing the need to protect environmental, visual and residential amenity will benefit all people. Health concerns relating to installations are addressed by the policy (see Table 3; Engagement-Utilities and Minerals).</p> <p>Affects Affects are neutral.</p>	<p>Public Sector Equality Duty N/A</p> <p>Mitigation of adverse affects N/A</p>	Neutral No change required
Policy UM2: Unstable Land	<p>Commentary Ensuring an appropriate approach to the development of sites on potentially unstable land in order to protect surrounding local communities.</p> <p>Affects Affects are neutral.</p>	<p>Public Sector Equality Duty N/A</p> <p>Mitigation of adverse affects N/A</p>	Neutral No change required
Policy UM3: Minerals Safeguarding Areas	<p>Commentary Ensuring proven mineral resources which are, or may become, of economic importance are safeguarded from unnecessary sterilisation by non-mineral development.</p> <p>Affects Affects are neutral.</p>	<p>Public Sector Equality Duty N/A</p> <p>Mitigation of adverse affects N/A</p>	Neutral No change required

Policy UM 4: Sewage Treatment Works	Commentary Ensuring land adjacent to Avonmouth Sewage Treatment Works is safeguarded to allow for future expansion.		Neutral
	Affects Affects are neutral.	Public Sector Equality Duty N/A	No change required
		Mitigation of adverse affects N/A	
<i>Development Allocations</i>			
Policy DA1: Proposed Development Allocations	Commentary The proposed development allocations complement the areas of growth and regeneration set out in the Development Strategy (Policies DS1-DS14). Allocations from the Site Allocations & Development Management Policies (July 2014) and the Bristol Central Area Plan (March 2015) have been retained.		See policies DS1-DS14

Step 4: Impact

How has the equality impact assessment informed or changed the proposal?

3.17 The analysis has shown that the majority of policies in the new local plan will have a positive impact on all 'protected characteristics' and other relevant characteristics. This is because all of the policies within the new local plan have been designed and drafted to deliver the overarching aim/objective to achieve *inclusive and sustainable growth and development addressing the needs of everyone in all parts of the city*. Particular policies have been designed and drafted with an express purpose to promote and/or actively seek the advancement of equality and good relations. These include:

Policy AH1: Affordable Housing Provision
Policy SV1: Social Value and Inclusion
Policy E1: Inclusive Economic Development
Policy E6: Affordable Workspace
CF1: Provision of community facilities
Policy DPM1: Delivering Well-designed, Inclusive Places
Policy HW2B: Health and Development

3.18 As the plan primarily relates to the use and development of land and seeks to address people's needs in relation to how land is used (i.e. for homes, employment, transport, services and facilities and to provide a safe and healthy environment), the beneficial effects of policies in the plan are largely focused on those 'protected characteristics' and other relevant characteristics that can act as barrier to those needs being met. These include deprivation, disability, age and race. Other 'protected characteristics' are less relevant, such as gender reassignment, pregnancy and maternity, religion or belief, sexual orientation, and marriage or civil partnership, but would still be subject to beneficial effects as the policies are designed and written to address the needs of everyone.

3.19 A number of the policies have a neutral affect. This is where the policy may have both beneficial and adverse effects that need to be balanced, or, where the policy has no substantive effect on any 'protected characteristic' or other relevant characteristics.

3.20 No negative impacts were identified.

Action Plan

3.21 No actions have been identified to improve data, mitigate issues or maximise opportunities.

How will the impact of your proposal and actions be measured?

3.22 The implementation and effect of the new local plan policies will be monitored through a range of sources. Data collected will inform future policy reviews and decisions on whether to publish further guidance to support the policies. Key sources include:

Bristol Development Monitoring Report

The Bristol Development Monitoring Report is the annual Authority's Monitoring Report² (AMR). The collection, analysis and reporting of planning data is a legal requirement and provides a sound factual basis for decision-making, as well as contributing to government statistics. The AMR report relates to the monitoring period 1st April to 31st March (financial year) and is the principal means for monitoring the implementation of the adopted Bristol Local Plan. Policy areas monitored include housing; economy; environment; retail, community and leisure; and infrastructure and developer contributions.

Bristol Residential Development Survey (RDS)

The Bristol RDS is an annual monitoring survey providing information about housing development in the city, based on planning permissions and site surveys. The main findings report includes figures for the provision of new housing and changes since 2006. RDS data is required for returns to government and internal performance reporting and relates to the monitoring period 1st April to 31st March (financial year).

Bristol Business Development Survey (BDS)

The BDS is an annual survey of planning consents relating to business development. The survey tracks the implementation of permissions affecting retail, office, industrial, warehousing, community infrastructure and leisure uses.

Quality of Life Survey

The Quality of Life (QoL) survey provides an annual snapshot of the quality of life in Bristol based on questions asked to residents. The survey is a useful tool for providing neighbourhood level statistics and public perception information which can help to broadly indicate the impact of policy strategies in the new local plan. The quality of life results cover topics including:

- health;
- lifestyles;
- community;
- local services;
- public perception about living in Bristol.

Step 5: Review

3.23 Feedback and review have been provided by the Equality and Inclusion Team.

² Local Planning Authorities are required to produce an Authority's Monitoring Report (AMR) under Section 113 of the Localism Act 2011. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what the report must contain.

Appendix A: Equalities groups consulted

Black South West Network
BME Voice
Bristol Disability Equality Forum
Bristol Muslim Cultural Society
Bristol Women's Voice
Commission for Race Equality (CORE)
DGLG
Disability Equality Forum
Disability Forum - Bristol Physical Access Chain
Disabled Travel Service
Friends, Families and Travellers
HAVEN (Health for Asylum Seekers)
Malcolm X Centre
Merlin Housing Society
Montpelier Conservation Group
Multi Faith Forum
Older People's Forum
Overseas Chinese Association
RNIB South West
SARI
Shakti Imani Inclusion Project
St Mungo's
Stonewall
Totterdown Childrens Community Workshop
Voice & Influence Forum
Voice & Influence Forum (Bristol Disability Equality)
Voice & Influence Forum (Lesbian, Gay and Bisexual)
The Avon Centre Charity

Equality Impact Assessment [version 2.12]



Title: Bristol Local Plan	
<input checked="" type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input checked="" type="checkbox"/> New <input type="checkbox"/> Already exists / review <input type="checkbox"/> Changing
Directorate: Growth & Regeneration (Economy of Place)	Lead Officer name: Colin Chapman
Service Area: Strategic City Planning	Lead Officer role: Local Plan Manager

Step 1: What do we want to do?

The purpose of an Equality Impact Assessment is to assist decision makers in understanding the impact of proposals as part of their duties under the Equality Act 2010. Detailed guidance to support completion can be found here [Equality Impact Assessments \(EqIA\) \(sharepoint.com\)](#).

This assessment should be started at the beginning of the process by someone with a good knowledge of the proposal and service area, and sufficient influence over the proposal. It is good practice to take a team approach to completing the equality impact assessment. Please contact the [Equality and Inclusion Team](#) early for advice and feedback.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Describe who it is aimed at and the intended aims / outcomes. Where known also summarise the key actions you plan to undertake. Please use plain English, avoiding jargon and acronyms. Equality Impact Assessments are viewed by a wide range of people including decision-makers and the wider public.

The Bristol Local Plan forms part of the statutory development plan for the city, which is used, alongside the National Planning Policy Framework, to help direct decisions on planning applications in Bristol. The new local plan will provide an updated planning policy framework needed to guide development up to 2040. Further detail on the aims and objectives of the plan and the purpose of policies within it are set out in the attached report.

1.2 Who will the proposal have the potential to affect?

<input type="checkbox"/> Bristol City Council workforce	<input type="checkbox"/> Service users	<input checked="" type="checkbox"/> The wider community
<input type="checkbox"/> Commissioned services	<input type="checkbox"/> City partners / Stakeholder organisations	
Additional comments: The policies within the plan have the potential to affect many people who will live and work in the city, and who will visit the city, over the plan period.		

1.3 Will the proposal have an equality impact?

Could the proposal affect access levels of representation or participation in a service, or does it have the potential to change e.g. quality of life: health, education, or standard of living etc.?

If 'No' explain why you are sure there will be no equality impact, then skip steps 2-4 and request review by Equality and Inclusion Team.

If 'Yes' complete the rest of this assessment, or if you plan to complete the assessment at a later stage please state this clearly here and request review by the Equality and Inclusion Team.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	[please select]
--	------------------------------------	-----------------

Given the scope of the new local plan in terms of geographical extent (citywide), range of policy content, and timespan (up to 2040) it has the potential to affect many people who will live and work in the city, and who will visit the city, over the plan period.

Step 2: What information do we have?

2.1 What data or evidence is there which tells us who is, or could be affected?

Please use this section to demonstrate an understanding of who could be affected by the proposal. Include general population data where appropriate, and information about people who will be affected with particular reference to protected and other relevant characteristics: [How we measure equality and diversity \(bristol.gov.uk\)](https://www.bristol.gov.uk/equality-diversity)

Use one row for each evidence source and say which characteristic(s) it relates to. You can include a mix of qualitative and quantitative data e.g. from national or local research, available data or previous consultations and engagement activities.

Outline whether there is any over or under representation of equality groups within relevant services - don't forget to benchmark to the local population where appropriate. Links to available data and reports are here [Data, statistics and intelligence \(sharepoint.com\)](#). See also: [Bristol Open Data \(Quality of Life, Census etc.\)](#); [Joint Strategic Needs Assessment \(JSNA\)](#); [Ward Statistical Profiles](#).

For workforce / management of change proposals you will need to look at the diversity of the affected teams using available evidence such as [HR Analytics: Power BI Reports \(sharepoint.com\)](#) which shows the diversity profile of council teams and service areas. Identify any over or under-representation compared with Bristol economically active citizens for different characteristics. Additional sources of useful workforce evidence include the [Employee Staff Survey Report](#) and [Stress Risk Assessment](#)

Data / Evidence Source [Include a reference where known]	Summary of what this tells us
Additional comments: See attached report	

2.2 Do you currently monitor relevant activity by the following protected characteristics?

<input checked="" type="checkbox"/> Age	<input checked="" type="checkbox"/> Disability	<input checked="" type="checkbox"/> Gender Reassignment
<input type="checkbox"/> Marriage and Civil Partnership	<input type="checkbox"/> Pregnancy/Maternity	<input checked="" type="checkbox"/> Race
<input checked="" type="checkbox"/> Religion or Belief	<input checked="" type="checkbox"/> Sex	<input checked="" type="checkbox"/> Sexual Orientation

2.3 Are there any gaps in the evidence base?

Where there are gaps in the evidence, or you don't have enough information about some equality groups, include an equality action to find out in section 4.2 below. This doesn't mean that you can't complete the assessment without the information, but you need to follow up the action and if necessary, review the assessment later. If you are unable to fill in the gaps, then state this clearly with a justification.

For workforce related proposals all relevant characteristics may not be included in HR diversity reporting (e.g. pregnancy/maternity). For smaller teams diversity data may be redacted. A high proportion of not known/not disclosed may require an action to address under-reporting.

Sufficient evidence is available to determine the needs of 'protected characteristics' most likely to be affected by policies within the local plan.

2.4 How have you involved communities and groups that could be affected?

You will nearly always need to involve and consult with internal and external stakeholders during your assessment. The extent of the engagement will depend on the nature of the proposal or change. This should usually include individuals and groups representing different relevant protected characteristics. Please include details of any completed engagement and consultation and how representative this had been of Bristol's diverse communities.

Include the main findings of any engagement and consultation in Section 2.1 above.

If you are managing a workforce change process or restructure please refer to [Managing a change process or restructure \(sharepoint.com\)](#) for advice on consulting with employees etc. Relevant stakeholders for engagement about workforce changes may include e.g. staff-led groups and trades unions as well as affected staff.

See attached report.

2.5 How will engagement with stakeholders continue?

Explain how you will continue to engage with stakeholders throughout the course of planning and delivery. Please describe where more engagement and consultation is required and set out how you intend to undertake it. Include any targeted work to seek the views of under-represented groups. If you do not intend to undertake it, please set out your justification. You can ask the Equality and Inclusion Team for help in targeting particular groups.

See attached report.

Step 3: Who might the proposal impact?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered above and the characteristics protected by the Equality Act 2010. Also include details of existing issues for particular groups that you are aware of and are seeking to address or mitigate through this proposal. See detailed guidance documents for advice on identifying potential impacts etc. [Equality Impact Assessments \(EqIA\) \(sharepoint.com\)](#)

3.1 Does the proposal have any potentially adverse impacts on people based on their protected or other relevant characteristics?

Consider sub-categories and how people with combined characteristics (e.g. young women) might have particular needs or experience particular kinds of disadvantage.

Where mitigations indicate a follow-on action, include this in the 'Action Plan' Section 4.2 below.

GENERAL COMMENTS (highlight any potential issues that might impact all or many groups)

See attached report for detail.

PROTECTED CHARACTERISTICS

Age: Young People Does your analysis indicate a disproportionate impact? Yes No

Potential impacts:

Mitigations:

Age: Older People Does your analysis indicate a disproportionate impact? Yes No

Potential impacts:

Mitigations:

Disability	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Sex	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Sexual orientation	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Pregnancy / Maternity	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Gender reassignment	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Race	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Religion or Belief	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Marriage & civil partnership	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
OTHER RELEVANT CHARACTERISTICS	
Socio-Economic (deprivation)	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Carers	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Other groups [Please add additional rows below to detail the impact for any other relevant groups as appropriate e.g. asylum seekers and refugees; care experienced; homelessness; armed forces personnel and veterans]	
Potential impacts:	
Mitigations:	

3.2 Does the proposal create any benefits for people based on their protected or other relevant characteristics?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our [Public Sector Equality Duty](#) to:

- ✓ Eliminate unlawful discrimination for a protected group
- ✓ Advance equality of opportunity between people who share a protected characteristic and those who don't
- ✓ Foster good relations between people who share a protected characteristic and those who don't

See attached report.

Step 4: Impact

4.1 How has the equality impact assessment informed or changed the proposal?

What are the main conclusions of this assessment? Use this section to provide an overview of your findings. This summary can be included in decision pathway reports etc.

If you have identified any significant negative impacts which cannot be mitigated, provide a justification showing how the proposal is proportionate, necessary, and appropriate despite this.

Summary of significant negative impacts and how they can be mitigated or justified:
N/A
Summary of positive impacts / opportunities to promote the Public Sector Equality Duty:
The analysis has shown that the majority of policies in the new local plan will have a positive impact on all 'protected characteristics' and other relevant characteristics. This is because all of the policies within the new local plan have been designed and drafted to deliver the overarching aim/objective to achieve <i>inclusive and sustainable growth and development addressing the needs of everyone in all parts of the city</i> . Particular policies have been designed and drafted with an express purpose to promote and/or actively seek the advancement of equality and good relations. As the plan primarily relates to the use and development of land and seeks to address people's needs in relation to how land is used (i.e. for homes, employment, transport, services and facilities and to provide a safe and healthy environment), the beneficial effects of policies in the plan are largely focused on those 'protected characteristics' and other relevant characteristics that can act as barrier to those needs being met. These include deprivation, disability, age and race. Other 'protected characteristics' are less relevant, such as gender reassignment, pregnancy and maternity, religion or belief, sexual orientation, and marriage or civil partnership, but would still be subject to beneficial effects as the policies are designed and written to address the needs of everyone. A number of the policies have a neutral affect. This is where the policy may have both beneficial and adverse effects that need to be balanced, or, where the policy has no substantive effect on any 'protected characteristic' or other relevant characteristics. No negative impacts were identified. The attached report provides a full analysis of the affects, either beneficial or adverse, on people with 'protected characteristics' and other relevant characteristics for each policy within the new local plan.

4.2 Action Plan

Use this section to set out any actions you have identified to improve data, mitigate issues, or maximise opportunities etc. If an action is to meet the needs of a particular protected group please specify this.

Improvement / action required	Responsible Officer	Timescale
N/A		


4.3 How will the impact of your proposal and actions be measured?

How will you know if you have been successful? Once the activity has been implemented this equality impact assessment should be periodically reviewed to make sure your changes have been effective your approach is still appropriate.

The implementation and effect of the new local plan policies will be monitored through a range of sources. Data collected will inform future policy reviews and decisions on whether to publish further guidance to support the policies. The monitoring mechanisms are set out in the attached report.

Step 5: Review

The Equality and Inclusion Team need at least five working days to comment and feedback on your EqIA. EqIAs should only be marked as reviewed when they provide sufficient information for decision-makers on the equalities impact of the proposal. Please seek feedback and review from the [Equality and Inclusion Team](#) before requesting sign off from your Director¹.

Equality and Inclusion Team Review:	Director Sign-Off: 
Date:	Date: 13 th October 2023

¹ Review by the Equality and Inclusion Team confirms there is sufficient analysis for decision makers to consider the likely equality impacts at this stage. This is not an endorsement or approval of the proposal.

Statement to Full Council – 31 October 2023

Comments from the Scrutiny Finance Task Group on Medium Term Financial Plan & Capital Strategy

Introduction

1. The Finance Task Group met on six occasions over the August-September period to receive detailed briefings as the Medium Term Financial Plan (MTFP) was developed.
2. We would like to place on record our thanks to the Director: Finance and other members of the Finance team who have supported these briefings and for their ongoing openness and diligence in responding to our questions and points of clarification as these sessions progressed.
3. We submitted some initial comments on the MTFP to the Cabinet on 3 October and now wish to draw Full Council's attention to the points set out below. In submitting these comments, we are also mindful of the inherent difficulties faced by Finance officers in producing a MTFP for the authority given the wider/national context around the unpredictability of longer-term public finances.
4. Although submitted under my name, this report has been agreed by members representing all parties.

Finance Task Group comments

1. Invest to Save

As flagged previously in our comments to the Budget Council back in February and bearing in mind the ongoing seriousness of the budgetary pressures faced by the authority, we again flag the urgent need for greater emphasis on encouraging innovative Invest to Save proposals, including capital investment. Linked to this, we feel the authority should review and look to refine as necessary its approach to risk management around future investment opportunities.

As examples, we would particularly encourage that every effort continues to be made to identify and look to maximise opportunities to invest that can:

- reduce the financial impact around the use of emergency temporary accommodation, to include examining if there are any options around making best use of existing assets in the general fund rather than selling them off.
- alleviate the financial pressures associated with 'out of authority area' children's care placements.

More generally, we feel that encouraging innovation and the development of Invest to Save propositions and the associated capacity to take them forward is a cultural and organisational issue for the authority to address moving forwards.

2. Council Tax Reduction Scheme (CTRS) review

We submitted initial comments to the Cabinet on 4 July prior to the consultation on the CTRS being launched.

On 12 October, the Resources Scrutiny Commission had been due to receive a report on the outcomes of the public consultation on the review of the Council Tax Reduction Scheme. At a late stage, we were informed that the report would not be available and had to cancel our meeting. We subsequently became aware that the Council has received a legal challenge on the consultation process; we would request clarity as soon as possible on the position regarding the legal challenge and expect to receive a full update on the consultation outcomes and scheme proposals at our 21 November Resources Scrutiny Commission meeting.

We also feel we must again register our disappointment that some of the suggestions we put forward in July about the content and design of the consultation were not reflected in the final consultation documents.

The MTFP assumes the delivery of the £3m saving from the CTRS review in 2024/25 as determined at last year's Budget Council meeting; notwithstanding the outcome of the legal challenge, it is critical for Full Council to note and be fully aware of the fact that any decision ultimately not to implement or fully implement this planned saving would create a significant additional pressure within the MTFP.

Full Council should also be aware that a majority of members of the Finance Task Group do not support the proposals to change the CTRS. If a revised scheme is ultimately put in place, we retain concerns around deliverability of the envisaged saving and the likely negative impact on Council Tax collection rate and cost.

3. Clean Air Zone income

Our understanding (although we note this is not yet confirmed in the Mayor's Forward Plan) is that the administration will receive a report in December on the year 1 outcomes of the Clean Air Zone, including the detail on the financial income realised over that period.

For completeness, we feel it would have been helpful for this figure to have been included in the MTFP report. We will wish to understand this detail and any financial implications/impact in relation to the MTFP, noting that CAZ income is already identified as the source of match funding for projects being taken forward through the City Region Sustainable Transport Settlement and has been used to fund £5m of transport levy. It is likely that this income will be material to the Council and it seems inappropriate not to quantify it before issuing the MTFP.

4. Dedicated Schools Grant (high needs block)

We have noted the critical importance to the authority of delivering the DSG management plan and mitigation proposals. We note that the People Scrutiny Commission will be scrutinising the detail of the plan and progress against the mitigation measures. Finance Task Group/Resources Scrutiny members wish to be assured that mitigations are deliverable

whilst also maintaining services. We also need clarity on the financial (and other) risks to the authority if the mitigations fail.

5. Capital programme:

Given the budgetary pressures, we will continue to seek assurance/clarification as necessary on the action and measures being taken in relation to the governance, management and delivery of the capital programme, particularly in relation to slippage within the programme and addressing any inflationary impact of slippage/delay.

Moving forwards, recognising there will always be in-year issues and unanticipated factors to take into account, there is a need to significantly close the gap between the 'intent to deliver' (as reflected in the capital programme budget) and actual delivery, so there is greater certainty on delivery. Tackling a culture of 'over-optimism' in anticipated capital programme delivery (and around other aspects of budget/transformation programme management) is also an important cultural issue for the organisation to address.

External factors affecting capital programme delivery such as the impact of new environmental and planning requirements also need to be factored into future forecasting.

6. Inflation/costs

The impact of inflation remains a key issue for the authority. It is important to recognise that inflation impact is variable between sectors; for example, it is a particularly significant issue for the construction industry.

Members also need to be mindful of the impact/costs around meeting annual pay awards and other increasing costs. We note in particular the budget pressure from the increasing costs of home to school transport, which clearly need to be urgently addressed.

7. Property transformation programme

In the context of the Property Programme, we stress the importance of taking decisions on property disposals from the perspective of long-term benefit to the authority. The authority should also look to maximise commercial let opportunities - for example, there are significant commercial let opportunities linked to Temple Street refurbishment; opportunities to generate rent/return from empty council owned properties should also be fully explored.

8. Community Infrastructure Levy (CIL)

We are concerned that there is a lack of clarity within the MTFP about any assumptions that may have been made about the future use of CIL in relation to strategic infrastructure projects.

Councillor Geoff Gollop

Chair, Resources Scrutiny Commission & Finance Task Group
(on behalf of members of the Commission/Task Group)

Full Council

31 October 2023



Report of: Denise Murray, Director of Finance & S151 Officer

Title: Medium Term Financial Plan and Capital Strategy

Ward: Citywide

Member Presenting Report: Councillor Craig Cheney (Deputy Mayor, Cabinet Member with responsibility for City Economy, Finance & Performance)

Recommendation

To note

1. The economic outlook and projections within the 5-year MTFP
2. The strategic planning approach

To approve

3. Medium Term Financial Plan for the period 2024/25 to 2028/29
4. The updated Reserve Policy
5. Capital Strategy for the period 2024/25 to 2033/34
6. The Children and Education Supplementary Estimate

Summary

The MTFP and Capital Strategy are rolling plans which cover the periods 2024/25 to 2028/29 and 2024/25 to 2033/34 respectively. They provide the financial framework within which revenue and capital budgets for the council will be developed and put forward to Full Council for approval as part of the annual budget setting process. The financial planning assumptions included are kept under ongoing review against the backdrop of a fluctuating financial and economic climate.

The significant issues in the report are:

This Medium Term Financial Plan identifies **a cumulative peak funding gap of £32.1 million** across the period 2024/25–2028/29. The strategy for closing this gap prioritises a 3-pronged approach involving the maximisation of those returns due from transformation programmes, review of income and targeted reviews for further service efficiencies.

The report also sets out principles for a robust reserves policy to ensure resilience over this period.

The Capital Strategy is an overarching document which sets the policy framework for the development, management and monitoring of the Council's capital investment. It is mandated by the Prudential Code.

This report also includes a supplementary estimate for Children and Education Directorate for the current year 2023/24.

The Medium Term Financial Plan and the Capital Strategy have been produced in compliance with the Chartered Institute of Public Finance and Accountancy Financial Management code for Local Authorities.

Issues to note:

The MTFP forecasts a 'base case' peak funding gap across the 2024/25-2028/29 timeframe of £32.1 million. When considering the sensitivity of the service risks and core funding changes, by revising the forecast to best and worst case of these factors, **the position could vary between £4.7 million and £81.2 million by 2028/29**

It will be necessary to continue to monitor and evaluate key assumptions which have been applied to this base case MTFP.

The Capital Strategy has been refreshed. It is there to ensure the Council's decision to invest in capital projects has undergone rigorous assessment, that it supports the delivery of our corporate objectives and focuses on the core principles that underpin the Council's capital programme. It details the high-level approach and framework that will underpin the development of the 2024/25 to 2033/34 Capital Programme and sets out the framework for the development of the detailed programme. The proposed changes to the strategy are predominantly to ensure Local Authorities' capital investment remains sustainable, affordable or minimises exposure to risks as appropriate when developing future capital programmes and provides greater clarity in relation to capital governance.

Policy

1. The Medium Term Financial Plan (MTFP) and Capital Strategy are key parts of the Council's financial planning process. They set out the Council's strategic approach to the management of its finances and provide a framework within which delivery of the Council's priorities will be progressed. An annual refresh is undertaken to ensure they remain relevant and accurate.

Consultation

2. Internal

The Medium Term Financial Plan and Capital Strategy are discussed and challenged by a Task and Finish Group of the Council's Overview and Scrutiny Management Board.

3. External

Not applicable

Context

4. The Medium Term Financial Plan and Capital Strategy are set out in Appendices A1&A2. The Children and Education Supplementary Estimate is set out in Appendix A3.

Proposal

5. The Medium Term Financial Plan and Capital Strategy are set out in Appendices A1&A2. The Children and Education Supplementary Estimate is set out in Appendix A3.

Other Options Considered

6. Throughout the process, various data was analysed and reviewed in developing the resourcing principles and capital strategy. This is a complex process with many iterations and possibilities too numerous to present as discrete options. This report presents the final overall strategy and sensitivity scenarios.

Risk Assessment

7. Consideration of the economic context and financial risk to the Council is considered in detail in the MTFP.

Summary of Equalities Impact of the Proposed Decision

8. No Impact

Summary of Environmental Impact of the Proposed Decision

9. BCC's Environmental Impact Assessment has determined significant beneficial impacts from the proposal: Ongoing maintenance and delivery of the Zero Carbon Initiatives and Decarbonisation Fund outlined in the capital strategy are essential components of delivering the city's 2030 net-zero targets (ENV1).

Legal and Resource Implications

Legal

The Medium Term Financial Plan complies with the CIPFA Financial management code, and associated legislation and guidance. The code requires authorities to have a rolling multi-year medium-term financial plan consistent with sustainable service plans.

The Code is evidence of compliance with statutory and professional frameworks. The aim of the plan is to give clear and understandable information to decision makers in a public context on the actions that are needed to ensure long-term financial sustainability and provides the framework against which the Council's annual budget should be formulated and set.

The Capital strategy complies with the CIPFA Prudential code. Local authorities are required by regulation to have regard to the Prudential Code when carrying out their duties. The code requires Authorities to produce a Capital Strategy. The strategy should cover capital expenditure, investments and liabilities and treasury management. The objectives of the Prudential Code are to ensure that the capital investment plans of local authorities are affordable, prudent and sustainable. It should enable procedures and risk appetite to be fully understood by all elected Members and allow Members to understand how stewardship, value for money, prudence, sustainability and affordability will be secured.

(Legal advice provided by Nancy Rollason - Head of Legal Service)

Financial

(a) Revenue

The financial implications are set out in the report.

(b) Capital

The financial implications are set out in the report.

(Financial advice provided by Jemma Prince – Finance Business Partner for Planning and Reporting)

Land

Not applicable

Human Resources

The potential budget gap is significant so careful workforce planning will be needed because we wish to continue to avoid the need for compulsory redundancies. This may be aided by the rate of staff turnover, which has been higher in the past year than in previous years. Recruitment controls remain in place, and within the gift of Directors/Executive Directors. There are no plans to further tighten these at this stage, but this will be kept under on-going review. All staffing changes will continue to be undertaken in accordance with the Council's Managing Change Policy.

(HR advice provided by James Brereton – Head of Human Resources)

Appendices:

A1 – Medium Term Financial Plan 2024/25 to 2028/29

A2 – Capital Strategy 2024/25 to 2033/34

A3 – Children and Education Supplementary Estimate

E – Equalities Impact Assessment

F – Environmental Impact Assessment

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Background Papers: None

Bristol City Council

Medium Term Financial Plan

2024/25 – 2028/29

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1. Introduction

- 1.1. The Medium Term Financial Plan (MTFP) is a key part of Bristol City Council's (the council) policy and budget framework and financial planning process. It is an iterative and rolling 5-year plan which is currently covering the period 2024/25 to 2028/29. The purpose of the MTFP is to provide both a strategic framework to meet corporate priorities, taking a forward-looking approach to the management of the council's financial resources and to support the achievement of a sustainable budget over the medium term. It closely aligns with other key aspects of the financial planning process, including the council's Capital Strategy.
- 1.2. As a living document it is subject to frequent review and revision and builds on the mid-year financial outlook approved by Cabinet in July. It needs to be responsive to changing national factors, local priorities and conditions, and take account of emerging pressures, risks and opportunities to the council's financial position. It provides a forecast outlook and identifies any potential gap in the budget requirement, aids robust and methodical planning, seeks to protect the financial health of the council, considers the appropriate level of reserves that the council holds to mitigate current and longer-term risks and ensures sustainable services, so that financial resilience can be achieved.
- 1.3. It is important to understand that the MTFP does not constitute a formal budget. It provides the financial parameters within which budget and service planning should take place, to ensure the council sets a balanced budget. In accordance with Section 31A(11) of the Local Government Finance Act 1992, the final decisions on the overall Budget and Council Tax level are for Full Council and following the appropriate consultation and considerations, must be made by Council before 11 March 2024.

2. Executive Summary

- 2.1. The MTFP underpins the council's financial planning process and outlines the potential 'funding gap' which is the difference between the changes in the core funding the council expects to receive, and the estimated cost of delivering agreed services over the same period, 2024/25 to 2028/29. The funding gap is generally as a result of funding failing to keep pace with local need, service demand, inflation and other financial pressures. One of the main objectives of the MTFP is to plan for the delivery of services within an uncertain external environment and to ensure the achievement of value for money.
- 2.2. Local government continues to operate in a challenging economic climate with global uncertainty, high levels of inflation combined with an increased demand for council services, against the context of constrained core funding. The local picture in Bristol reflects the national one. Our population is growing, people are generally living longer and the type of services that people need is changing. There are significant challenges facing the council, in particular inflationary pressures, care provider services for Adult and Children's social care, market stability and pricing issues in the independent sector, the increasing number and complexity of need of children with Special Educational Needs and Disabilities (SEND) and the challenges faced for some groups and communities which is resulting in an increase in temporary accommodation placements. These challenges are not new however, continue to be amplified without any real sign of abatement.
- 2.3. Nationally, council finances are in a critical state and there is growing concern with regard to the increasing number of councils reporting both overspends in the current financial year 2023/24 and significant estimated budget gaps in future financial years which provide a challenge to their financial sustainability. The Local Government Association has identified a funding gap of £5 billion for local authorities to keep services at their present level until 2026.
- 2.4. A Local Government Finance Policy Statement 2023/24 to 2024/25 was published by the government in December 2022, setting out their intentions for local government funding in 2023/24 and 2024/25. This statement coupled with local knowledge is the context underpinning many of the core funding assumptions in this annual refresh of the MTFP.

- 2.5. Based upon the available information and assuming no additional government support is forthcoming, the council's budget gap is set to continue to grow. **The General Fund** base case (most likely) forecast including known financial pressures and indicative funding, results in a **peak funding gap of £32.1** million over the period of the MTFP with £17.8 million attributed to 2024/25 as summarised in the table below.

Table 1: Summary Financial Outlook

General Fund Overview	2024/25	2025/26	2026/27	2027/28	2028/29
	£m	£m	£m	£m	£m
Original Budget (Approved by Council)	501.934	511.288	523.045	536.786	536.786
Total Emerging Pressures	29.003	41.912	48.021	49.748	64.975
Council Budget Requirement	530.937	553.200	571.066	586.534	601.761
Total Funding	(513.174)	(544.651)	(538.917)	(554.414)	(570.100)
Budget (Surplus)/Deficit	17.762	8.549	32.149	32.119	31.660

- 2.6. During the planning process for the 2024/25 financial refresh of the MTFP, directorates have identified further emerging risk and opportunities for mitigation and/or maintaining within "Business as Usual". As such these are not assumed in the forecast gap above and will continue to be reviewed and validated as the annual budget is developed. When considering the sensitivity of the service risks and core funding changes, by revising the forecast to best and worst case of these factors, the position could vary **between £4.7 million and £81.2 million by 2028/29**.
- 2.7. Recognising the challenge of bridging the estimated budget gaps for the period 2024/25 to 2028/29, whilst at the same time seeking to ensure that the council's revenue budget is robust, resilient and sustainable, the budget strategy will need to build on the savings programmes approved in the prior year and develop a protective budget resilience strategy closely aligned to a sufficient and flexible level of reserves which combined should improve financial resilience and help mitigate risks highlighted within this report.
- 2.8. There is already a total of £17.7 million of savings planned over the medium term through the 2023/24 budget and the delivery of the identified savings on a recurrent and sustainable basis will be critical. Transformation will remain a key pivot for the council to use to enable this, with the top-4 priority programmes being further developed to address both improvement of outcomes and value for money. However, even with service transformation it is clear that in the absence of additional government funding the council will need to explore further areas, challenging high cost service expenditures and maximisation of external incomes, or expectations of what can be delivered will have to reduce.
- 2.9. The **Housing Revenue Account (HRA)** includes all expenditure and income incurred in managing the council's housing stock and, in accordance with government legislation, operates as a ringfenced account. The total resources available to the HRA is forecast at around £851 million over the period 2024/25 to 2028/29, with 99.3% of this being derived from rent and service charges to tenants.
- 2.10. Since all housing priorities are funded through the HRA, any variations in the rental income stream will directly impact upon the level of resources that are available for the mitigation of cost pressures and delivery of housing priorities. Throughout the life of this plan, resources will be directed towards key priority areas which include requirements around fire and electrical safety; damp and mould; and the provision of additional and replacement housing stock.
- 2.11. The planning assumption is that **Public Health**, as a ringfenced account will operate on a principal of self-funding, as such it will seek to contain the additional costs and any new burden. Risk remains

in that should additional Public Health funding not be forthcoming, the service may be unable to absorb the full impact of the pay offer and inflation. This could lead to a depletion of ringfenced reserves over the medium term and a need to re-consider the service offer.

- 2.12. The **Dedicated Schools Grant** (DSG). On 20 July 2023, the Minister of State for School Standards made a written statement setting out information on the schools, high needs and central school services national funding formulae (NFF) for 2023 to 2024. Final allocations and high needs block allocations will be published in December and we estimate that the likely level of funding for Bristol in 2024/25 **will be £435.89 million** (excluding early years block).
- 2.13. In line with national trends, the key pressure anticipated in the MTFP for **Dedicated Schools Grant** (DSG) relates to the high needs block, which provides funding in relation to pupils with additional and special educational needs and disabilities. The assumptions and risks associated with the projections for this funding block and plans to address the overspend are set out in further detail in the main body of the report.
- 2.14. The DSG ended the financial year 2022/23 with a cumulative deficit of £39.7 million and is forecasting an unmitigated deficit of £136.7 million by 2028/29. The council in conjunction with partners is progressing into the first delivery phase of the long-term mitigation plan, developed with the support of the Department for Education, Delivering Better Value (DBV) SEND. Mitigation projections from these workstreams and other funding contributions being explored indicate that the DSG could achieve annual sustainability by 2026/27 and make good progress in contributing to a mitigated deficit at a value of circa £30.0 million at the end of this MTFP period.
- 2.15. A Statutory Instrument (SI) is in place that allows all DSG deficits to be carried over in a separate dedicated account, to allow councils with the short-term flexibility needed to implement changes to move High Needs to a sustainable position. The SI is time-limited and is due to end in March 2026. It should however be noted that there is no statutory undertaking to underwrite this deficit and no clarity has been provided by the DfE about how, when and if this will be funded in the longer term. The council therefore would have to ensure there are adequate usable reserves to cover any DSG deficit and a clear plan for sustainability when preparing the council's accounts if the period of the SI is not extended by government beyond 2026.
- 2.16. While revenue budget expenditure is concerned with the day-to-day running of services our **Capital Programme** is concerned with investment in the physical assets required in Bristol as a place; to maintain the essential infrastructure and attractive environment that we know is important to the people who live, work and visit the city.
- 2.17. The Capital Strategy 2024/25 to 2033/34 sets out a framework for funding and investment decisions in respect of capital assets, in the context of our vision and priorities and available financial resources. As a rolling strategy with an annual refresh, it sets out the long-term context in which capital expenditure and investment decisions are made. In addition to the budgetary impact, it considers both risk and reward and impact on the achievement of priority outcomes.
- 2.18. Capital investment decisions have implications for the Revenue budget, in relation to:
- The revenue costs of financing capital, including prudential borrowing
 - The ongoing running costs and/or income generated by new capital assets such as buildings
- 2.19. The adequacy of **Reserves** is a key consideration in assessing the council's resilience, coupled with the need to be continually alert to the risks and uncertainty to which the council could be exposed. This is a crucial factor in ensuring the financial sustainability of the council over the medium term. The current council policy aims to retain general reserves of at least 5% - 6% of the net revenue budget requirement (subject to the assessment of risks), in order to cover any major unforeseen expenditure. Based on the forecasted level of reserves of £28.5 million (5.37% and representing 20 days of turnover) for 2024/25, the indication is that to remain at this minimum level with the increasing net budget requirement over the medium term diluting the reserve percentage and turnover ratio, the council will need to uplift the reserve by at least £1.0 million for each year of the MTFP.

- 2.20. The updated reserve policy setting out the current level of general and earmarked reserves and the management and governance of the funds to increase stewardship, transparency and reporting is attached at Annex 2.
- 2.21. The council continues to drive for delivery focused on the key areas of tackling poverty and inequality, addressing climate change and ensuring value for money, in partnership with residents and other organisations. The council will need to ensure investment and disinvestment decisions are driven by our strategic priorities and do not undermine the council's financial resilience and sustainability.
- 2.22. The council will need a budget funding strategy that meets service demand in a sustainable manner; leveraging external income, maximising locally generated income, applying capital intelligently to both improve and reduce revenue costs, and leaning into opportunities around transformation and innovation, to provide ongoing resilience against a backdrop of continuing economic uncertainty.
- 2.23. In recent years, the council has demonstrated its ability to rise to such challenges and this MTFP sets out our approach to meeting the funding gap in a sustainable manner and providing resilience to manage uncertainties brought about by sustained adverse economic and financial factors.

3. Governance

- 3.1. Local government finance in the UK is governed by primary legislation, regulation and professional standards as supported by statutory provision and the Chartered Institute of Public Finance & Accountancy (CIPFA) Professional Financial Management Code. The purpose of the Code is to provide a solid foundation to manage the short, medium and long term finances of the organisation; to manage financial resilience, to meet unforeseen demands on services and to manage unexpected shocks in financial circumstances and to place long term sustainability of local services at its heart.
- 3.2. The council is compliant with the standards outlined in the code (the supporting Financial Management Standards are summarised in Annex 1), which provides assurance of the council's effectiveness in its prudent use of public resources, financial management, adherence to legislative requirements in our jurisdictions and evidence of good governance. Development of the MTFP is an iterative process. Regular review is required to ensure it reflects most recent information and captures emerging issues. Elected members, scrutiny and senior management are engaged in the process through a series of regular briefings, to scope, inform and review the plan.
- 3.3. The transition from high-level planning principles, to detailed budgets that align with the council's priorities, is shaped by elected members with support and advice from senior management. As proposals develop, engagement is extended to a wider range of partners including citizens, staff, Schools Forum and trade unions. Consultation feedback is considered as part of the finalisation of the annual budget proposals.

4. Council Priorities

- 4.1. The council's Corporate Strategy 2022 - 2027 lays the foundation for delivery of the vision for Bristol including the key priorities to be delivered over the medium term. It consists of **7 high level strategic themes** and 32 priorities that are the most important in achieving the council's vision. As seen in the figure below they are all underpinned by **5 building blocks** and the values and behaviours that guide how the council will work.

Figure 1: Corporate Strategy at a Glance

Our Corporate Strategy – at a glance

Vision

“ We play a leading role in driving an inclusive, sustainable and healthy city of hope and aspiration, one where everyone can share in its success. ”

Building Blocks

We have chosen five principles that we call our 'building blocks'. These affect all our priorities and influence everything we do.

Development and Delivery

Develop people, places and partnerships to improve outcomes. Deliver quality public services while releasing the expertise and resources of empowered communities, individuals, community groups and city partners to help shape and deliver city priorities.

Environmental Sustainability

Tackle the Climate and Ecological Emergencies while inclusively growing the economy, maximising our positive environmental impacts and avoiding or mitigating negative ones wherever possible. Build our climate and ecological resilience.

Equality and Inclusion

Pro-actively and intentionally improve equality and inclusion across the city by designing it into everything we do. Work to make sure that everyone in Bristol feels they belong, has a voice and an equal opportunity to succeed and thrive.

Resilience

Build Bristol's city resilience through early intervention, minimising our contribution to future environmental, economic or social shocks and stresses. Build our ability to cope by learning from our past, taking a preventative approach and planning for long-term outcomes that support resilience.

World Class Employment

Role model, influence and promote the highest levels and standards of employment. Work with partners to drive for workforces that reflect the population, and workplaces that are healthy and inclusive, offering opportunities to progress and providing a Real Living Wage as standard.

Themes

To make sure we are clear about how we spend our time, effort and money, we have the following strategic themes and priorities. These express the major issues that we believe are most important in achieving our vision.

Children and Young People

A city where every child belongs and every child gets the best start in life, whatever circumstances they were born into.

Economy and Skills

Economic growth that builds inclusive and resilient communities, decarbonises the city and offers equity of opportunity.

Environment and Sustainability

Decarbonise the city, support the recovery of nature and lead a just transition to a low-carbon future.

Health, Care and Wellbeing

Tackle health inequalities to help people stay healthier and happier throughout their lives.

Homes and Communities

Healthy, resilient and inclusive neighbourhoods with fair access to decent, affordable homes.

Transport and Connectivity

A more efficient, sustainable and inclusive connection of people to people, people to jobs and people to opportunity.

Effective Development Organisation

From city government to city governance: creating a focused council that empowers individuals, communities and partners to flourish and lead.

Values and Behaviours

We are **Dedicated**

We are **Curious**

We show **Respect**

We take **Ownership**

We are **Collaborative**

- 4.2. The Corporate Strategy links with other key strategies and contributes to the delivery of the long-term One City Plan and shared vision for the city. The MTFP and Capital Strategy sit alongside and seek to complement the Corporate Strategy (medium term) and the council's contribution to the One City Plan (long term), setting out a framework to ensure the council lives within its means and targets available resources to the priority areas and regulatory obligations that may arise over the medium term.
- 4.3. A robust MTFP will seek to ensure:
- Sufficient provision is available for a balanced budget to be achieved in all five years of the MTFP
 - An alignment of expenditure to the strategic priorities contained in the Corporate Strategy
 - i. **Children and Young People** - City where every child belongs and every child gets the best start in life, whatever circumstances they were born in to.
 - ii. **Economy and Skills** - Economic growth that builds inclusive and resilient communities, decarbonises the city and offers equity of opportunity.
 - iii. **Environment and Sustainability**- Decarbonise the city, support the recovery of nature and lead a just transition to a low carbon future.
 - iv. **Health, Care and Wellbeing** - Tackling health inequalities to help people stay healthier and happier throughout their lives.
 - v. **Homes and Communities** - Healthy, resilient and inclusive neighbourhoods with fair access to decent, affordable homes.
 - vi. **Transport and Connectivity** - A more efficient, sustainable and inclusive connection of people to people, people to jobs and people to opportunity.
 - vii. **A Development Organisation** - From city government to city governance: creating a focussed council that empowers individuals, communities and partners to flourish and lead.

- The making of suitable provisions for general reserves and known liabilities
- Building sufficient risk / contingency allocations into budget plans.
- Making plans for capital financing that are appropriate, timely, cost effective and affordable across the life of the asset.
- Principles are adopted for how we spend, save and invest that drive value for money and safeguard public money.

Implications for Financial Planning

The MTFP needs to reflect the revenue funding requirements of the Corporate Strategy. This will include, where applicable, the financing requirements of capital investment needed to deliver the priorities. Funding solutions will not always mean a revenue budget allocation or the inclusion of a sum in the capital programme. In developing a financial strategy to support policy delivery there will be a need to draw on support from external partners and look at innovative ways in which the council can deliver solutions, this may include the use of earmarked reserves set aside to support change and to proactively seek external funding.

- 4.4. The themes, priorities and principles above are also used to set the framework for performance monitoring and guide the alignment and development of affordable and sustainable annual service and business planning across the council.

5. Financial Outlook

The financial outlook considers the implications of the following on both the demand for services and likely resourcing levels over the next 5 years:

1. National Economic Context
2. New Legislative and Policy Change
3. Local Government Funding
4. Service Benchmarking

National Economic Context

- 5.1. There are a number of international, national and regional factors that influence the MTFP, and the decisions and forecasts that form it. As well as the local socio-economic context (including Bristol's current and projected population, economy and labour market, and levels of deprivation), the economy is a key driver.

Economy

- 5.2. Cost of Living – the council's and city's economic and fiscal position is clearly impacted by the wider national and international economic context. The United Kingdom's (UK) cost of living crisis started in 2021, when prices for many essential goods increased faster than household incomes, resulting in a fall in real income. Global and local factors have contributed to this. Global factors include (but are not limited to): cost of living crisis, the energy crisis and rising energy prices, a supply chain crisis and Russia's invasion of Ukraine in 2022. Local factors, some unique to the UK, include high inflation, labour shortages (in part caused by the UK's exit from the EU), and energy, food and fuel. Household incomes have not kept pace with rising prices.

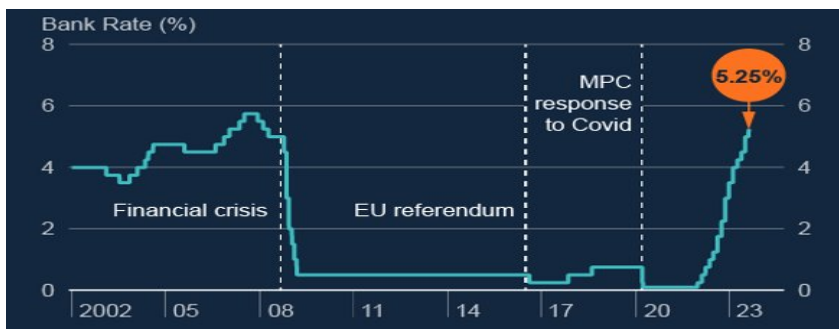
- 5.3. Office for Budget Responsibility forecasts. Previous analysis of data provided by the Office for Budget Responsibility (OBR) showed that the economy was being adversely affected by the cost-of-living crisis and the impacts of the war in the Ukraine. This was further confirmed in the March 2023 Economic and Fiscal Outlook, when the OBR forecasted UK real GDP to grow by only 0.2% in 2023/24, before returning to more normal growth of 2.1% in 2024/25, 2.4% in 2025/26, 2.1% in 2026/27 and 1.8% in 2027/28.
- 5.4. Also at this time, the OBR forecast that Consumer Price Index (CPI) inflation would average 4.1% in 2023/24 falling from an average of 9.9% in 2022/23 and then continue to fall to 0.6% in 2024/25 and 0.0% in 2025/26, before beginning to climb to 0.8% in 2026/27 and 1.7% in 2027/28.
- 5.5. The Bank of England has responsibility for controlling the annual inflation rate and thereby ensuring price stability. Last year inflation was recorded as having reached a 30 year high at 11.1%. Actual CPI in 2023 stood at 6.7% in the 12 months to August 2023. This level of inflation remains above the Bank of England’s target of 2.0%.

Figure 2: 12 Month Inflation [Bank of England Monetary Policy]



- 5.6. To reduce inflation and bring stability to the rate, the Bank of England increased the bank interest base rate over a series of steps from 2.25% this time last year to 5.25%. The market is predicting that this base rate might be close to a peak, with indications of a 0.25% or 0.5% further rise by the end of 2023, before starting to reduce.
- 5.7. The outlook has changed, with inflation rates having risen steeply and then having not fallen at the pace previously anticipated, which impacts not only on the council’s own expected future costs of supplies, but also on local business finances, meaning there has been little economic growth seen (as evidenced by employment rates) and viability and the cost of living for our residents continues to be a clear challenge. This ultimately leads to potential increased fuel and food poverty being seen and greater demand still on council services such as Temporary Accommodation.

Figure 3: Interest Rates [Bank of England Monetary Policy]



- 5.8. Since the council approved the current budget and five-year outlook in February 2023 the background context has continued to evolve. The world economy continues to change, inflation and

interest rates while appearing to be dropping from historic highs cannot as yet be viewed as stable and are not yet in line with government target levels.

- 5.9. Interest rate increases have repercussions for public finances. Future government debt becomes more expensive, which could put a further squeeze on public spending and future restrictions on local government borrowing.
- 5.10. The council currently makes use of internal borrowing from reserves and balances to fund new capital expenditure although the requirement to borrow (known as the Capital Financing Requirement) is set to increase by around £91 million and £375 million for the General Fund and HRA respectively over the next 5 years, putting pressure on the council to take on Public Works Loans Board (PWLB) external debt. The increases in borrowing rates illustrated above are around 1.5% higher than those used in the MTFP in the earlier period moving to 2% higher in the later years. As reserves are utilised, reducing the availability for internal borrowing, this could have a material impact on capital financing.
- 5.11. The internal borrowing referenced above relates to the council's Treasury Strategy to defer borrowing while it has significant levels of liquid treasury investments, £116 million at March 2023 arising from cash backed reserves, balances and working capital. Deferring borrowing reduces the "net" revenue interest cost of the authority as well as reducing the council's exposure to counter party risk for its investments.
- 5.12. Over the life of the MTFP the council's subsidiary companies will equally be affected by interest rate rises over the life of the MTFP, possibly by as much as £2.9 million for loans from the council which have not yet been drawn down, though this is set to increase as further loans are approved when housing developments are progressed by Goram Homes. This may impact on project viability and profit / returns to the council. These changes have yet to be factored into the MTFP assumptions below.

New Legislative and Policy Change

- 5.13. The government's current legislative programme of legislation includes a wide range of proposals. These relate to devolution, planning, council tax, education, energy, housing, and health. It also includes measures on business rates, public procurement, and local audit.

- Levelling Up & Regeneration Bill
- Renters Reform Bill
- Social Housing Regulation Bill
- Schools Bill
- Energy Security Bill
- Transport Bill
- Draft Mental Health Act Reform Bill
- Non-Domestic Rating Bill
- Procurement Bill
- Draft Audit Reform Bill
- UK Infrastructure Bank Bill
- Strikes Bill

- 5.14. These pieces of legislation were covered in the financial outlook (July 2023) and as such have not been covered in this refresh.

- 5.15. This programme of legislation is progressing through the final stages in parliament. Proposals include risk-mitigation measures potentially giving the Secretary of State powers to intervene in a local authority, and a breadth of measures around reforms of the planning system as well as new powers for local authorities around commercial and residential empty premises.

Early Years Funding Consultation

- 5.16. Following consultation in July 2022 there have been updates to the early years funding formulae and maintained nursery school supplementary funding during 2023/24. The funding alignments averaged at between 3.4%-4% increases, significantly below inflation and demand pressures being seen. Further changes and funding updates to early years

provisions coming in for 2024/25 around 2 year old funding are anticipated in the autumn of 2023.

Local Enterprise Partnerships (LEP's) back into local authorities

- 5.17. Following the initial announcement in the Spring Budget government undertook an information gathering exercise and as a result has confirmed its decision to withdraw central government core funding from LEPs from April 2024 and to transfer LEP functions to Local Authorities (LA's) where appropriate and where they are not already delivered by Combined Authorities (CA's). The March 2022 LEP Integration Guidance sets out the process. Government will provide some revenue funding (details to be confirmed) to LA's and CA's in 2024/25 to support them to deliver functions currently delivered by LEP's. Future year's funding will be subject to future Spending Review decisions.
- 5.18. The government intends to pursue an ongoing legislative programme. The legislative agenda is to run to autumn 2023, with the government setting out its fresh agenda in the first King's Speech on 7 November 2023.

Local Government Funding

- 5.19. The government's spending plans for the years 2022/23 to 2024/25 were set out in the Comprehensive Spending Review 2021. However, as outlined in the MTFP 2023/24 refresh and annual budget, the government has modified its plans for adult social care, further clarified its plans for local government expenditure and funding revisions and announced a new policy on childcare with significant funding changes for the early years sector.
- 5.20. A Local Government Finance Policy Statement 2023/24 to 2024/25 was published by the government on 12 December 2022 setting out the government's intentions for local government funding in 2023/24 and 2024/25. The outline of the government's intentions for 2024/25 included:
- The local government finance reforms such as the Fair Funding Review and the business rates reset, will not be implemented in this Spending Review period
 - Core council tax will be allowed to increase by up to 3% and the adult social care precept by up to 2% in 2024/25 before being subject to a local referendum
 - The major grants included in the 2023/24 Core Spending Power will continue as in 2023/24, including the social care grants
 - Revenue Support Grant will be uplifted in line with the Baseline Funding Level, which normally increases in line with the increase in the Small Business rates multiplier
 - Business Rates Pooling will continue into 2024/25
 - Adult Social Care funding was confirmed as set out in the Autumn Statement 2022 for both 2023/24 and 2024/25
 - Council Tax second home premium - delayed (see section 6.12 and 6.13)

5.21. In the Spring Budget (March 2023), the Chancellor outlined the measures in the budget intended to further the achievement of three of the five priorities set out by the Prime Minister in late 2022:

- Halving inflation by the end of 2023
- Growing the economy
- Getting debt to fall as a share of GDP

5.22. The Key local government announcements in the 2023 Spring Budget included:

- Providing over £4.1 billion by 2027/28 to fund 30 hours per week of childcare free for working parents with children over 9 months of age
- From April 2024 working parents of 2 year olds will be able to access 15 hours extending to all those children over 9 months by September 2024
- From September 2025 all parents will be able to access 30 hours of free childcare for children over 9 months of age
- Childcare regulations will increase the staff to child ratio from 1:4 to 1:5 from September 2023 on a voluntary basis
- Providing an additional £204 million in 2023/24 to pay an increased hourly rate for childcare from September 2023 rising to £288 million in 2024/25
- Providing an additional £289 million to increase 'wrap-around' care at schools beyond school hours and rolled out nationally in 2024/25 and 2025/26
- Paying the childcare costs element of Universal Credit in advance rather than in arrears and increasing the maximum amount to £951 for one child and £1,630 for 2 children
- Providing an additional £8.1 million for the next two years to about half of local authorities for young people leaving residential care, giving them accommodation and practical and emotional support
- Providing £63 million of funding for public swimming pool providers to help with immediate cost pressures and make facilities more energy efficient
- Providing £100 million of support to local charities for on-the-ground assistance to those falling outside of official support networks
- Creating 12 new Investment Zones across the country with £80 million in support
- A third round of the Levelling Up Fund will proceed later 2023 with a further £1 billion committed to the fund
- A consultation was announced on bringing the activities of Local Enterprise Partnerships back into local authorities.

- 5.23. The government signalled their intent to proceed with the modified revaluation adjustment for the implementation of the 2023 revaluation, with the methodology and adjustments to tariffs and top-ups published alongside the provisional Local Government Finance Settlement.
- 5.24. Adjustments will subsequently be made to account for compiled rating list data for the 2023 list as at 1 April 2023 and for Outturn Business Rates data for 2022-23 at the 2024-25 Local Government Finance Settlement, with the final adjustment at the 2025-26 settlement. The government will keep the revaluation adjustment under review.
- 5.25. 2024-25 new funding stream, subject to successful delivery of the Extended Producer Responsibility for packaging (EPR) scheme; where local authorities can expect to receive additional income from the scheme relevant to their waste collection services has been delayed.

Service Benchmarking

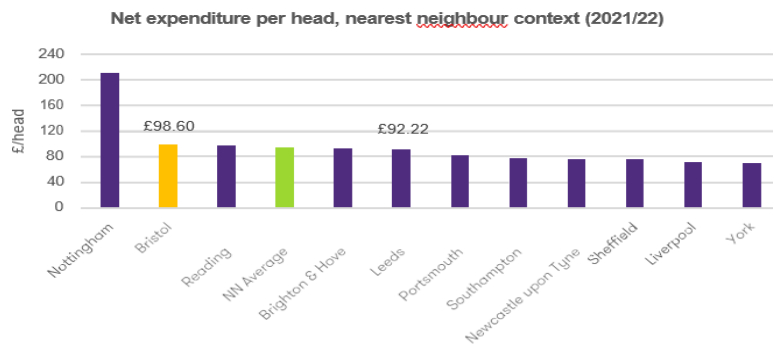
- 5.26. Benchmarking helps to identify whether the cost of delivering council’s services can be lower or higher than comparable councils, therefore raising the prospect that scrutiny that might find additional opportunities for savings or in the alternative better outcomes for the level of investment. The following benchmarking has been reviewed and highlights areas where focus can be applied to identify high cost services in comparison to our peer authorities.
- 5.27. Comparative analysis between Bristol and other councils, based on being either statistically analogous, or having similar geographical or economic characteristics, can provide the council with insight into its position on a range of measures or risks and can highlight key areas where additional scrutiny can be targeted to drive out improved value for money.
- 5.28. The following outlines some key findings when comparing Bristol with a group of similar councils. For example, Bristol’s core spending power (total service expenditure) per head is average in comparison to all metropolitan and unitary authorities and ‘low’ in comparison with statistical near neighbours, as can be seen in the figure below.

Figure 4: Overview Comparison of the Council’s Expenditure with Comparator Councils

Service line	Unit	Metros & Unitaries max	NN max	Bristol	NN min	Metros & Unitaries min	Metros & Unitaries context	NN Context
TOTAL ADULT SOCIAL CARE	/aged 18+	626.66	507.98	488.51	400.49	313.75	Very High	High
TOTAL CENTRAL SERVICES	/head	350.40	214.14	38.77	-3.99	-3.99	Low	Low
TOTAL CHILDREN SOCIAL CARE	/aged 0-17	2,243.15	1,449.51	962.80	757.88	52.85	Average	Low
TOTAL CULTURAL AND RELATED SERVICES	/head	197.66	88.47	62.30	28.13	11.27	Very High	Average
TOTAL EDUCATION SERVICES	/aged 0-18	4,482.25	4,342.93	2,455.45	1,682.30	1,130.01	Average	Average
TOTAL ENVIRONMENTAL AND REGULATORY SERVICES	/head	677.45	211.21	98.60	69.56	28.05	High	Very High
TOTAL HIGHWAYS AND TRANSPORT SERVICES	/head	221.92	122.49	25.28	-24.92	-197.91	Low	Low
TOTAL HOUSING SERVICES (GFRA only)	/head	197.42	127.92	64.07	23.55	-72.78	Very High	Very High
TOTAL OTHER SERVICES	/head	73.09	73.09	43.34	-22.13	-53.87	Very High	Very High
TOTAL PLANNING AND DEVELOPMENT SERVICES	/head	157.23	59.39	28.61	3.62	-1.67	High	Average
TOTAL PUBLIC HEALTH SERVICES	/head	161.95	133.71	112.15	59.67	34.05	High	High
TOTAL SERVICE EXPENDITURE	/head	2,977.54	1,993.48	1,467.91	1,352.87	1,061.95	Average	Low

- 5.29. Within the comparisons there is however variation where Bristol is identified as being ‘high’ or ‘very high’ on our spend in comparison to others, with key areas of note including:
- General Fund housing identified as ‘very high’ cost with all comparators and is second to highest compared to near neighbours
 - The proportion of council spend is high on Adult Social Care (4th highest when ranked compared to statistically near neighbours)
 - Other areas that indicate there may be scope to focus on high cost and opportunity around what others may be doing differently to enable Bristol to achieve improved cost per head include:
 - Environmental and regulatory services
 - Planning and development services
 - Cultural and related services
 - Public Health services
- 5.30. Taking one of these areas, ‘Environmental and regulatory services’, this service has net expenditure per head at £98.60 which when compared to Leeds, a comparable core city, £92.22 could be considered high and therefore would warrant further investigation.

Figure 5: Environmental and regulatory services benchmarking (2021-22 data)



- 5.31. A typical measure of a council’s ‘resilience’ is the measure of its total spend on social care (adding Adult and Children’s Social Care spend together), Adult Social Care expenditure is already very high but Children’s social care expenditure while lower proportionally based on 2021 data is rising proportionally. Further details can be found in the discussion of ‘resilience’ in the section below.
- 5.32. Other findings in the comparative analysis included that savings opportunities could potentially open up if the council reduced spend by one ranking level in the list of comparable councils. This can be explored further during the upcoming council budget process where greater detailed comparative scrutiny of other services such as temporary accommodation, waste and public health will be undertaken.
- 5.33. Income comparisons (see figure below) show the council’s Council Tax collection rate would be considered low compared to the near neighbour group and the same is to be said of non-domestic rates collection (see figure below), where Bristol is found to have the second lowest collection rate at 91.25% compared with 97% collected by York. It should be noted, however, that the latest data on which comparisons were performed is for 2021-22, therefore performance was still influenced by temporary pandemic policies.

Expectations for 2023-24 will be a collection rate of in year at least 94%. Benchmarking of income beyond council tax and business rates is planned.

Figure 6: Council Tax Collection Rate Benchmarking (2021-22 data)

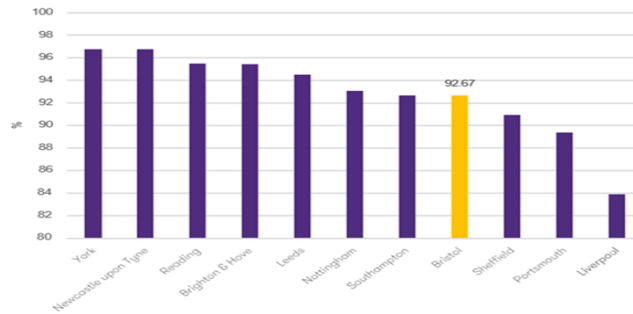
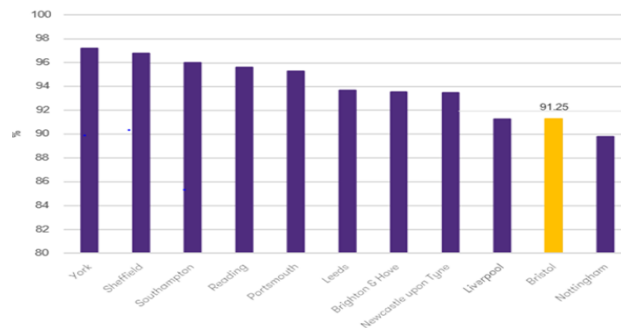


Figure 7: Non-Domestic Rates Collection Benchmarking (2021-22 data)



6. Five Year Financial Outlook

The financial outlook provides the indicative funding envelope that facilitates the development of service plans and budgets, that will allocate resources in a manner that will enable effective mitigation of risks and deliver key commitments as outlined in the council’s Corporate Strategy.

General Fund Revenue

6.1. The budget approved by Council in February 2023 outlined a 3-year balanced position across the five years. The net budget over the medium term is inclusive of new savings and efficiencies totalling £43.9 million (pre-optimism bias) and for the main part (92%) impact financial years 2023/24 and 2024/25 financial years. The table below outlines the indicative funding envelope requirement of £501.9 million 2024/25 to £536.8 million 2027/28 underpinning the council’s medium term budget upon which additionality is being built.

Table 2: Previous Summary of General Fund Revenue Budget for the MTFP Period

2023/24	Description	2024/25	2025/26	2026/27	2027/28	2028/29
Budget £m		Proj'n £m	Proj'n £m	Proj'n £m	Proj'n £m	Proj'n £m
425.033	Base budget Carried Forward	483.523	501.934	511.288	523.045	536.786
15.545	Pay Award	6.990	5.880	5.972	5.870	-

28.043	General Contract & Other Corporate Pressures	18.964	2.288	4.146	5.665	-
43.588	Total Inflationary Pressures	25.954	8.168	10.118	11.535	-
7.498	Adult, Communities & Public Health	3.572	1.251	1.186	1.196	-
23.975	Children and Education	2.028	1.398	1.484	1.527	-
2.114	Resources	(0.058)	-	-	-	-
5.111	Growth & Regeneration	0.024	0.010	0.030	0.030	-
38.698	Total Service Pressures	5.566	2.659	2.700	2.753	-
82.286	Total Pressures	31.520	10.827	12.818	14.288	-
(26.241)	Savings	(14.109)	(1.973)	(1.061)	(0.547)	-
2.445	Optimism Bias	1.000	0.500	-	-	-
(23.796)	Total Savings	(13.109)	(1.473)	(1.061)	(0.547)	-
483.523	Baseline Costs	501.934	511.288	523.045	536.786	536.786
	One-off Costs	-	-	-	-	-
483.523	General Fund Budget Requirement	501.934	511.288	523.045	536.786	536.786
(258.801)	Council Tax	(274.188)	(281.927)	(289.785)	(302.148)	-
	- Council Tax Second Home Premium	(2.872)	(3.015)	(3.075)	(3.136)	-
(153.451)	Business Rates (NNDR)	(157.320)	(148.521)	(151.737)	(151.932)	-
(1.599)	New Homes Bonus	-	-	-	-	-
(4.126)	Services Grant	(4.126)	-	-	-	-
(56.790)	Social Care Grant	(67.583)	(68.962)	(70.317)	(69.793)	-
(3.929)	Drawdown from General & Earmarked Reserve	4.155	(8.863)	-	-	-
(4.827)	Collection Fund Surplus/(Deficit)	-	-	-	-	-
(483.523)	Funding	(501.934)	(511.288)	(514.914)	(527.009)	(527.009)
-	Budget Surplus/(Deficit)	-	-	8.131	9.777	9.777

6.2. The following key assumptions were being made at the point of the budget approval by Council in February 2023 and included in the opening projections per the table above:

- Council Tax increase of 4.99% (including 2.99% for general purposes and 2% Adult Social Care Precept)
- Introduction of 100% council tax premium on second and empty homes subject to parliamentary approval
- 100% business rates retention for 2023/24 only and multiplier uplifted by CPI
- A pay award/NIC capped (£9,100) of c4% plus small contingency
- All Social Care grants - retained for the medium term and cash flat
- No general inflation uplift to be applied to service expenditure budgets

- Inflation uplift of 5% to be applied to all fees and charges
- Specific inflationary increases in Private Finance Initiative (PFI), social care and essential services eg such as utilities only
- Capital Financing – assumption that borrowing costs peak at 4.5% in 2023/24
- ASC reforms delayed 2 years - new burden fully contained within redistributed funding

6.3. Within this baseline position there remains uncertainty in relation to one-off grant funding streams and future local government funding reforms, such as fair funding and business rates and inflation. To de-risk the position the council is only allocating one off or uncertain funding to one off initiatives and pressures.

6.4. The medium term financial plan is a live document and is under regular revision. The baseline position has been adjusted to reflect the latest information. The assumptions are scenario tested to show a realistic indication of the possible available resources and potential best / worst case to provide a range of outcomes.

Council funding

6.5. The forecast level of overall general fund resources estimated to be available to the council, including retained business rates, central grants, and Council Tax income, over the next financial year is projected to be £513.2 million (this figure is £11.2 million higher than originally estimated in the budget) and broken down in the table below.

Table 3: Forecast Level of Overall General Fund Resources available to the Council

Core Funding	2024/25	2025/26	2026/27	2027/28	2028/29
	£m	£m	£m	£m	£m
Original Forecast Available Funding	(501.934)	(511.288)	(514.914)	(527.009)	(527.009)
September 2023 Forecast Funding	(513.174)	(544.651)	(538.917)	(554.414)	(570.100)
Changes since February 2023	(11.240)	(33.363)	(24.003)	(27.405)	(43.091)
Of which:					
Collection Fund Outturn	(1.993)	-	-	-	-
Additional Council Tax	(0.924)	(4.952)	(9.365)	(9.798)	(23.141)
Council Tax Second Home Premium	2.872	-	(0.030)	(0.062)	(0.095)
Business Rates Multiplier/ Growth / 100% Retention	(13.230)	(27.331)	(11.769)	(12.424)	(12.451)
New Homes Bonus	(1.599)	-	-	-	-
Additional Grants	3.633	(1.080)	(2.839)	(5.122)	(7.405)
Total Additional Core Funding	(11.240)	(33.363)	(24.003)	(27.405)	(43.091)

6.6. The following are key assumptions on future government funding, much of which is still uncertain as indicated below. Further details will be provided in the Autumn Statement 2023, Provisional Local Government Finance Settlement December 2023 and Final Local Government Finance Settlement, January / February 2024.

Collection Fund Surplus / Deficit Outturn

- 6.7. The actual movement from the council tax and business rates budget estimates for 2022/23 and 2023/24 will impact on the 2024/25 budget as they are included in the collection fund estimates. The 2024/25 budget assumed a neutral position on the collection fund. Losses in the collection fund brought forward from 2022/23 of £3.007 million, along with a potential overclaim of S31 grant of £1.500 million and additional funding of £0.500 million to facilitate further, timely recovery action can be offset by a positive 2023/24 business rates outturn movement of £7.000 million, resulting in a surplus on the collection fund of £1.993 million forecast for 2024/25.

Table 4: Breakdown of Carry Forward Deficit from 2022/23 and 2023/24 on the Collection Fund

2024/25 Collection Fund (Surplus)/Deficit	Council Tax	Business Rates	Total
	£m	£m	£m
Balance Brought Forward 2022/23	(0.076)	3.083	3.007
Additional Business Rates 2023/24	-	(7.000)	(7.000)
Forecast (Surplus)/Deficit in 2023/24	-	-	-
Additional council tax admin costs 2023/24	0.500	-	0.500
Provision for overclaimed S31 Grant	-	1.500	1.500
Total (Surplus)/Deficit C/Fwd 2024/25	0.424	(2.417)	(1.993)

Business Rates, Business Rates Multiplier and Settlement Funding

- 6.8. Since 2017-18 aligned with the West of England (WoE) devolution deal, constituent unitary councils in the region have been piloting 100% business rates retention. It seems likely that these existing 100% business rates arrangements will continue for another two years to 2025/26 only for authorities in similar devolution arrangements. A strong local economy is core to the success of the scheme and aside from the positive social outcomes of a buoyant city, there are direct financial rewards under the rates retention system
- 6.9. The government confirmed in the December Policy Statement that the local government funding reforms would not take place in the current parliament. Based on the assumption that a general election will be in either spring or autumn 2024, then it will be almost impossible for the reforms to be introduced in 2025/26. It therefore seems likely that the first realistic opportunity for implementing funding reforms is 2026/27. The MTFP is predicated on reforms happening in 2026/27, with a business rates baseline reset and the local retention share decreasing from 100% to 75%.
- 6.10. In line with the principles of business rates retention, business rates are increased by inflation each year. Previously if the multiplier was frozen instead of increasing in line with inflation, the Under-Indexing Multiplier Grant would be increased to ensure that local authorities' shares of income were not impacted. The on-going high levels of inflation provide an increase in estimated business rates in 2024/25 and over the medium term. The business rates multiplier, which in turn will be uplifted by the September Consumer Price Index (CPI). Any decision to cap or freeze the BR multiplier will be compensated via section 31 grants. CPI is assumed to be circa 6%.

Additional One-off Grants

- 6.11. The 2023/24 Services Grant settlement as announced autumn 2022 was a 2 year settlement and did not set out any longer-term changes for the allocation of funding. It confirmed that the overall budgets for each department would be maintained broadly in line with the budgets set at the spending review. The 2023/24 budget assumed £5.7 million of non-ringfenced grants as one-off grants. For 2024/25 these have been assumed in funding available in the medium term but have tapered by half.
- 6.12. The government has not yet confirmed the distribution of grant funding in 2024/25. This is expected to form part of the Autumn Statement scheduled for 22 November 2023.

Council Tax Second Home Premium

- 6.13. The Levelling-up and Regeneration Bill originated in 2022/23 and includes proposals that billing authorities will have the power to charge a 100% premium on second homes or empty dwellings.
- 6.14. The bill has progressed from the House of Commons to the House of Lords where it had its third reading on 21 September. It now enters the final stages when consideration will be given to proposed amendments before royal assent. As a result of the delay it is unlikely that any premium could be applied before April 2025 at the earliest.

General Fund – Indicative Available Funding

- 6.15. The forecast level of overall general fund resources available to the council, including retained business rates, central grants, and Council Tax income, over the next planning period rises from £483.5 million in 2023/24 (including the additional funding sources outlined below) to £570 million in 2028/29.

Table 5: Indicative Available Funding

2023/24 Budget £m	Description	2024/25 Projection £m	2025/26 Projection £m	2026/27 Projection £m	2027/28 Projection £m	2028/29 Projection £m
(258.801)	Council Tax	(275.112)	(286.879)	(299.150)	(311.946)	(325.289)
-	Council Tax Second Home Premium	-	(3.015)	(3.105)	(3.198)	(3.231)
(153.451)	Business Rates (NNDR)	(170.550)	(175.852)	(163.506)	(164.356)	(164.383)
(1.599)	New Homes Bonus	(1.599)	-	-	-	-
(4.126)	Services Grant	(4.126)	-	-	-	-
(56.790)	Social Care Grants	(63.950)	(70.042)	(73.156)	(74.915)	(77.198)
(3.929)	Drawdown from General & Earmarked Reserve	4.155	(8.863)	-	-	-
(4.827)	Collection Fund Surplus/(Deficit)	(1.993)	-	-	-	-
(483.523)	Funding	(513.174)	(544.651)	(538.917)	(554.414)	(570.100)

- 6.16. The underpinning assumptions in relation to each of the specific additional core funding categories are outlined in the subsequent sections.

Council Tax

- 6.17. Council Tax is the main source of locally raised income for the council. For 2024/25, Council Tax referendum principles will continue the same as set out for 2023-24, that is, 2.99% for the “core” increase and a further 2% for the Adult Social Care Precept. Since 2016-17, local authorities have been able to increase Council Tax by an additional amount which must be allocated to fund Adult Social Care only. This is in addition to the usual funding of social care through Council Tax. This applies to London boroughs, county councils, metropolitan districts and unitary authorities.
- 6.18. A 1.0% increase in core Council Tax or precept generates c £2.5 million additional income for core services. For planning purposes, this MTFP assumes annual core Council Tax increases of 2.99% with an additional Social Care Precept of 2.0%.

New Homes Bonus

- 6.19. New Homes Bonus reforms have been in the pipeline for a number of years. The consultation covered several options for reforming the programme to provide an incentive which is more focused and targeted on ambitious housing delivery and dovetailed with the wider financial mechanisms, including the infrastructure levy and the Single Housing Infrastructure Fund. A decision on the future of New Homes Bonus (NHB) will be announced before the 2024-25 settlement. In the absence of any decision or announcement, we are still assuming that NHB will continue for one (final) year in 2024-25 at the same level as 2023/24 £1.599 million.

Social Care

- 6.20. Adult social care funding has been under pressure for many years creating a social care funding gap. These pressures include:
- Demographic pressures with increased numbers of both older people needing social care, and increased demand for care from working age adults
 - Increases in the National Living Wage costs
 - Increasing costs of care to support people with increasingly complex care needs and the associated workforce challenges across the sector
 - Inflationary pressures
- 6.21. The social care grant is expected to continue at current levels on a cash-flat basis. Although there is recognition that the level of funding is insufficient for the pressure and demands coming through, with the Levelling Up, Housing and Communities Committee having noted this in its August 2022 [report on the long-term funding of adult social care](#).

7. Emerging Financial Pressures

Summary Position

- The budget report to Full Council in February 2023 reported a balanced position for the initial 3 years supplemented through the planned utilisation of £8.6 million of reserves. The latter 2 years of the budget timeframe reported up to £9.8 million deficit.

- The new and additional emerging pressures identified over the planning period peak at £65.0 million. The underpinning assumptions in relation to each of the categories of emerging pressures are outlined in the subsequent sections.
- This is an iterative process, to which assumptions will be kept under review as risks and scenarios will be taken into account when setting the budget. Planning on this basis will ensure a proactive approach is being adopted and will support sustainability and resilience. The likelihood is that elements from both the best and worst case could arise, having an offsetting impact, and providing options for the decisions that will be in the council's remit.
- In reviewing the financial outlook different scenarios have also been modelled to stress test the key assumptions for best case and worst case in relation to both core funding and cost perspectives to analyse the likelihood that an alternative budget strategy / mitigation would be required.

Table 6: Emerging Financial Pressures

Emerging Pressures	2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m	2028/29 £m
Recurrent / New Service Pressures	18.077	21.036	21.384	21.743	23.102
Corporate Emerging Pressures					
Pay Award & NIC	3.785	3.605	3.399	3.188	8.937
Inflation & Levies	5.487	15.329	21.259	22.802	30.883
Capital Financing	0.254	0.507	0.507	0.507	0.507
Other Corporate Pressures	1.400	1.435	1.471	1.508	1.545
Total Corporate Pressures	10.926	20.876	26.637	28.005	41.873
Total Emerging Pressures	29.003	41.912	48.021	49.748	64.975

2022/23 Recurrent Budget Pressures as at Period 5 / Quarter 2

- At Period 5 (P5) / Quarter 2 (Q2) 2023/24, the council is forecasting a £1.0 million underspend (-0.2%) against the approved General Fund budget (£483.5m). This position incorporates £13.1 million of recently identified efficiency measures without which the outlook would otherwise report a £12.1 million overspend. This £12.1 million overspend is directly attributed both to escalating child placement costs (£8.0m) where there is heavy reliance on External Supported Accommodation (ESA) and Out Of Authority (OoA) placement markets and also to Home To School Transport (£4.1m) within the education service which has seen a significant increase in the number of children with Education, Health and Care Plans (EHCPs) requiring transport to school and increasingly that transport is outside the local area. See Bristol City Council Quarter 2 2023/24 - Finance Monitoring Revenue Report Appendix A1a for full details.
- The review undertaken to inform the MTFP refresh indicates that many of these in year pressures are in fact recurrent in nature whilst the efficiency measures which have been identified to mitigate them are 'one-off' in nature and are not easily repeated going forward.

- Mitigations will continue to be explored including collaboration with partners to identify mechanisms to manage the challenges and improve outcomes. As at Quarter 2 £11.0 million recurrent or unmitigated pressures are assumed within the general fund.

Table 7: Recurrent 23/24 Budget Pressures

Service Pressures Carried Forward	Q1 Variance as % Net Budget	P3 Movem't	P4 Movem't	P5 Movem't	Q2 Variance	Recurrent Pressures / Opp's	One-Off Pressures / Opp's	Pressures C/F to 24/25	Perm Virement	2024/25
	%	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Adult & Communities										
Total Adult & Communities	-	-	-	-	-	-	-	-	-	-
Children & Education										
Children and Families Services	-	-	7,980	(450)	7,530	10,142	(2,611)	10,142	(2,335)	7,807
Educational Improvement	-	-	4,091	(100)	3,991	4,193	(203)	4,193	(965)	3,228
Total Children & Education	-	-	12,071	(550)	11,521	14,335	(2,814)	14,335	(3,300)	11,035
Resources										
Policy, Strategy and Digital	-	(2)	-	(700)	(700)	-	(700)	-	-	-
Legal and Democratic Services	-	-	-	(254)	(254)	-	(254)	-	-	-
Finance	-	3	-	(437)	(437)	-	(437)	-	-	-
HR, Workplace & Organisational Design	-	-	-	(164)	(164)	-	(164)	-	-	-
Total Resources	-	1	-	(1,555)	(1,555)	-	(1,555)	-	-	-
Growth & Regeneration										
Housing & Landlord Services	-	-	-	1	1	-	1	-	-	-
Economy of Place	-	-	-	(17)	(17)	-	(17)	-	-	-
Management of Place	-	31	-	(48)	(48)	-	(48)	-	-	-
Property, Assets and Infrastructure	-	-	-	64	64	-	64	-	-	-
Total Growth & Regeneration	-	31	-	-	-	-	-	-	-	-
SERVICE NET PRESSURES CARRIED FORWARD	-	32	12,071	(2,105)	9,966	14,335	(4,369)	14,335	(3,300)	11,035
Corporate										
Corporate Items	-	-	-	(11,000)	(11,000)	(3,300)	(7,700)	(3,300)	3,300	-
Earmarked Reserves and Contingencies	-	-	-	-	-	-	-	-	-	-
Pay Awards - Base Case	-	-	-	-	-	-	-	-	-	-
Excess Inflation - Draft	-	-	-	-	-	-	-	-	-	-
General Reserves	-	-	-	-	-	-	-	-	-	-
Total Corporate	-	-	-	(11,000)	(11,000)	(3,300)	(7,700)	(3,300)	3,300	-
TOTAL REVENUE NET PRESSURES CARRIED FORWARD	-	32	12,071	(13,105)	(1,034)	11,035	(12,069)	11,035	-	11,035

- The currently forecast year end revenue position for the ringfenced accounts at Quarter 2 is a £16.4 million overspend for the DSG (3.6%), £3.6 million overspend for the HRA (2.6%) and a balanced position for the Public Health grant.

Pay Award

- The 2023/24 annual budget and medium-term plan included provision for an annual pay award in 2023/24 of 4% with a 1% corporate contingency which is not required and can be applied to pay awards, 3% annual pay award in 2024/25 and a 2.5% annual pay award thereafter.
- The National Employers 2023/24 final offer to the unions recently proposed:
 - The lowest pay point on the national salary framework will be scrapped. The starting point will now be SCP 2
 - The minimum pay for full-time local government employees on the new lowest pay scale point will rise from £19,264 to £20,852, an increase of 8.2%
 - The maximum pay at the top of the local government pay scales will rise from £45,876 to £50,976, an increase of 11.1%
 - There will be a flat-rate increase of £1,925 for all spinal column points. This replaces the previous practice of percentage increases to pay scales
 - Allowances for working unsocial hours like night shifts will increase by 21%
 - Mileage allowances will go up by 10 pence per mile for car users
- At the time of this report's preparation the unions have not accepted this final offer.
- Pay therefore remains an area of uncertainty. Consequently, the pay provision assumed for 2024/25 has been revised up from 3% to 4% with a small contingency. Annual pay awards thereafter are assumed unchanged from the previous budget.

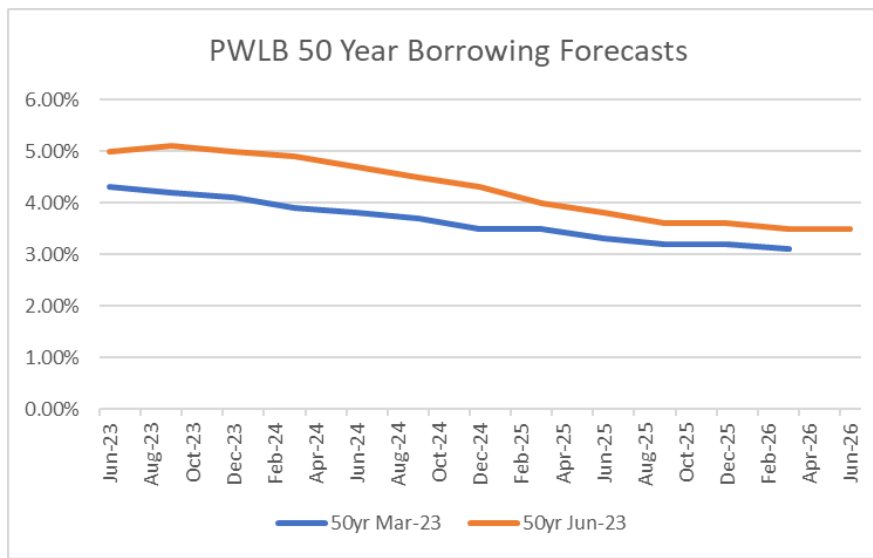
Contractual Inflation & Levies

- General inflation assumption of 5% is assumed in the MTFP planning assumptions. Services are expected to absorb annual inflationary pressures within existing budgets and historically a corporate inflation contingency is included each year to allow for material contractual inflationary cost pressures and levies which cannot be managed within a service.
- The MTFP has modelled a range of scenarios for specific areas where there are either contract commitments or evidenced industry specific inflationary pressures, such as social care, Home To School Transport, Waste disposal and PFI.

Capital Financing and Interest Rates

- The Bank of England Base Rate is 5.25% at September 2023. This is an increase of 1.75% since the budget was approved at Cabinet in January 2023 when the base rate was 3.5%
- Impact of further variations to forecast interest rates, both in terms of investment returns and borrowing costs will also present corporate risks. Interest rate risks are managed through effective treasury management and the use of fixed rate loans where appropriate.

Figure 8: Impact of recent changes in long-term borrowing rates



Service Risks

Adult Social Care Risks

- 7.19. Adult Social Care continues to face significant financial challenges in 2023/24 in relation to service demand and inflationary cost pressures. Adult purchasing budgets are currently forecasting a risk of adverse overspend of £11.9 million (7.5%) against a budget of £159.4 million, mitigation for this is being developed through the transformation programme.
- 7.20. Significant market pressures are being experienced by social care providers in relation to financial and business sustainability and workforce challenges, as they try to recruit and retain sufficient volume of workforce to meet demand. Other emerging pressures include those arising from demographic changes, increased demand for care in both working age and older people where increased numbers of people are being supported and support costs relating to young people preparing for adulthood.

Children and Families Risks

- 7.1. There remains risk around placement cost pressures, with the CIPFA spring performance update indicating spend in children’s social care had increased by 41% in 2021/22, compared to 2009/10, while the children’s population grew by less than 10% over the same period. This trend is mirrored in Bristol where, after a spike towards the end of the last financial year, the overall number of Children in Care has remained relatively stable (between 730-740) in the current year, but the cost of placement provision and support continues to increase significantly.

-
- 7.2. The placement budget, at Q2, is forecasting a pressure of £7.5 million with services working to mitigate further risks identified. This pressure is reflective of Bristol being increasingly reliant on the external placement market; a growing number of children with additional and/or complex needs (BCC EHC referral rates) and a rise in the complexity of some cases, which is resulting in placement breakdowns and children needing to be moved to more expensive arrangements; and delays in transferring eighteen-year-olds onto the housing pathway due to a shortage of housing and an insufficient number of foster carers.
- 7.3. There are risks remaining above these crystallising pressures particularly linked to children in care, where there is nursing support requirement, and around asylum seeker support, where there are increasing costs of temporary housing and growing numbers of families seeking housing, employment and support.
- 7.4. The Children's Service (Our Families) Transformation Programme is underway and is intended to contribute to a balanced budget by enhancing early help services, improving quality of practice, developing the workforce, improving governance and quality assurance, implementing a new model for residential placements, and working more effectively with partners.

Education & Skills Service Risks

- 7.5. Education general is forecasting a pressure of £4.0 million at Q2. The overspend is driven by increasing pressure on the Home to School Transport (HTST) budgets resulting from increasing demand and costs. Limited availability of local provision for children with Education Health and Care Plans (EHCPs) results in children being placed further outside the local area. This, coupled with the growing number of children with EHCPs, results in an increasing number of children needing travel support to education provision further away from home. The Education service saw a 9% increase in the number of children and young people with EHCPs at the January 2023 census, compared to the same time last year. HTST provision however saw a 50% increase in the number of routes to education settings outside the local area at April 2023 compared to the same time last year.
- 7.6. HTST provision is being reviewed as part of the Our Families transformation programme.

Growth & Regeneration Risks

Energy

- 7.7. The cost of energy has increased in the last few years due to global issues. Government support for local authorities has ended and whilst the energy market is now stabilising, prices are twice historic rates resulting in significant in year cost pressures. The council is taking steps to mitigate some of the pressure through negotiating new energy contracts and implementing a programme of energy efficiency measures across its estate. However, the residual pressure is still estimated to be in excess of £2.2 million pa with further risk around street lighting of c.£1.4 million whilst the programme of replacement of street lights with more efficient LED ones progresses. There is also risk around the incomes linked to power purchase and feed-in-tariff agreements tied to the energy costs.

Corporate Landlord

- 7.8. The council is undertaking a significant property programme transformation, which includes rationalisation of its assets and the implementation of a centralised Corporate Landlord function. The existing MTFP includes revenue savings from delivery of the property programme. However, delivery of the savings is at risk of delay in the current financial year, which presents an emerging risk for the coming year.

Highways and Waste

- 7.9. As detailed above, inflationary impacts are leading to increases in the costs of providing council services. These are resulting in a risk to the management of budget envelopes in particular in highways of up to potentially £1.0 million and for waste of up to potentially £2.2 million, which the directorate is mitigating in the current year and will need to assess how best to continue this mitigation recurrently into the medium term.

Parking and Parks

- 7.10. There is an emerging risk around income reduction from car parking reflecting demand and reduction in provision in the coming financial year which will require management within the service budget envelope estimated at a potential £1.0 million risk.
- 7.11. Within parks there are a number of smaller income pressures relating to commercial licences, car parking and catering as well as cost pressures for recharges relating to energy, waste, green waste and facilities management which will require management through the co-ordination of the catering contracts particularly. This is estimated at a potential £0.8 million risk.
- 7.12. Maintenance budgets are now being prioritised to deal with trees most significantly effected from ash dieback, which presents an emerging risk to parks wider maintenance programme to accommodate these works.

Homelessness

- 7.13. Homelessness in Bristol continues to increase due to a number of factors including the cost of living crisis, unaffordability of the private rented sector and reduced supply of social and affordable housing. The number of households in temporary accommodation continues to rise thereby creating risk to the increase in Housing Benefit subsidy loss.
- 7.14. Bristol City Council has established a Temporary Accommodation project and is delivering initiatives with the aim of reducing the pressure of Temporary Accommodation costs, particularly the Housing Benefit Subsidy Loss position.

Resources Risks

- 7.15. Reflecting the complexity and demand risks in other areas of the council, there are an increasing level of complexity and demand risk in areas of supporting services across the Resources Directorate, this includes in areas such as Legal where reserves for management of peaks of activity will have been largely applied by the end of 2023/24 and will require review within the reserves management undertaken in the budget setting approach.

Savings at Risk

-
- 7.16. The savings programme agreed by Council in February 2023 included savings totalling £43.9 million over the medium term of which £26.2 million was attributed to 2023/24. In addition to this £26.2 million there is a further £9.3 million of savings carried forward from prior years which still require delivery.
- 7.17. The total savings delivery target for 2023/24 is £35.5 million.
- 7.18. It is currently assessed that £9.2 million of these targeted savings are at risk of not being delivered in the planned way. The current gap in savings programme delivery, largely attributed to Adults (£4.7m) and Growth and Regeneration (£3.7m), is currently reported either within service forecasts or within risk and opportunity logs.
- 7.19. The total savings delivery target for 2024/25 is £14.1 million (excluding any carry forward of prior year undelivered savings).
- 7.20. The council's current approved budget includes a planned total savings contingency (optimism bias) of £8.7 million in 23/24 rising by £1.0 million in 24/25 for variation and non-delivery of savings. It should be noted that this is prior to any requirement to mitigate in year savings for 2023/24.

Corporate Expenditure

Pensions

- 7.21. The latest pension fund triennial review came into effect on 1 April 2023. The council is currently almost 100% fully funded. The review reduced the deficit recovery period from 15 to 12 years. It will now remain at 12 years. There are no anticipated changes to contribution rates in either 2024/25 or 2025/26.

Capital Financing

- 7.22. Our approach to capital investment and financing is outlined in full in our Capital Strategy. Our ambitious programme of investment has a large impact on the council's annual revenue budget and create long term costs. These 2 areas must be simultaneously reviewed, and implications clear in decision making.
- 7.23. The maximum affordable level established for the cost of capital financing for the General Fund element of the capital programme, is 10% of general fund net revenue budget over the medium to long term. The current forecast level of the programme is 9.9% by 2026/27. If the council opted to utilise this headroom of 10%, this would equate to an extra £10 million of borrowing with an estimated capital financing revenue budget cost of £0.5 million, meaning the threshold would be reached by 2026/27.
- 7.24. In reflecting on the capital trends and revenue forecast, the council is proposing to reprofile its capital programme activity for 2024/25 to 2028/29 to more accurately reflect the level of work it has capacity to deliver. In recent years the average annual programme, prior to the addition of slippage from the previous year, has been budgeted at around £310 million. Within the same time frame, the council has only had capacity to deliver an annual programme of no greater than £200 million.
- 7.25. In 2023/24 the budget allocated to the programme was £362.9 million (including schemes carried forward from prior year) and the forecast outturn as at period 5 is

£294.1 million. A mid-year capital programme budget reset is proposed based on the period 5 forecast outturn position which will ensure that the budget required to finance the capital (interest & debt repayment) will reflect the council's performance rather than an aspirational delivery position. In comparison to previous year's spend profiles, an outturn of circa £200 million is anticipated. It is therefore not anticipated the general fund borrowing headroom will be utilised. The council may identify other funding sources, including grants and capital receipts, to finance additional capital expenditure and the MTFP also assumes that the council will continue the use the flexibility provided by government to use capital receipts to fund the revenue cost of transformation.

- 7.26. The feasibility fund is assumed in the capital strategy to assist in developing schemes with sufficient robustness/certainty before they enter the Development Pool. The fund is created from any reduction generated in the current capital financing budget and therefore the level of the fund would be established each year and be aligned to the volume and complexity of schemes at full mandate stage.

Ring Fenced Funds – Indicative Funding Available

Public Health (PH) Grant

- 7.27. Public health services are funded by a ringfenced grant to the council which for 2023/24 was £35.7 million. The grant enables the Director of Public Health to discharge their statutory duties. Where appropriate we joint fund services with other bodies and receive income from partners for this purpose. The grant is likely to continue to be subject to conditions on what it funds, including a ringfence requiring local authorities to use the grant exclusively for public health activity. The council will continue to make sure that the increased cost of services is contained within the envelope provided, whilst recognising that this is an increasing challenge due to inflationary pressures.
- 7.28. Within the council's earmarked reserve is a Public Health ringfenced reserve of £4.6 million (as at 14 September 2023). There is a potential forecast draw down of £0.4 million in the current year leaving a balance of £4.2 million. This balance will be assumed in plans to be developed over the medium term and provide a small buffer for unexpected adverse grant allocations.

Dedicated Schools Grant (DSG)

- 7.29. A cumulative unmitigated deficit of £58.1 million is forecast at the end of 2023/24. This is mainly due to increased demand for Special Educational Needs provision within the High Needs Block (HNB). The main cost driver is the rise in demand for Education, Health and Care plans (EHCPs) following national reforms from 2014, increasing complexity of children's needs and the rising costs of out of authority placements. Demand continues to increase and despite additional funding from the Department for Education (DfE), it has not been possible to recover the deficit which began to accelerate in 2019/20. With the support from Bristol Schools Forum, and through delivering an evolving Education Transformation Programme, the Education Service has been on the journey of improving experiences and outcomes of children and young people. The High Needs recovery proposals have been developed (subject to consultation) and the LA has recently participated in DfE's Delivering Better Value for SEND programme with the aim to bring the DSG to a sustainable footing.

- 7.30. The 2021 Spending Review committed real terms increases to education spending over the next two years. The High Needs Block received 14.4% increase in 2022/23 and recommended future budget funding assumptions of 5% increase in 2023/24 and 3% for subsequent years thereafter. The indicative figures for 2024/25 are built into the deficit management plan. The additional High Needs block funding allocation 2022/23 and beyond results in an improved unmitigated DSG deficit forecast. However, increasing inflation will clearly erode how much this additional funding is in terms of a real terms increase and will address inflationary pressures rather than some of the funding concerns the spending review initially set out to address.
- 7.31. The Dedicated Schools Grant comprises four blocks: Schools, High Needs, Central School Services and Early Years. 2022/23 was the fifth year of the National Funding Formula (NFF) for schools, high needs and central school services. With 2023-2024 intended to be the first year of transition to a full and hard NFF, the Schools Forum will be consulted ahead of submitting the final local formula for 2024-25 to the ESFA, in January 2024. The early year's block of the DSG is determined by the separate national formula for early years.
- 7.32. On 20 July, the Minister of State for School Standards made a written statement setting out information on the schools, high needs and central school services national funding formulae (NFF) for 2023 to 2024. Final allocations and high needs block allocations will be published in December and we estimate that the likely level of funding for Bristol in 2024/25 will be £435.89 million (excluding early years block).
- 7.33. The provisional allocation for Bristol (excluding early years block) is outlined in the table below and it is important to note that the indicative figures provided ignore any changes in pupil numbers and characteristics and reflects the indicative allocations before any movements between blocks.

Table 8: DSG - Indicative Available Funding and Prior Year Comparator

Comparative Allocations	2024/25 Indicative DSG Allocation £m	2023/24 DSG Allocation £m	Change £m	Change %
Schools Block excl. growth *	343.968	333.991	9.978	2.99%
Central School Services Block	2.693	2.717	(0.024)	(0.90%)
High Needs Block	89.229	83.361	5.868	7.04%
Total	435.890	420.068	15.822	3.77%
Growth funding in schools block	No data	2.202		
Early Years	No data	37.432		

* 2023/24 Schools Block was adjusted to include Mainstream Schools Additional Grant for comparison.

- 7.34. The underpinning assumption in relation to each of the funding blocks is as follows:
- The announcement has stated that funding through the mainstream schools national funding formula (NFF) is increasing by 2.7% per pupil in 2024-25, compared to 2023-24. Taken together with the funding increases seen in 2023-24, this means that funding through the schools NFF will be 8.5% higher per pupil in 2024-25, compared to 2022-23. This is based on pupil and school characteristics data from the 2023- 24 APT, which is based on the adjusted October 2022 school census data
 - The provisional Schools Block allocation for Bristol has been published at £343.968 million, before growth funding, with actual allocations expected to be published in December 2023

- The provisional High Needs Block allocation for Bristol has been published at £89.229 million (a £5.9m increase from 2023/24), with actual allocations expected to be published in December 2023
 - The Central Schools Services Block provides funding for the ongoing responsibilities that local authorities continue to have for all schools. As has been practice in recent years, funding for historic commitments within this block will be reduced further for 2024-25. The provisional Central School Services Block allocation for Bristol has been published at £2.693 million, with actual allocations expected to be published in December 2023. This is an overall reduction of £24,000. The Central School Services Block provides funding for the statutory duties the council holds for both maintained schools and academies. The council must seek Schools Forum approval for central services spend. The reduction is primarily attributed to the funding for historic commitments (such as for the Prudential Borrowing initiative that ceased in 2017/18) where it has been an aim of ESFA to withdraw this funding over time
- 7.35. These provisional allocations are based on current pupil data. Final allocations of the 2024/25 funding will use information from the autumn 2023 census are expected to be issued in December 2023.
- 7.36. For 2024/25 we will continue to set a local school funding formula. The government has stated that LAs are required to move their local formula factor values at least 10% closer to the NFF factor value, except where local formulae are already mirroring the NFF; although this requirement does not apply to the optional, locally determined factors.
- 7.37. Minimum funding levels per pupil are increasing again, setting a floor as to the minimum each pupil can attract into a school based upon key stage.
- 7.38. The Minimum Funding Guarantee (MFG) is a protection for schools against significant year-on-year changes in pupil led funding and must be set at between +0.0% and +0.5%. An MFG of +0.0% was applied for 2023/24. For 2024/25 the MFG has to be set in the range 0.0% to 0.5%. Schools are consulted and the Schools Forum, after consideration of the feedback, will need to discuss and agree what MFG rate is set for 2024/25.
- 7.39. Funding previously provided via the teachers' pay grant and teachers' pensions employer contributions grant were incorporated into the School Block funding (for mainstream schools), and into the High Needs Block (for special schools) in 2022/23 and this approach continues for 2024/25.
- 7.40. Block Transfers - local authorities will continue to be able to transfer up to 0.5% of their school's block to other blocks of the DSG, with Schools Forum approval. In 2023/24 0.5% was transferred from the school's block to high needs block, providing £1.6 million, ringfenced to support the Education Transformation Programme. If up to 0.5% of the indicative schools block is transferred for 2024/25 this would equate to £1.6 million.
- 7.41. The indicative High Needs Block allocations to Bristol is £89.2 million, an indicative increase of £5.9 million (7.0%) over 2023/24's allocation of £83.4 million. This needs to be considered in the context that high needs block is experiencing cost pressures in excess of funding, of c.£18.5 million and carrying a forecast unmitigated cumulative deficit of circa £58.2 million at the end of 2023/24.

7.42. The Education Transformation Programme has been working with partners to develop the necessary steps to provide the right level of support, meet needs, ensure effective use of local resources and achieve good long-term outcomes for children and young people with SEND, in what is considered a highly challenging context.

7.43. Two workstreams funded through a Department for Education Delivering Better Value (DBV) grant are starting to move from the development to the delivery phase. Forecast mitigated deficit position of £16.4 million could be achieved if benefits of transformation work currently underway, materialise. This excludes £1.0 million of potential mitigations that are currently flagged as at risk due, in part, to the delay in securing a delivery partner for workstream 2 proposals, and the need for further due diligence.

7.44. The five-year DSG forecast position is summarised in the table below.

Table 9: DSG – 5 Year DSG Forecast Position

	Outturn						
Table DSG MP: DSG Forecast Position	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Income/Surplus should be shown as negative	Forecast £000	Forecast £000	Forecast £000	Forecast £000	Forecast £000	Forecast £000	Forecast £000
Brought Forward unmitigated deficit	24,480	39,577	58,232	79,906	98,738	114,929	127,425
Total Expenditure	438,486	470,957	476,569	476,404	476,522	475,669	475,376
DSG Income	(423,388)	(452,302)	(453,275)	(455,953)	(458,712)	(461,553)	(464,480)
Schools Block 0.5% (Subject to SF Approval)			(1,619)	(1,619)	(1,619)	(1,619)	(1,619)
Funding gap carry forward to future years	39,577	58,232	79,906	98,738	114,929	127,425	136,702
Mitigation Proposals							
Annual Indicative Proposed Mitigations	-	(2,112)	(8,965)	(11,473)	(12,574)	(12,574)	(12,574)
DBV Stretched confidence benefits - annual	-	-	(1,035)	(5,227)	(10,526)	(14,826)	(14,826)
Total Mitigations	-	(2,112)	(10,000)	(16,700)	(23,100)	(27,400)	(27,400)
Mitigations cumulative	-	(2,112)	(12,112)	(28,812)	(51,912)	(79,312)	(106,712)
Funding Gap after proposed mitigations	39,577	56,120	67,794	69,926	63,017	48,113	29,990
In year net position deficit / (surplus)	15,097	16,543	11,674	2,132	(6,999)	(14,903)	(18,123)

7.45. Based on latest forecast (as of P05, August 2023), which was broadly in line with Newton's (DfE DBV delivering partner) forecast, it is estimated that the High Needs Block could achieve a balanced budget position in 2026-27 if DBV stretched confidence benefits materialise, which is subject to further due diligence and formal consultation. It is therefore absolutely vital that progress on mitigation proposals is monitored and delivered in a timely manner in order to restore and secure the financial health of the DSG funding in the longer term.

7.46. It is worth noting that forecast for 2023-24 and onwards are based on demand forecast (number of children in the system) and including national trend plus contingency circa 15% taking into consideration increased complexity, backlog and 10% growth based on service advice.

- 7.47. Whilst we continue to work with the DfE to drive the improvements required in outcomes for children with additional and special educational needs and achieve a balanced in year position, that can be sustained and demonstrable reduces the deficit, we will need to consider all potential funding sources. The council has made significant investment in the General fund budget of circa £4 million per year since 2022-23 to improve SEN service and fund Home to School Transport (HTST) and similarly has significant pressures in year of the same magnitude which will be recurrent in 2024/25 and beyond. We recognise the collaborative approach adopted to date and the significant contribution that schools have and continue to make in investing in the Education Transformation Programme. In considering future budgets, we have provisionally included the 0.5% transfer in our latest forecast, understanding this will require approval from Bristol Schools Forum.
- 7.48. The early years sector is experiencing significant funding pressures which if not addressed will impact on its capacity to support the most vulnerable children and potential missed early intervention opportunities. Lack of adequate funding for the sector will have knock-on effects for primary and special schools as children move on to the next phase.
- 7.49. In all of the above examples we have assumed no changes in pupil numbers or composition. A consultation is underway with schools and the outcome will be reported to the Schools Forum. The final authority proforma tool (APT) containing the actual figures and basis for 2024/25 funding is expected to be issued in December 2023.

Housing Revenue Account (HRA)

- 7.50. The Housing Revenue Account (HRA) is a ringfenced account containing the income and expenditure relating to the council's landlord duties in respect of circa 28,600 dwellings including those held by leaseholders. This means the HRA does not receive any subsidy from the government or from Council Tax and surpluses or deficits generated each year would be transferred to / from the HRA general reserve. The HRA is not allowed to subsidise the General Fund and legislation sets out those items that can be charged to the account.
- 7.51. The HRA budget is prepared each year in accordance with the requirement to set a 30-year business plan. The business plan undergoes a full review annually allowing for horizon-scanning and mitigation of risks in the short, medium & long term, ensuring there are sufficient resources to meet future operational commitments.
- 7.52. The HRA activities are a key element in delivering the council's priorities in the Corporate Strategy. The key areas of expenditure are the delivery of housing management services plus repairing, maintaining & improving existing housing stock. Provision is made to ensure compliance with legislation and national policy, including meeting decent homes standards and building & safety regulations.
- 7.53. The rent standard currently allows rents to increase by 1% above inflation (CPI + 1% - based on the previous Septembers CPI rate). The latest Bank of England Monetary Policy report, 9 August 2023), suggests a CPI rate of circa 7%. This would result in a maximum allowable increase in rents of 8%. However, it is worth noting that, due to other economic factors informing the current cost of living crisis, there remains the possibility of a rent cap being imposed on social landlords (as per the 7% cap applied in 2023/24). At the time of writing, there has been no indication from DLUHC as to whether or not a cap is likely to be imposed, however it remains a consideration.

-
- 7.54. As the majority of income into the HRA, decisions regarding annual rent and service charge setting will impact on the level of resource available. The current economic picture has resulted in an increase in arrears from 202/23 with overall collection rates for the year to date reducing from 98.8% to 98.0%. The increased costs for goods and services resulting from the inflationary pressures would have to be met by rents and by modifying service delivery.
- 7.55. The forecasted dwelling rental charges and other income is estimated to generate £125.9 million in 2022/23 for the delivery of HRA activities. The high levels of uncertainty around rising interest rates and inflation pose a financial risk to the HRA, in particular, energy, insurance, construction labour & material cost inflation as well as the cost of borrowing. It is also worth noting that for the vast majority of home owners, the increase in the Bank of England Base rate from historic lows of 0.1% in 2020 to the current level of 5.25% after 14 consecutive increases, will not be felt until their fixed rate mortgage deals expire. This has the potential to lead to an increase in demand for social housing in the coming years.
- 7.56. The opening balance on the HRA reserve on 1 April 2023 was £108.8 million. This comprises £98.8 million HRA general reserve plus £10.0 million HRA major repairs reserve. At Period 5 an adverse variance of £3.6 million has been forecast in the revenue account. In addition to the reserves, the council can access multiple other sources of financing including grants, borrowing, developer contributions, capital and RTB receipts, revenue contributions to capital outlay (RCCO) to fund its capital programmes.
- 7.57. Any investment decisions will be appropriately risk assessed and based on affordability, sustainability, and optimisation of resources, with the appropriate funding profiled to match anticipated spending. A minimum HRA balance must be retained and a clear strategy outlined in approved plans for repaying new borrowing within strict time periods.
- 7.58. As part of the budget setting process, the influences outlined above will be appraised and continuously monitored.

New Priority Investments / Reserves

- 7.59. The MTFP is underpinned by the key strategic priorities for the council and will need to ensure that resources are aligned with their delivery. The intent of the MTFP is to set out the financial implications for the council and consider the Corporate Strategy, objectives, and policies against the resources projected to be available. This then provides a basis for service decision making.
- 7.60. Any update of the MTFP needs to be cognisant of the cost of living and inflationary national context and the need to maintain the integrity of the council's financial position and future sustainability, to support our communities.
- 7.61. These strategic priorities will sit alongside our continued efforts to build and embed our One Council approach, with a sustainable platform that will drive council activity in the years ahead. Within each of the 7 themes are a range of projects and proposals, which reflect the scale of the council's ambition for the area and critically, each has an important part to play in managing future demand on council services.

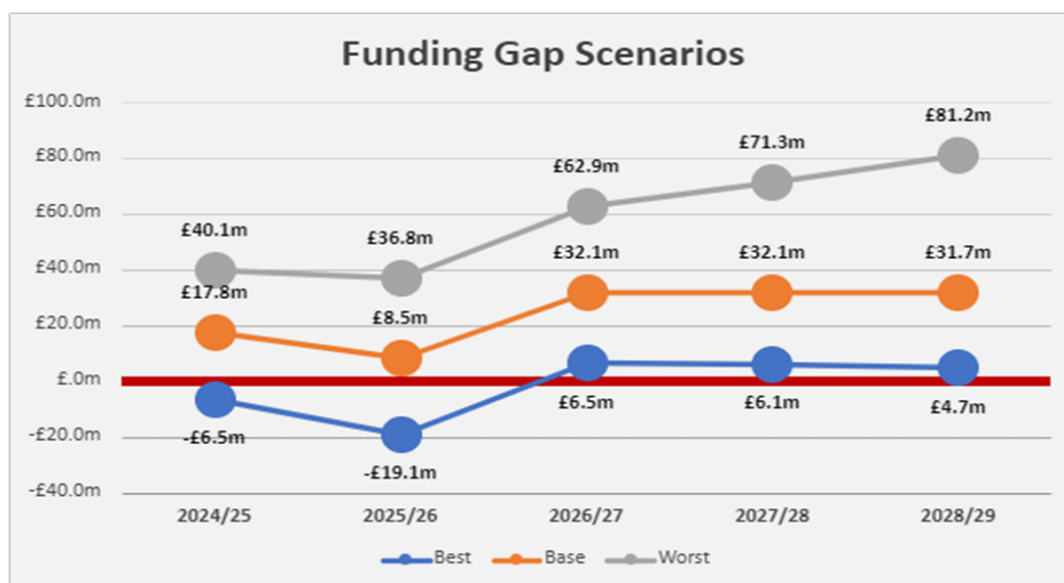
- 7.62. The strategic and risk framework requires appropriate oversight and governance of the achievement of the council priorities and to ensure it is delivered through effective programme management. Where performance indicators are not on target, corrective action will be required.

8. Scenario Modelling and Sensitivity Analysis

General Fund Scenarios

- 8.1 In line with the best practice recommended through the CIPFA Financial Management Code and reflecting the uncertainty around funding and risks remaining to the council which has a significant impact on the ability to forecast with accuracy, we are aware that the forecast at this stage is subject to change with the scale and volatility of the current climate.
- 8.2 Owing to these uncertainties and from the lack of clarity about what the government's plans for local government funding will mean for the council, financial projections have been prepared for three different scenarios, as follows:
- **Base-case scenario** – refers to the typical, realistic or most likely scenario
 - **Best-case scenario** – refers to the most favourable or optimistic projected outcome
 - **Worst-case scenario** – refers to the most extreme situation that can happen if things don't go as planned
- 8.3 The budget approved by Council in February 2023 achieved a balanced budget across the first 3 years of the medium term, the changes that are outlined in the scenarios are in addition to the provisions made in the base MTFP model for 2024/25 to 2026/27 (as outlined in the main body of the MTFP report).
- 8.4 The scenarios assess the effect of changing key input variables at the same time and determine the different possible events that could occur in the future. We have also examined the effect of changing just one variable at a time and assessed which of the variables our funding gap is particularly sensitive to.
- 8.5 This approach produces a range of funding gap outcome scenarios as set out below, with peak funding gaps at the end of the MTFP period ranging from £4.7 million to £81.2 million of which there is a £6.5 million surplus to a £40.1 million deficit range applicable to the 2024/25 financial year.

Figure 9: Funding Gap Scenarios



Base Case

- 8.6 The base case reflects a prudent approach to assessing the key assumption changes since the budget was agreed in February 2023 and indicates a peak funding gap of £32.1 million arising by 2026/27, with £17.8 million arising in 2024/25.
- 8.7 This ‘base’ case is what has been set out throughout this report and is the realistic scenario, with the key drivers being the recurrent net service pressures from 2023/24 being carried forward into 2024/25, combined with the emerging service pressures and assumption increases around inflation, offset by changes in assumptions around core funding.
- 8.8 The base case does not at this time include a review of reserves, where there are known reserve pressures around PFI and insurance, the review of reserves will aim to manage these reserves pressures in the first instance through release and redirection of other reserve flexibility before impacting the MTFP revenue projections.

Table 10: Base Case Indicative Funding Gap

2023/24	Original Budget	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
483.523	Original Forecast Budget Requirement	4%	501.934	511.288	523.045	536.786	536.786
Recurrent & New Service Pressures							
2023/24	Recurrent & New Service Pressures	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
-	Recurrent & New Service Pressures	100%	18.077	21.036	21.384	21.743	23.102
Corporate Pressures							
	Corporate Emerging Pressures	Variation	2024/25	2025/26	2026/27	2027/28	2028/29

		%	£m	£m	£m	£m	£m
	Pay Award & NIC	5.0%	3.785	3.605	3.399	3.188	8.937
	Inflation & Levies	5.0%	5.487	15.329	21.259	22.802	30.883
	Capital Financing	5.5%	0.254	0.507	0.507	0.507	0.507
	Other Corporate Pressures		1.400	1.435	1.471	1.508	1.545
	Total Corporate Pressures		10.926	20.876	26.637	28.005	41.873
	Total Pressures		29.003	41.912	48.021	49.748	64.975
	Indicative Budget Requirement		530.937	553.200	571.066	586.534	601.761
2023/24	Core Funding	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
(483.523)	Original Forecast Available Funding	3.8%	(501.934)	(511.288)	(514.914)	(527.009)	(527.009)
Funding Changes							
	- Collection Fund Outturn	0%	(1.993)	-	-	-	-
	- Additional Council Tax	0%	(0.924)	(4.952)	(9.365)	(9.798)	(23.141)
	- Council Tax Second Home Premium	0%	2.872	-	(0.030)	(0.062)	(0.095)
	- Business Rates Multiplier/ Growth / 100% Retention	0%	(13.230)	(27.331)	(11.769)	(12.424)	(12.451)
	- New Homes Bonus	0%	(1.599)	-	-	-	-
	- Additional Grants	0%	3.633	(1.080)	(2.839)	(5.122)	(7.405)
	- Total Additional Core Funding		(11.240)	(33.363)	(24.003)	(27.405)	(43.091)
	Indicative Core Funding		(513.174)	(544.651)	(538.917)	(554.414)	(570.100)
	Base Case Funding Gap		17.762	8.549	32.149	32.119	31.660

Best Case

- 8.9 If we take an imprudent view of assuming the best possible outcome in the case of every variable factor within the MTFP we reach a 'best' case scenario. Even in the best case this still presents a budget pressure peaking at £6.5 million toward the back end of the MTFP period, although a short-term favourable position in the earlier years.
- 8.10 It should be noted that many of the key factors are outside of the council's control, most notably core and specific funding and increases to government funding allocations for the council.

Table 11: Best Case Indicative Funding Gap

2023/24	Original Budget	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
483.523	Original Forecast Budget Requirement	3.81%	501.934	511.288	523.045	536.786	536.786

Recurrent & New Service Pressures							
2023/24	Recurrent & New Service Pressures	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
	- Recurrent & New Service Pressures	90%	16.974	19.933	20.281	20.640	21.999
Corporate Pressures							
	Corporate Emerging Pressures	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
		%	£m	£m	£m	£m	£m
	Pay Award & NIC	3.0%	(0.467)	(1.892)	(3.418)	(5.004)	(0.630)
	Inflation & Levies	3.0%	1.387	8.851	14.257	15.614	23.055
	Capital Financing	4.0%	0.185	0.369	0.369	0.369	0.369
	Other Corporate Pressures		1.120	1.148	1.177	1.206	1.206
	Total Corporate Pressures		2.224	8.477	12.385	12.185	24.000
	Total Pressures		19.198	28.409	32.665	32.825	45.999
	Indicative Budget Requirement		521.132	539.697	555.710	569.611	582.785
2023/24	Core Funding	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
(483.523)	Original Forecast Available Funding	4%	(501.934)	(511.288)	(514.914)	(527.009)	(527.009)
Funding Changes							
-	Collection Fund Outturn	0%	(3.433)	-	-	-	-
-	Additional Council Tax	0%	(4.223)	(9.156)	(14.491)	(15.919)	(30.335)
-	Council Tax Second Home Premium	0%	2.872	(0.603)	(0.651)	(0.701)	(0.754)
-	Business Rates Multiplier/ Growth / 100% Retention	0%	(15.876)	(32.797)	(14.122)	(14.909)	(14.941)
-	New Homes Bonus	0%	(1.599)	-	-	-	-
-	Additional Grants	0%	(3.401)	(5.000)	(5.000)	(5.000)	(5.000)
-	Total Additional Core Funding		(25.660)	(47.556)	(34.265)	(36.529)	(51.030)
	Indicative Core Funding		(527.594)	(558.844)	(549.179)	(563.538)	(578.039)
	Best Case Funding Gap		(6.463)	(19.147)	6.531	6.072	4.746

Worst Case

8.11 If we assume the worst outcome in the case of each of the key variable factors we reach the 'worst' case view. This would indicate a peak funding gap of £81.2 million by 2028/29, with £40.1 million gap in 2024/25. This scenario assumes inflation levels remain higher and do not fall as rapidly as anticipated in the market, along with a poor

financial settlement. This position also assumes that service pressures will be 20% higher than currently assessed.

Table 12: Worst Case Indicative Funding Gap

2023/24	Original Budget	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
483.523	Original Forecast Budget Requirement	3.8%	501.934	511.288	523.045	536.786	536.786
Recurrent & New Service Pressures							
2023/24	Recurrent & New Service Pressures	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
	- Service Pressures	120%	20.589	24.140	24.557	24.988	26.619
Corporate Pressures							
	Corporate Emerging Pressures	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
		%	£m	£m	£m	£m	£m
	Pay Award & NIC	6.0%	7.795	8.860	9.837	10.889	17.912
	Inflation & Levies	8.0%	8.403	21.862	31.704	37.365	50.290
	Capital Financing	6.0%	0.277	0.554	0.554	0.554	0.554
	Other Corporate Pressures		1.680	2.411	3.546	5.346	8.262
	Total Corporate Pressures		18.155	33.687	45.640	54.153	77.017
	Total Pressures		38.744	57.826	70.198	79.141	103.636
	Indicative Budget Requirement		540.678	569.114	593.243	615.927	640.422
2023/24	Core Funding	Variation	2024/25	2025/26	2026/27	2027/28	2028/29
£m		%	£m	£m	£m	£m	£m
(483.523)	Original Forecast Available Funding	3.8%	(501.934)	(511.288)	(514.914)	(527.009)	(527.009)
Funding Changes							
	- Collection Fund Outturn	0%	(1.595)	-	-	-	-
	- Additional Council Tax	0%	7.617	(0.752)	(4.250)	(3.699)	(15.986)
	- Council Tax Second Home Premium	0%	2.872	0.603	0.591	0.578	0.564
	- Business Rates Multiplier/ Growth / 100% Retention	0%	(9.574)	(19.763)	(8.882)	(9.354)	(9.373)
	- New Homes Bonus	0%	(1.599)	-	-	-	-
	- Additional Grants	0%	3.633	(1.080)	(2.839)	(5.122)	(7.405)
	- Total Additional Core Funding	0%	1.355	(20.992)	(15.380)	(17.597)	(32.200)
	Indicative Core Funding		(500.579)	(532.280)	(530.294)	(544.606)	(559.209)
	Worst Case Funding Gap		40.099	36.835	62.949	71.321	81.213

Funding Gap Sensitivities

8.12 Sensitivity and considers the key cost drivers assumed and their respective financial impact. Key areas that drive this variation between base, best and worst cases include:

- New and Recurrent Service Pressures – the best case assumes only 90% of the pressures identified through the MTFP will crystallise, with the worst case assuming a further factor of the highlighted risk would come through at a 20% greater pressure.
- Pay Pressures - the best case assumes that pay inflation can be contained at the 3% previously assumed at budget setting, whereas the worst case scenario looks at a potential for pay to escalate to a 6% requirement.
- Inflation & Levies – the base case builds in assumptions of £5.5 million inflationary assessment, with a worst case assessment rising to a pressure of £8.4 million, whilst the best case reduces assumptions in 2024/25 to £1.4 million. These reflect a variety of fluctuations around inflation percentages for particular areas of contract inflation including; Adult Social Care, Children’s Social Care, Home to School Transportation, Temporary Accommodation, waste, PFI and energy.
- Funding - key sensitivities are around additional council tax and business rates, with the former assuming that the social care precept isn’t available over the full 5 year period of the MTFP for the worst case scenario and on business rates where in the worst case scenario the assumption around the 100% retention is at risk in the future years and will not come through for the years to 2025/26 as outlined as anticipated for the base case.

9. Financial Health Indicators

9.1 In developing the budget strategy for 2024/25 and the medium term, the council has been reflective of the outcomes of the CIPFA Financial Resilience Index and other financial benchmarking. In determining the medium term budget strategy, it is essential to ensure the council manages its financial resilience to meet unforeseen demands on services. The resilience index points to pertinent areas for scrutiny in shaping budget strategy with Social Care, Reserves and Gross External Debit highlighted.

9.2 In that respect the three areas, as set out below, are based on figures using updated 2021-22 data (last year’s report used 2020-21).

Figure 10: CIPFA Financial Resilience Index Results Breakdown for Bristol

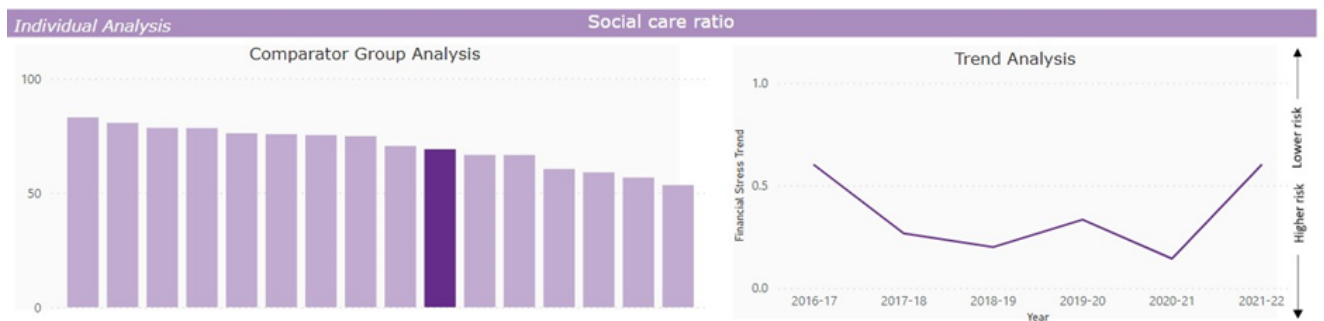


9.3 The highest area of risk to the financial resilience of the council compared to other similar authorities is the proportion of budget spent on social care services, as this is seen as an inflexible cost which is difficult to reduce over short term and impacts on the council’s ability to respond with agility to changing demands.

Social Care Ratio

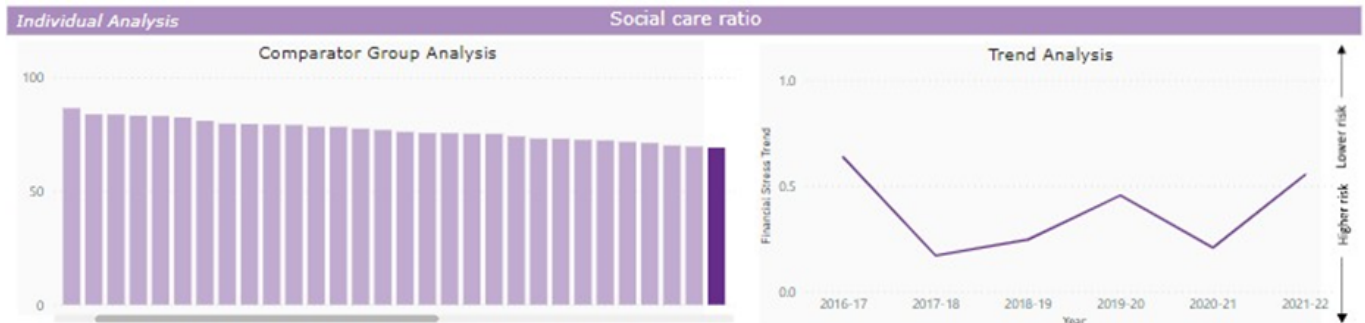
Nearest neighbours

Figure 11a: Bristol City Council Social Care ratio (statistical neighbour comparisons)



Unitary Authorities

Figure 11b: Bristol City Council Social Care ratio (unitary authorities comparisons)



9.4 The social care ratio reflects the proportion of expenditure on social care. For most council's this means a higher percentage of net revenue expenditure that is used to support this area than on anything else. The CIPFA resilience index illustrates that although Bristol's ratio is favourable to statistical neighbours and to unitary authorities, there are variations within the analysis, further benchmarking using strategic partner's analytical capacity is helping to deepen analysis and will help inform the budget setting process.

Level of Reserves

9.5 This is a ratio of the current level of reserves (total useable excluding Public Health and schools) to the council's net revenue expenditure. Undertaking this analysis as a percentage of net revenue expenditure ensures the relative size of the council is considered.

Nearest Neighbours

Figure 12a: Bristol City Council Level of Reserves (statistical near neighbours)



Unitary Authorities

Figure 12b: Bristol City Council Level of Reserves (unitary authorities)



- 9.6 The benchmarking analysis above shows that the council currently has reducing useable reserves, after an improvement across the period of the pandemic the council's levels of reserves have moved into a higher risk boundary. The analysis when compared to both nearest neighbours and unitary authorities provides a consistent picture. This indicator is of high importance in terms of the council's ability to respond to extreme shocks, such as that recently experienced.
- 9.7 The council's need for greater resilience (as above) and the others risk emerging from the MTFP, need to be considered in the annual refresh of the reserve policy.

Gross External Debt

- 9.8 This indicates the Gross External Debt held by the council and is used to finance the council's borrowing liability known as its Capital Financing Requirement (CFR). It is a requirement of the CIPFA Prudential Code to set a CFR and link into the prudential indicators agreed by Council as part of its annual Treasury Management Strategy.

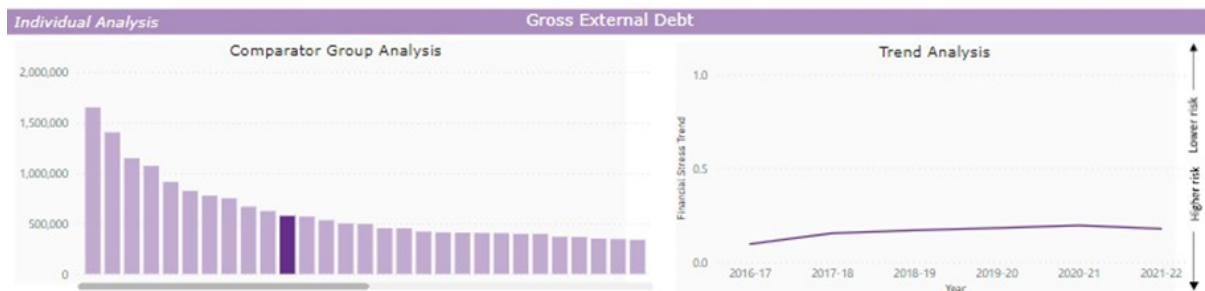
Nearest Neighbours

Figure 13a: Bristol City Council Gross External Debt Ratio (statistical neighbours)



Unitary Authorities

Figure 13b: Bristol City Council Gross External Debt Ratio (unitary authorities)



- 9.9 The council's CFR at 31 March 2023 was £940 million. It was financed by Gross External Debt of £564 million and Internal Borrowing (use of the council's surplus cash resources) of £376 million.
- 9.10 Given the current position the intention is to retain a mid-point of all upper tier authorities as a percentage of net revenue expenditure and seek to leverage external funding and grants to provide the headroom and parameters for the additional amounts required to deliver the wider Corporate Strategy ambitions. As such the Capital Strategy which is published with the 2024 Medium Term Financial Plan includes the following indicators limiting exposure:
- General Fund - capital financing costs to no more than 10% of net revenue budget
 - Loans to subsidiary companies (with risks weighted provisions) - are limited to 10% of the CFR or £70 million, whichever is lower
 - HRA - an interest cover ratio and coverage in reserves, which will support service delivery, housing and regeneration schemes, such as those being delivered to increase housing stock and the schemes being delivered by the subsidiary companies, over the next ten years.
- 9.11 Further enhancements to these affordability metrics are proposed in the Capital Strategy being considered in this report. These enhancements include providing greater clarity on the level of liability exposure (including loans) to subsidiary companies and a requirement for more transparency in decision making on the level of net present value within capital projects, including exceptions to re-invest surplus net present value generated into expenditure which have positive environmental and social impacts. The council will be requested to endorse the affordability approach as part of the development of the 2024/25 Capital Strategy and Treasury Management Strategy.

10. Our Financial Principles

Putting Strategy into Practice

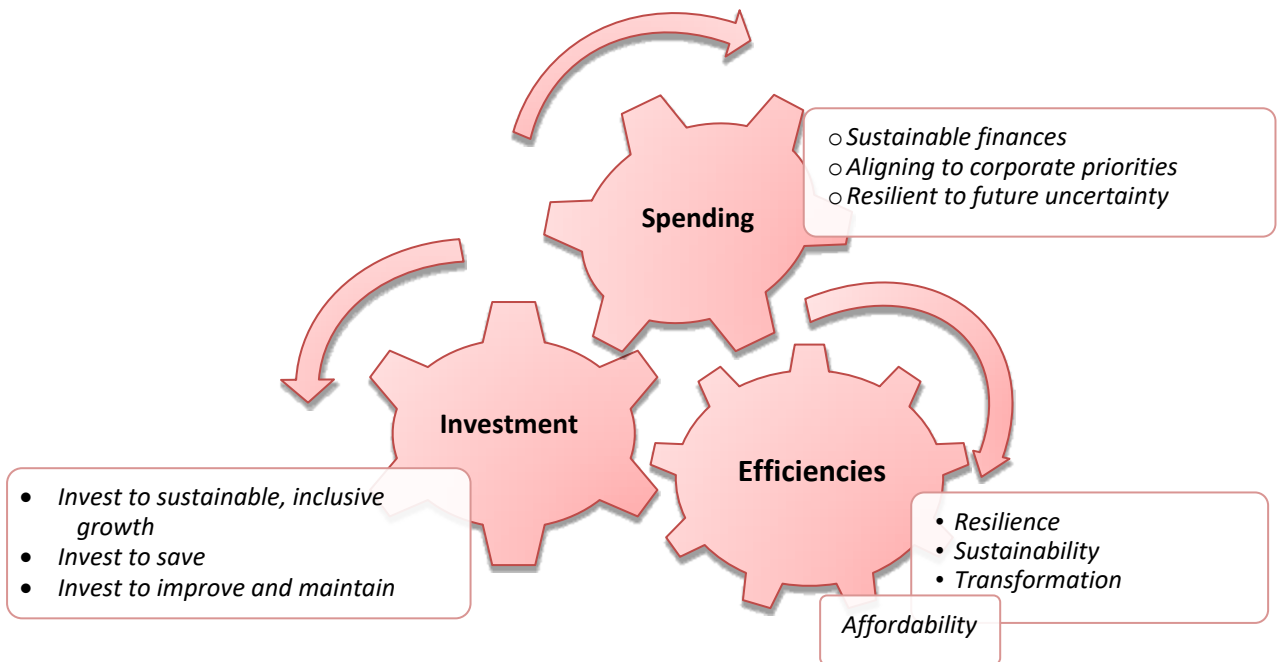
Our financial principles provide a guide and good practice to support the council’s financial management arrangements for delivery of a sustainable and balanced budget.

While any one principle, if properly implemented, will likely yield positive results, it is the way these principles reinforce each other that will more fully deliver on the promise of effective financial planning and management.

The detailed resourcing principles that underpin these elements and activities are outlined in Annex 3 and provide the tools for a consistent, transparent approach to the annual budget review.

- 10.1. The council is continuing to face a challenging set of set of sustained economic and financial challenges related to the cost of living that continues to put ever increasing pressure on the council’s financial sustainability and resilience which inevitably underpins key aspects of the council’s future strategy. To be resilient to future uncertainty we are proposing to focus on nine key principles.

Figure 14: Resourcing principles centred around spending, investment and savings



- 10.2. The council identified three overarching financial elements; spending, investment and efficiencies and adopted guiding principles and good practice to support the process for determination of the budget and the financial management arrangements for delivery of a balanced budget position. The pertinent principles in delivering the budget strategy proposed for 2024/25 are expanded below for spending and efficiency principles, noting that the investment principle focus on themes covered in more depth within the Capital Strategy.

Principles on Spending

Aligning spend with corporate priorities

Consider our obligations in providing services and challenge all existing spend in the context of strategic priorities

- 10.3. If we are to deliver the priorities of the council we will need to pay close consideration to our obligations in providing all services. We need to question whether services are delivering outcomes towards the city vision.
- 10.4. Where services are a statutory requirement of the council, are we delivering more than is required of us? In some cases, we may wish to deliver over-and-above, as long as there is a clear strategic outcome that aligns to the council's priorities.
- 10.5. We will challenge all existing spend in the context of strategic priorities, ensuring that council spending is driven by outcomes and results.

Being resilient to future uncertainty

Be prudent, build flexibility for the uncertain financial outlook

- 10.6. There is significant uncertainty in the financial outlook which means when committing to spending we need to ensure we retain an element of flexibility for the changing environment in which we operate, for example, this needs to be considered when entering into new long term contracts.

Exit strategy to be developed for all external funding.

- 10.7. In order to make the most of opportunities we may be able to bring in additional external funding however to ensure we build resilience in future uncertainty it is essential that we develop exit strategies for any services funded by external grants.

Approach to budget setting

Identify and implement all endorsed savings and efficiencies.

- 10.8. Council services have already been challenged to produce savings in recent years, and many services have already succeeded in making a good start on reducing their budgets. With financial pressures as they are, it is paramount that we maintain programmes to optimise service delivery and ensure value for money wherever possible.
- 10.9. Within the current financial climate, we will need to make the most of every opportunity to generate savings and efficiencies. As part of setting the 2023/24 budget we identified £42 million of savings over the medium term to start to bridge the medium term gap. It is important that any savings identified and endorsed are fully implemented.

We will maintain balanced budgets over the medium term.

10.10. In order to be prepared and able to respond to changes in the external environment, it is important we set out a balanced budget over the medium term. This is not set in stone but will form the basis of setting the annual budget each year and give us more ability to be resilient to future uncertainty.

We will only use taxation where necessary and justifiable.

10.11. Local Authorities have flexibility to increase Council Tax rates by up to 2% - 5% annually; this generates an increase in revenue to fund services. However, we recognise increasing Council Tax can have a big impact on those on low incomes across the city. Therefore, we will only use taxation where necessary and justifiable.

There will be no additional spend unless matched by savings or income

10.12. In maintaining a balanced budget it is important that no additional spending commitments are made unless it can be matched by savings or additional income.

Principles on Efficiencies

It is clear that efficiencies will need to be made to deliver a balanced budget. By analysing our current strengths and weakness we have developed several key themes and principles.

Some of these will deliver cashable savings to the bottom line and some will be enablers. It is recognised that delivering to these principles will not be easy and will take resource and sometimes difficult decisions around the model of services to ensure outcomes are met within a reduced cash envelope.

Resilience	Sustainability	Transformation
<ul style="list-style-type: none"> • Fraud and Avoidance • Build Resilience • Capital Financing • Balance Sheet Review 	<ul style="list-style-type: none"> • Commercialisation • Traded Services • Fees and Charges • Third Party Spend 	<ul style="list-style-type: none"> • Productivity and Workforce • Partnership Working and Early Intervention • Digital Transformation • Maximising our Assets

Financial Resilience

Financial Resilience is about ensuring we are providing efficient services and maximising all income opportunities possible. It is also about how we manage our financial risk to be more in control of changes in the financial and economic environment.

- Financial Resilience is focussed on Fraud and Avoidance.

Fraud and Avoidance

10.13. It is vital that the council retains the maximum revenue possible in order to meet our financial pressures. We would want to ensure that we are collecting Council Tax and business rates wherever possible. We need to review our processes for tackling fraud and avoidance in order to ensure optimum compliance without a dramatic increase in spending on enforcement, which should be a last resort.

10.14. In ability to identify new tax payers / avoiders and in the instance of Highways Green Claims - those person/s responsible for causing damage to public infrastructure and where identified more commercial approach prior to any write-offs outside the system.

10.15. Income may not be optimised (ROI) if reducing resources are not targeted

- We will proactively be using data intelligence for successful revenue collection
- Data cleansing, analytics and technology to locating new payers / contacting defaulters and getting the right bill, to the right person, at the right time

Balance Sheet Review

10.16. The council holds ear-marked reserves that are set up either for a time-limited programme, to act as contingency against a specific risk, or to carry forward a service underspend. It is possible that some of the reserves we currently hold could be released if programmes are complete and there is no further planned spending, or if risks have reduced for risk-based reserves.

Sustainability

Sustainability means preparing a finance strategy that is valid now and in the future. With a high degree of uncertainty ahead, it is essential that the council's finances are as robust as possible. This has been broken down into the following areas:

- Third party expenditure
- Fees and charges

Third Party Expenditure

- Taking a council wide category management approach to procurement
- Focusing on supporting local businesses to access the council's supply chain, and considering social value, sustainability and the environment in our procurement activity

10.17. Despite improvements in spending over recent years there is potential further enhancements in how we purchase goods and services.

10.18. The council must engage in financial transactions with a wide range of providers, however the sheer volume of supplier data held in finance systems highlights significant inefficiencies. Service provision through strategic procurement offers opportunities to deliver greater value for money.

10.19. Through our procurement and commissioning the council is able foster the local economy and add social value, and the council should recognise this as a responsibility.

Fees & Charges

- All charges will be increased annually in line with general inflation, unless it can be demonstrated such an increase will harm service usage levels.
- We will review all overhead charges and fees and charges annually and eliminate subsidies which don't align to the Corporate Plan and emerging Target Operating Model. All charges will cover the total cost of providing the service.
- Where charges are set in statute but do not fully recover costs, we will undertake a detailed review of services and make representation to the relevant body.
- Targeted reviews to explore all opportunities in areas where evidence indicates our income is lower than our peers.

10.20. Authorities are able to set fees and charges in accordance with legislation governing the level at which fees can be set. If charges are set such that income doesn't match cost to run the service, this indicates the service is subsidised by the council.

10.21. It is an accepted principle that licensed activities should be funded on a cost-recovery basis, paid for by those benefiting from the licensed activity, rather than drawing on the public purse. In our services, fees are set without understanding the full costs of the service and, as such, current subsidies aren't clear in the budget and don't necessarily align to outcomes desired by the council.

10.22. Financial regulations require services to review their fees and charges annually. Some areas of charging haven't been inflated for several years and are creating pressure on the budget due to inflating costs. As well as considering the effect of inflation, services must also consider how they can recover the total cost of the service, if legislation allows it.

10.23. Where charges do not recover the full cost due to statutory requirements, there should be a more robust process to lobby the regulatory body. All councils are facing similar financial challenges at the moment and it is important that central government assumes the correct level of financial responsibility for delivery of statutory services at a local level.

10.24. Be more 'entrepreneurial' in our approach, actively engaging in market development and market shaping where no such market currently exists and using insight to manage specification and demand.

Transforming Services

Over recent years significant savings have been made through efficiencies in the way services operate. Though there are always opportunities to go further it becomes increasingly more difficult to make savings and those which there are may require significant investment to drive out.

Therefore, it is important to focus on transforming our approach to services to deliver significant savings.

- Productivity and Workforce
- Maximising use of our Assets

10.25. Where fit for purpose we will seek to optimise the infrastructure that we have already invested in, including right person, right place, right time – automation where possible.

Maximising Use of Our Assets

10.26. Assets are held to support a strategic need or for a net financial return that supports the financial resilience of the council.

10.27. Treasury Management - a working balance will be retained, residual funds invested to generate an increased return on investment.

10.28. We will leverage other public and private sector investment for new market developments.

10.29. We will proactively seek a mixed portfolio quick wins / early adopters to create a revolving fund.

Affordability

10.30. It must be recognised the significant financial pressure on local authorities and despite all the work in identifying savings and efficiencies through the above measures there could come a point that there is insufficient funding to deliver all services *aligned to the Corporate strategy*.

10.31. As a last resort difficult decisions will need to be made regarding the priority outcomes and stopping services which deliver these outcomes.

11. Budget Strategy

11.1. The council has historically identified over £300 million of savings over the last decade, which means the challenge to identify service efficiencies and reductions within the bounds of our legal requirements is becoming ever more challenging.

11.2. The council has experienced a period of sustained increase in demand resulting from current global market factors and for some of the key services it provides to the most vulnerable members of the community, particularly within adult and children's social care and inflation having continued at levels previously unseen, we now need to consider based on the current evidence and trajectories it is likely that growth will continue in the areas of demand in the period covered by this plan.

- 11.3. As at September 2023, we estimate a peak funding gap of £32.1 million. With such a significant challenge, our council budgets will not be able to be balanced without an approach to increasing external incomes and driving an improved application of external funding aligned to transformation and council objectives, as well as stretching and delivering on transformation to improve outcomes and improved value for money, which will need to include a clear focus on investing capital where it will be of benefit to the ongoing revenue position of the council, as well as continuing the drive around efficiencies.
- 11.4. A range of measures are being recommended which will be explored and where appropriate details further developed for presentation to Council as options for consideration in closing the identified budget gap. It is proposed to prioritise a three-pronged approach, noting that should sufficient options not be identified it may be necessary to expand the scope of areas being reviewed, this should not be considered an exhaustive list as further options may need to be considered if a residual gap remains:
- Transformation - maximising the focus on our existing transformation programmes, driving a blend of improved outcomes and best value, to expand the opportunities being developed. This will include optimising our assets in relation to invest to save proposals.
 - Income Generation – be more business-like and secure more external resource, including options around fees and charges, income generation and improved debt management and collection.
 - High-Cost Services - targeted reviews and deep dives in areas identified as high cost through benchmarking evidence. Explore opportunities from those deemed best in class and welcome staff led ideas within these areas.
- 11.5. A range of measures are being recommended for to be explored and where appropriate further develop the details for presentation to Council as options for consideration in closing the identified budget gap. It is proposed to prioritise a 3-pronged approach, not that this is not an exhaustive list:
- Transformation - maximising the focus, driving a blend of improved outcomes and best value from our existing transformation programme, expanding the opportunities being developed, including optimising our assets in relation to invest to save proposals
 - Income Generation – Be more business-like and secure more external resource, including options around fees and charges, income generation and debt management
 - High Cost Serves - Targeted Reviews – In identified areas (e.g. where benchmarking indicates opportunities) - cost reductions, service reviews (cessations / reductions) and efficiencies
- 11.6. There are many different scenarios and improved practices that will support the council in bridging the gap. These are outlined in the Financial Principles (above and within Annex 2). Below are key areas that will align with the approach being proposed in this strategy:
- Ensuring that all funding bids made can be fully justified by an identifiable need and can be linked to the strategic priorities and objectives of the council

- We will continue to work internally and externally with our partners locally, regionally and nationally to refine forecasts, assumptions, gather evidence and where appropriate jointly commission to achieve scale in our response and drive value
- We will assess and challenge the value for money (economy, efficiency and effectiveness) provided by each service through the service & financial planning process
- We will seek to ensure that new burdens are appropriately costed, funded and that mechanisms are in place to make representation where required and prevent permanent commissioning against short term resources
- We will adopt a multi-faceted approach, collective leadership and genuine collaboration across the council and finance, to have the right resources working effectively to manage the pressures and identify suitable and innovative solutions to meet need and manage the associated spending, in a sustainable manner
- We will remain resilient through uncertainty, maintaining an adequate level of reserves, regularly review their planned use, redirection and allocation to support delivery of our priorities and management of our risks and where the funds are still required, they will be subsequently replenished
- We will continue national and regional monitoring and lobbying, to encourage the government to provide funding to meet the cost of new burdens and new legislative or regulatory requirements
- We will on an ongoing basis review the capital programme financing and debt portfolio, with a particular emphasis on future year's commitments that could be financed or alternatively refinanced by alternative sources
- We will ensure a long-term sustainable view is taken of our investments and that appropriate risk analyses are used when considering new investments
- We will undertake detailed deep dives on service areas with material emerging pressures and deficit and consider the robustness and likely cashable benefit realisation from the associated recovery and transformation plans.
- We will maintain sufficient reserves and balances to manage known risks and events and maintain financial resilience

Budget Timetable

- 11.7. Outlined below is the indicative timetable for the development of the 2024/25 Annual Budget for the General Fund including Public Health, Housing Revenue Account, Dedicated Schools Grant and the council's 2024/25 – 2033/34 Capital Programme. Please note that in some instances dates are indicative or to be confirmed and as such may be subject to change.

Table 13: Budget Timetable Latest Timeline

MEETING	DATE	CONTENT / PURPOSE
Cabinet	Tue 03 Oct 23	MTFP and Capital Strategy
DSG Schools Budget Consultation	Tue 03 Oct 23	Consultation Opens
Resources Scrutiny Commission	12 October 5pm	To include: Collection Fund and Council Tax base
Full Council	Tue 31 Oct 23	MTFP and Capital Strategy Approval
HRA Public Budget Consultation (tbc)	Wed 01 Nov 23	Consultation Opens (indicative)
General Fund Public Budget Consultation	Wed 01 Nov 23	Consultation Opens
DSG Schools Budget Consultation	Tue 14 Nov 23	Consultation Closes
Public Resources Scrutiny #1	Tues 21/11/2023 4pm	Budget Scrutiny - Cabinet / Executive #1 (2xdirectorates)
Public Resources Scrutiny #2	Thurs 23/11/2023 4pm	Budget Scrutiny - Cabinet / Executive #2 (2xdirectorates)
HRA Public Budget Consultation (tbc)	Mid December 2023	Consultation Closes (indicative)
General Fund Public Budget Consultation	Mid December 2023	Consultation Closes
Full Council	12-Dec-23	To include: Collection Fund and Council Tax base
Cabinet	Tue 23 Jan 24	Recommend Mayors Budget - Council
Public Resources Scrutiny #3	Tues 30/1 4pm	Budget Scrutiny - Cabinet / Executive #1 (2xdirectorates)
Public Resources Scrutiny #4	Thurs 1/2 4pm	Budget Scrutiny - Cabinet / Executive #2 (2xdirectorates)
Full Council (1st Meeting)	20/02/2024 - 2pm	Budget Approval
Full Council (2nd Meeting)	Wed 28 Feb 24 - 2pm	Budget Approval (Reserve)

12. Reserves

The council holds reserves as part of its approach to maintaining a sound financial position, planning effectively for our known and potential one-off liabilities and to enable it to be resilient to future shocks, stressors and emergency situations that it may encounter in the future.

An essential part of the financial planning process of the council is a robust policy on the level and nature of reserves.

- 12.1. The requirement for financial reserves is linked to legislation such as the Local Government Act 1992, which requires councils to “have regard” to the level of reserves needed to meet future expenditure when calculating a budget. In accordance with the existing statutory and regulatory framework, the Chief Financial Officer (Section 151 Officer), is responsible for advising the council on the level and nature of reserves it

should hold and to ensure that there are clear protocols for their establishment and use. Reserves should not be held without a clear purpose and must take account of the relevant local circumstances.

12.2. Approval of the reserves policy is one of several related decisions in the formulation of the council's MTFP and the level of useable reserves held is also one of the suite of tools utilised to demonstrate that there are no material uncertainties about whether the council remains as a going concern over each of the years of the medium term plan.

12.3. Reserves can be held for three main purposes:

- A contingency to cushion the impact of cost arising from unexpected or emergency events such as unforeseen financial liabilities or natural disasters – (general reserves)
- It also acts as a financial buffer to help mitigate against the financial risks the council faces and can be used to a limited degree to 'smooth' expenditure on a one-off basis across years, to help cushion the impact of uneven cash flows – (general reserves)
- A means of building up funds, to meet identified spending commitments, known or predicted liabilities, to manage timing differences between the receipt of income and expenditure being incurred, in accordance with accounting rules - (earmarked reserves)

12.4. Reserves will only be used for the purpose for which they were created and the level of reserves will be reviewed periodically but as a minimum in the preparation of the Medium Term Financial Plan, Annual Budget setting and again as part of the closure of accounts process.

12.5. The key considerations and principles followed in establishing the reserves policy are:

- The strategic, operational and financial risks facing the council
- The overall financial standing of the council (level of borrowing, debt outstanding, income collection rates, etc.)
- The robustness of the estimates in the council's MTFP
- The council's track record in budget and financial management and delivery of approved savings
- The proportion of budget spent on needs and demand led services which can be difficult to reduce in the short term, and the council's capacity to manage in-year budget pressures
- The strength of the financial information and reporting arrangements
- The adequacy of the council's insurance arrangements to cover major unforeseen risks
- The extent to which specific risks are supported through earmarked reserves and contingencies

- 12.6. Balancing the annual budget by drawing on general reserves may be viewed as a legitimate short-term option; however, it is not prudent for reserves to be deployed to finance recurrent expenditure. The council should be particularly wary about using one-off reserves to deal with shortfalls in current core funding particularly in a climate of such financial uncertainty.
- 12.7. Usable reserves are broadly considered cash based (with the exception of the DSG deficit reserve) and as at 1 April 2023, the trend in the council's usable reserves and forecast in general and earmarked reserves was as follows:

Table 14: Usable Reserves

Reserve Name As at 31 March	2021 £m	2022 £m	2023 £m
General Reserve	(35.666)	(40.074)	(29.525)
DSG Deficit Reserve	10.004	24.650	39.681
Schools Reserve	(7.528)	(5.604)	0.758
Earmarked Reserve	(330.445)	(288.568)	(236.061)
Total Revenue Reserves	(363.635)	(309.596)	(225.146)
Schools Capital	(3.079)	(3.554)	(3.554)
Capital Receipts	(78.492)	(79.775)	(82.543)
Capital Grants Unapplied	(3.080)	(3.555)	(3.131)
Total Capital Reserves	(84.651)	(86.884)	(89.228)
Total All Funds	(448.286)	(396.480)	(314.374)

Table 15: General and Earmarked Reserves (Indicative Outlook)

2023/24 £m		2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m	2028/29 £m
(126.611)	GF Earmarked Reserves	(122.367)	(107.776)	(88.619)	(67.939)	(66.892)
(29.525)	General Reserves	(28.525)	(28.525)	(28.525)	(28.525)	(28.525)
(4.635)	Public Health Reserves	(4.314)	(4.314)	(4.314)	(4.314)	(4.314)
39.681	DSG Deficit Reserve	57.555	67.691	68.699	61.752	47.862
0.758	Schools Reserves	(0.339)	(0.339)	(0.339)	(0.339)	(0.339)
(109.450)	HRA (Incl. Major Repairs) Reserve	(55.181)	(56.570)	(50.673)	(51.113)	(51.562)
(229.782)	Total General and Earmarked	(153.171)	(129.833)	(103.771)	(90.478)	(103.770)

- 12.8. While the council will not hold reserves above those assessed as required for the medium and long term plan, a decreasing trend as outlined in the tables above indicates a reduction in the buffer to meet short term needs and could potentially increase the dependency on long-term borrowing to fund expenditure as the fall back on reserves for internal borrowing, (which the council has benefited from for many years), to meet future large-scale investment projects, may not be available.

12.9. Some of these usable reserves are subject to restrictions on their usage. These include:

- Schools Reserve – for use in schools as governed by the Scheme for Financing Schools.
- Capital Grants Unapplied – specific capital projects, restricted by the grant terms and conditions.
- Capital Receipts – proceeds from the sale of assets and in accordance with regulations these funds can only be used for capital purposes or set aside to repay debt and additional flexibilities provided via the Flexible Use of Capital Receipts policy.

12.10. The HRA reserve policy requires a HRA major repairs reserve of at least £10 million and a HRA general reserve of at least £21 million (after provisions for any known liabilities) and the current balances are within these parameters. The General Fund general reserve policy is that an unallocated general reserve will be retained of at least 5-6% of the net revenue budget, subject to the sensitivity and risks in the financial plans, to which the council is exposed.

12.11. The table below shows the current year, forecasted general fund reserve opening balance for each year of the MTFP and the percentage of net budget and turnover days, based on the indicative net budget requirement as outlined in this report and the indicative net budget adjusted to the core funding available. The percentage of net budget ranges from 5.56% to 4.74% and turnover days from 22 to 17 across the period of the MTFP, indicating that a transfer to general reserve of at least £1.0 million each year would be required to maintain a minimum of circa 5.5% and 20 days turnover cover across the period of the plan.

Table 16: General Fund assumptions as % of net budget and turnover days

2023/24 £m		2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m	2028/29 £m
(29.525)	General Fund Reserve @ 1 April	(28.525)	(28.525)	(28.525)	(28.525)	(28.525)
483.523	Indicative Net Budget Requirement	530.937	553.200	571.066	586.534	601.761
6.11%	General Fund % of net budget	5.37%	5.16%	5.00%	4.86%	4.74%
22	Turnover Days	20	19	18	18	17
483.523	Indicative Core Budget Available	513.174	544.651	538.917	554.414	570.100
6.11%	General Fund % of net budget	5.56%	5.24%	5.29%	5.15%	5.00%
22	Turnover Days	20	19	19	19	18
	Indicative increase to maintain c. 5.5%	(1.000)	(2.000)	(3.000)	(4.000)	(5.000)

12.12. The updated reserves policy is enclosed at Annex 2 and sets out the current level of general and earmarked reserves and the management and governance of the funds to increase stewardship, transparency and reporting. The level of the general reserve will continue to be reviewed annually as the iterative MTFP work progresses, to ensure it is sufficient for the level and type of risks to which the council is exposed.

13. Risk Management

- 13.1. The Medium Term Financial plan needs to be seen in the context of significant inherent uncertainty for the council in terms of future funding, spending, investment and efficiency assumptions. The council's current and future financial position is subject to a number of threat risks, the two prominent ones regularly reviewed are:
- Failure to be able to reasonably estimate and agree the financial envelope available both annually and in the medium term and the council is unable to set a balanced budget.
 - The council's financial position goes into significant deficit in the current year resulting in reserves (actual or projected) being less than the minimum specified by the council's reserves policy.
- 13.2. We will refresh the Corporate Risk Register to appropriately reflect the key risks which have materialised from the MTFP refresh and ensure close monitoring and transparent reporting on progress and actions.
- 13.3. Change is happening at an increasing pace nationally and locally and while this brings with it risks, it also offers new opportunities. We will proactively manage risks and opportunities to support delivery of strategic objectives, to improve service delivery, to achieve value for money and reduce unwelcome surprises.
- 13.4. We continually seek to develop and refine our approach to risk management in order to provide a more effective response to risks while also embedding risk management across the council, our decision-making and service planning processes.
- 13.5. In developing the 2024/25 budget to be presented to Council for approval we will consider the key corporate and service risks that we face, how we propose to address these risks and the sufficiency of the financial provisions made, and contingencies and reserves held, to ensure a balanced, sustainable and resilient position can be achieved.

14. Consultation and Cumulative Equalities Impact Assessment

- 14.1. The council will continue to work to deliver efficient services that provide value for money. Proposals developed where relevant and proportionate will be subject to internal, external and public consultation. We need to ensure that optimal choices being made are done on a fully informed and transparent basis.
- 14.2. The council's budget planning framework is supported by the development of cumulative Equality Impact Assessments (EqIAs) for the budget proposals, identifying possible disproportionate impacts in relation to groups with protected characteristics. The EqIAs will also identify potential mitigation where applicable. Where required, specific consultations will also be launched throughout the respective year and made available via the council's website.
- 14.3. The council maintains its strong commitment to equality, and the EqIAs help us to arrive at informed decisions and to make the best judgements about how to target resources.

Annex 1: CIPFA FM Code - Financial Management Standards

FM standard reference	CIPFA financial management standards
	Section 1: The responsibilities of the chief finance officer and leadership team
A	The leadership team is able to demonstrate that the services provided by the authority provide value for money.
B	The authority complies with the CIPFA <i>Statement on the Role of the Chief Finance Officer in Local Government</i> .
	Section 2: Governance and financial management style
C	The leadership team demonstrates in its actions and behaviours responsibility for governance and internal control.
D	The authority applies the CIPFA/SOLACE <i>Delivering Good Governance in Local Government: Framework</i> (2016).
E	The financial management style of the authority supports financial sustainability.
	Section 3: Long to medium-term financial management
F	The authority has carried out a credible and transparent financial resilience assessment.
G	The authority understands its prospects for financial sustainability in the longer term and has reported this clearly to members.
H	The authority complies with the CIPFA <i>Prudential Code for Capital Finance in Local Authorities</i> .
I	The authority has a rolling multi-year medium-term financial plan consistent with sustainable service plans.
	Section 4: The annual budget
J	The authority complies with its statutory obligations in respect of the budget setting process.
K	The budget report includes a statement by the chief finance officer on the robustness of the estimates and a statement on the adequacy of the proposed financial reserves.
	Section 5: Stakeholder engagement and business plans
L	The authority has engaged where appropriate with key stakeholders in developing its long-term financial strategy, medium-term financial plan and annual budget.
M	The authority uses an appropriate documented option appraisal methodology to demonstrate the value for money of its decisions.
	Section 6: Monitoring financial performance
N	The leadership team takes action using reports enabling it to identify and correct emerging risks to its budget strategy and financial sustainability.
O	The leadership team monitors the elements of its balance sheet that pose a significant risk to its financial sustainability.
	Section 7: External financial reporting
P	The chief finance officer has personal and statutory responsibility for ensuring that the statement of accounts produced by the local authority complies with the reporting requirements of the <i>Code of Practice on Local Authority Accounting in the United Kingdom</i> .
Q	The presentation of the final outturn figures and variations from budget allows the leadership team to make strategic financial decisions.

Annex 2: Reserves Policy

1. Legislative and Regulatory Framework and Role of the Chief Financial Officer

- 1.1. Sections 31A, 32 42A and 43 of the Local Government Finance Act 1992 require billing and precepting authorities in England and Wales to have regard to the level of reserves needed for meeting estimated future expenditure when calculating the annual budget requirement.
- 1.2. Section 25 of the Local Government Act (Part II) 2003 requires the Chief Financial Officer (Section 151 Officer) to report formally on the adequacy of the council's financial reserves when setting a Medium Term Financial Plan (MTFP) and the budget requirement as part of the annual budget report. The accounting treatment for reserves is set out in the Code of Practice on Local Authority Accounting.

These requirements are reinforced by section 114 of the Local Government Finance Act 1988, which requires the Chief Financial Officer to report if there is likely to be unlawful expenditure or an unbalanced budget. This would include situations where reserves have become seriously depleted and it is forecast that the council will not have the resources to meet its expenditure in a particular financial year.

- 1.3. Within the existing statutory and regulatory framework, it is the responsibility of the Chief Financial Officer to advise the council about the level and nature of reserves to be held. In establishing and approving the MTFP, the council will ensure that it maintains a prudent level of reserves in line with best practice and relevant guidelines.
- 1.4. The policy covers the principles for when reserves will be held, the appropriate categories for reserves, the Chief Financial Officer recommended minimum levels of reserves and the management and governance of the funds including the criteria for the release of reserves.
- 1.5. This policy note is applicable to the following reserves:
 - The General Fund Reserves
 - Earmarked Reserves
 - Housing Revenue Account Reserves
 - Schools Reserves
 - Dedicated Schools Grant Reserve
 - Unusable Reserves

2. Definition and Purpose of Reserves

- 2.1. Reserves are an important part of the council's financial strategy and are held to create long-term financial resilience and stability. The council cannot borrow to finance day-to-day spending, and so it must either operate within the agreed directorate cash limits or seek approval to draw down reserves to ensure that the annual spending does not exceed the available annual revenue budget.
- 2.2. The application and use of reserves supports the achievement of service delivery and improvements and can support any in year service budgetary pressures or budget pressures arising from funding reductions. Reserves are one-off monies and can only be spent once. The council aims to avoid using reserves to meet ongoing financial commitments, other than as part of a sustainable budget plan. The council must balance

the opportunity cost of holding reserves in terms of the impact upon Council Tax against the importance of internal borrowing, interest earning and planning for long-term financial resilience.

Unusable reserves

- 2.3. Unusable reserves arise out of the interaction of legislation and proper accounting practice, either to store revaluation gains or as adjustment accounts to reconcile accounting requirements driven by reporting standards to statutory requirements. These reserves are technical in nature, not resource backed and cannot be used for any other purpose.

Usable Reserves

- 2.4. Usable reserves are cash-backed reserves that can be used to fund future expenditure. Some reserves however will be subject to restrictions on their usage. These include Capital Grants Unapplied, Capital Receipt, Schools Reserves, Public Health and Housing Revenue Account Reserves and a brief explanation of these different categories of reserves is provided at Table 18.

Unallocated General Reserve

- 2.5. The purpose of the council's General Reserve will be to:
- meet costs arising from unplanned or emergency events such as unforeseen financial liabilities or natural disasters
 - act as a financial buffer to help mitigate against the financial risks the council faces; and
 - can be used to a limited degree to 'smooth' expenditure on a one-off basis across financial years.
- 2.6. Balancing the annual budget by drawing on general reserves may be viewed as a legitimate short-term option. However, it is not prudent for reserves to be used to fund shortfalls in current funding.
- 2.7. There is no prescriptive guidance on minimum or maximum reserves. In assessing the adequacy of reserves and in making a recommendation as to the level of general reserves which should be maintained, the Chief Finance Officer considers carefully:
- The strategic, operational and financial risks facing the council
 - The overall financial standing of the council (level of borrowing, debt outstanding, income collection rates, etc.)
 - The robustness of the estimates in the council's MTFP
 - The council's track record in budget and financial management and delivery of approved savings
 - The proportion of budget spent on needs and demand led services which can be difficult to reduce in the short term, and the council's capacity to manage in-year budget pressures
 - The strength of the financial information and reporting arrangements
 - The adequacy of the council's insurance arrangements to cover major unforeseen risks
 - The extent to which specific risks are supported through earmarked reserves and contingencies

- 2.8. **The Council's General Fund Reserves at 1 April 2023 was £29.525 million.**
- 2.9. The following two financial indicators are useful to measure the level of funds being retained for unforeseen expenditure:
- Unallocated general reserve as a % of net revenue budget - this measures the relationship between the general reserve and the annual net revenue budget. Whilst comparisons can be difficult because each council faces its own particular set of circumstances and risks. Councils that did set a minimum level, they typically range between 5% and 10% of the net revenue expenditure.
 - Unallocated general reserve days turnover - this measures the number of days the council would have financial cover if it needed to utilise solely general reserves to fund day to day expenditure. Based on 2022/23 data, the average for the council was 22 days turnover covered by unallocated reserves
- 2.10. **This policy recommends that an unallocated general reserve be retained of at least; 5% to 6% of the net revenue budget, subject to the further analysis of the sensitivity and risks associated to the financial plans, to which the council is exposed as the medium term budget is built and the inclusion of a turnover days measure, to provide a wider context of impact.**

Earmarked Reserve

- 2.11. The council recognises the need to hold and maintain earmarked reserves but also recognises the opportunity cost of holding balances as reserves. For this reason it is important to set out clearly, and regularly review the framework through which reserves are managed. Management of reserves is a key tool of the council's overall MTFP and providing financial resilience over the longer term. Key to this is the need to ensure resources are effectively focussed on priorities and risk can be managed.
- 2.12. The purpose of the council's Earmarked Reserves is:
- a means of voluntary and prudently building up funds to meet known future or predicted spending commitments and / or liabilities; and
 - to manage timing differences between the receipt of income and expenditure being incurred, in accordance with accounting rules.
- 2.13. When establishing reserves the council must adhere to the Code of Practice on Local Authority Accounting (the CODE) and in particular the need to distinguish between reserves (set aside for future liabilities) and provisions (mandatory set asides for actual liabilities existing).
- 2.14. Earmarked reserves will be considered on a case by case basis. In approving any new earmarked reserves the council needs to identify the purpose of the reserve, and the procedures for its management and control. The creation of any new earmarked reserves will be subject to Cabinet approval and the Chief Financial Officer will also ensure that there are clear protocols for their establishment and use. These reserves will only be used for the purpose for which they were created and will be reviewed periodically.
- 2.15. **The council's Earmarked Reserves at 1 April 2023 was £126.611 million (including Public Health of £4.6m).** The council's earmarked reserves are currently categorised by type and summarised in the following way:

Figure 1: Description of Reserve Types

Reserve Type	Opening balances as at 1st April 2023	Description
Capital Investment	(38.582)	The capital reserve is maintained to provide funding for the Council's capital and commercial investments.
Risk and Legal	(14.172)	Risk Reserves Funds set aside to mitigate risks not otherwise provided for as well as commission advice and mitigate risks of potential litigation/claims.
Statutory/Ring-Fenced	(55.312)	Amounts required by statute or accounting code of practice to be set aside and ring-fenced for specific purposes, e.g. Public Health Reserve, City Deal Business Rate Pooling.
Business Transformation	(5.811)	Amounts required for expenditure on business activities, projects and capacity that is critical to delivering the Councils' improvement agenda.
Financing	(1.808)	Includes PFI sinking fund, grant income carried forward in accordance with accounting regulations.
Service	(10.926)	Amounts set aside to finance specific projects or to meet known expenditure plans, for example election reserve for local elections.
Total Earmarked Reserves	(126.611)	

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Service	(10.926)	Amounts set aside to finance specific projects or to meet known expenditure plans, for example election reserve for local elections.
Total Earmarked Reserves	(126.611)	

2.16. The level of the general and earmarked reserve will continue to be reviewed annually as MTFP work evolves into the annual budget and again as part of the Closure of Accounts process, to ensure it is sufficient for the level and type of risks to which the authority is

exposed. and the council will not hold significant balances above those required by the MTFP.

HRA Reserve

- 2.17. The Housing Revenue Account (HRA) is kept separate from other local authority income and expenditure streams, to ensure the council house rents are not used to subsidise general expenditure and prevent the general council taxpayer subsidising council housing. Therefore, these funds set aside as reserves can only be used to fund expenditure relating to the HRA. The council will continue to use a range of funding sources and mitigations to ensure the HRA 30 year business plan remains affordable.
- 2.18. The HRA Interest Cover Ratio (ICR) is set at a minimum of 1.25. The minimum ICR will be supplemented by an HRA Major Repairs Reserve (see below). of at least £10 million (approx. 1 year's interest cost) and a general HRA reserve of £21 million after provisions for any known liabilities and provision in the HRA budget each year, to set aside monies to repay borrowing above the level of the historic HRA debt.
- 2.19. Councils with an HRA must have a Major Repairs Reserve. The Major Repairs Reserve is used to build up capital sums that can be used to finance the capital programme and repayment of housing debt.
- 2.20. **The council's total HRA Reserves at 1 April 2023 was £109.450 million**

Schools Reserves

- 2.21. These are unspent balances of budgets delegated by the local authority to individual schools. There are specific regulations to deal with school balances which include a provision that the council should require a business plan from the governing body on the use which they intend to make of excess balances in cases where the surplus balance exceeds 5% (secondary schools) or 8% (nursery, primary, and special) of the school's budget share as at 31 March each year. Schools that fail to submit their plans on how they wish to spend their excess balances will be subject to immediate clawback of those excess balances (see [Scheme for Financing Schools](#)).
- 2.22. **The council's Schools Reserves at 1 April 2023 was £0.758 million deficit**

Dedicated Schools Grant (DSG)

- 2.23. Reserve holding the surplus balance on the Schools Budget ringfenced for the DSG to be carried forward for utilisation in future years.

DSG Deficit Reserves

- 2.24. Statutory Instrument (SI) No.1212 of 2020: laid before Parliament and came into force on 29 November 2020. amended the current accounting regulations to allow all DSG deficits to be carried over in a separate dedicated account and therefore not at a charge to the council's revenue account for the term of the override. The SI is time-limited to 31 March 2026 and the council therefore would have to ensure there are adequate usable reserves to cover any DSG deficit and a clear plan for sustainability when preparing the council's accounts beyond 2026.
- 2.25. **The council's DSG Deficit Reserve at 1 April 2023 was £39.681 million**

Public Health Reserve

- 2.26. Unspent Public Health grant is placed in a separate, ring-fenced Public Health (PH) General reserve. The conditions of the grant allow that if at the end of the financial year there is any underspend this can be carried over, as part of a public health reserve, into the next financial year. In utilising those funds the next year, the grant conditions will still need to be complied with.
- 2.27. **The council's Public Health Reserves at 1 April 2023 was £4.635 million**

Capital Receipts Reserves

- 2.28. This account holds the proceeds from the sale of assets and in accordance with regulations; these funds can only be used for capital purposes.
- 2.29. **The council's Capital Receipts Reserves at 1 April 2023 was £82.543 million**

Capital Grants Unapplied Reserve

- 2.30. This account holds the grants and contributions received towards capital projects for which the authority has met the conditions set by the grant funding body. The funds will remain in this account until the expenditure to be funded by that grant has been incurred. The funding will be restricted by the grant terms and conditions to be matched against eligible expenditure. It cannot be used to fund other expenditure, or the authority could be required to pay the funding back.
- 2.31. **The council's capital Grant Unapplied Reserves at 1 April 2023 was £3.131 million**

3. Management and Governance

- 3.1. The council's usable reserves will be held corporately and the use of, is subject to a prioritisation process and assessment of the use of the reserve for the approved purpose. Approval of the Chief Financial Officer or Deputy Section 151 Officer is required in order to apply the use of earmarked reserves to support revenue expenditure.
- 3.2. The approved Business Transformation Reserve will be the Corporate Leadership Board's tool for managing additional resource and commissioned capacity required to support the delivery of the council's approved savings programme and project pipeline that is critical to delivering the Council's improvement agenda.
- 3.3. A de-minimis level has been set to avoid small funds being set up that could be managed within existing budgets or declared as an overspend and then managed collectively with the express agreement of the Chief Financial Officer. This has been set at £0.100m, the exception being where reserves have specific grant or legal conditions.
- 3.4. Each application will require a robust justification and will be assessed based on the planned and approved legitimate use of the reserve and the financial situation of the council at that time and may result in earlier decisions for funding being revisited and amended.
- 3.5. Approval arrangements to be as follows:

- Directors will be the designated officer in each Directorate.
- Directors and Heads of Service via their relevant Finance Business Partner are required to apply to the Chief Financial Officer / Deputy Section 151 Officer to:
 - Establish a new reserve, specify the intended use and to demonstrate their plans for use of such a reserve over the period of the MTFP.
 - Any contributions to or from earmarked reserves.
 - Any forecasted overspend.
- Cabinet Board approval is required for the creation of new earmarked reserves, upon recommendation from the Chief Financial Officer, and where approved the planned use shall be reflected in the development of the MTFP.
- Any request for reserve funding must first explore whether existing budgets, or external funding sources can be used for the proposal, accepting this may require a change in priorities if existing budget are used.
- Subject to the point above the Chief Financial officer / Deputy Section 151 Officer shall approve the use of all earmarked reserves provided that the intended use is in accordance with the purpose for which the reserve was established and approved.
- Intended use outside the defined purpose will require a new Cabinet approval upon recommendation of the Chief Financial Officer.

Reserve Proforma

- 3.6. Each earmarked reserve must be supported by a standard proforma to maintain an audit trail. The proforma can be obtained from your Finance Business Partner and will need to contain:
- the named individual in the Directorate/Division and the Finance Business Partner
 - a clear rationale and description for the movement in the reserve
 - details of any conditions associated with the reserve (e.g., grant, legal requirements, etc.)
 - a profile of expected movements and an end date – at which point any balance should be transferred to the general reserve
- 3.7. If there is a genuine reason for slippage, then the pro forma will need to be updated at the next available review.
- 3.8. Each proforma will clearly identify contributions to and drawdowns from reserves, and these will be built into the MTFP and monitored on a quarterly basis. Accessing reserves will only be for significant unusual spend, more minor fluctuations will be managed or declared as budget variances. Ongoing recurring costs should not be funded from reserves.

Periodical Reviews of Reserves

- 3.9. A periodic review (at least annually) of each earmarked reserve is to take place between the Chief Financial Officer / Deputy Section 151 Officer and relevant Director and Finance Business Partner, to ensure that all reserves comply with legislative and accounting requirements. This review will ensure that that the number and value of reserves is not unnecessarily increasing annually and will continue to be held corporately.
- 3.10. The reviews will seek to ensure earmarked reserves with spending that is uncertain, in timing or cost, do not hold more than necessary as the spending needs may never arise or may cost less than the sum set aside. All reserves are to be reviewed at least annually and consider:
- The rationale for keeping each reserve, with reference to the original purpose for the creation of the reserve and the council's future spending plans
 - The funds needed, including an expected minimum and maximum for risk based reserves and whether or not the reserve should be released in full or in part or require topping up
 - How long reserves have been held, and projections for using them, which should then be appropriately recorded and monitored thereafter
- 3.11. Particular attention will be paid in the annual reviews to those reserves whose balances have not moved over a twelve-month period and non-ringfenced reserves with planned profiles which have had no movement in 2 years, will be returned to the centre to the general reserve.

Reserves Reporting and Monitoring

- 3.12. The short-term use of reserves may be agreed by the Chief Financial Officer to provide time to plan for a sustainable funding solution in the following financial year. Decisions on the use of reserves may be delayed until financial year end and will be dependent on the overall financial position of the council rather than the position of just one budget area.
- 3.13. Any surplus reserves will be redirection to general reserve in the light of the budget forecast and any unforeseen emerging risks and pressures associated with that forecast.
- 3.14. The following principles will be applied by the Chief Financial Officer:
- Any in year use of the general reserve will need to be approved by Cabinet and any planned use will be part of the budget setting process
 - Any in year use of the General reserve which reduces the level below the policy compliant level as outlined in this policy or is above the delegated authority of Cabinet, will require the approval of Full Council
 - In considering the use of reserves, there will be no or minimal impairment to the council's long term financial resilience unless there is no alternative
- 3.15. Part of the risk management process involves taking appropriate action to mitigate or remove risks, where this is possible this may lead to a lower level of reserves being required where appropriate action to mitigate or remove risks has been successfully undertaken. it could be appropriate to consider reducing the level of reserves to avoid unnecessary holding of reserves.

- 3.16. For general and earmarked reserves information will be reported to Cabinet quarterly, showing the current level of reserves and movements in reserves for noting and or approval as part of the budget monitoring process.
- 3.17. Details of the forward strategy for reserves needed to support the council's medium and long-term spending plans will be included in the annual budget report and all movements during the course of the year and effect of over or underspending on reserves will be reported at the end of the financial year in the budget outturn report and financial statement of accounts.
- 3.18. The council will review the Reserves Policy on an annual basis and will form part of the MTFP reports to Cabinet which will then be subject to Full Council approval.

Annex 3: MTFP Principles

Spending Principles

Aligning spend with corporate priorities

- Subject to delivering statutory responsibilities, we will challenge all existing spend in the context of our strategic priorities and consider our statutory duties and obligations in providing services.

Being resilient to future uncertainty

- We will be prudent; taking into account the uncertain financial and economic outlook, by building flexibility into future procurement and commissioning plans and developing exit strategies for all externally funded activities.
- Maintain sufficient reserves and balances to manage known risks and events and maintain financial resilience.

Maintaining sustainable finances as a priority

- No additional in-year spend unless matched by savings or income.
- Implement all endorsed savings and efficiencies unless replaced by alternative ones
- We will maintain balanced budgets over the MTFP cycle.
- Invest in agreed priority areas that also look to generate future revenue savings or income streams
- Grant reductions fully passported

Investment Principles

Capital Programme

- We will take a long term perspective on capital investment and operate a clear and transparent corporate approach to the prioritisation of all capital spending.
- We will adopt good governance in how we approve and amend the capital programme, scrutinise decisions relating to capital spend and the delivery of the capital projects.
- We will ensure that investment is prudent, affordable and sustainable over the medium term.
- We will ensure the first call for financing is against external generated grants, public and private sector contributions, with the balance of funding from the council's internally generated resources and then external borrowing, to reduce the cost of servicing debt.

Capital Investments

- Invest for sustainable, inclusive economic growth: We will expand capacity to grow the economy, whilst delivering whole systems solutions to demographic, social and environmental challenges, sustainably across the City
- Invest to save: We will invest to support delivery of essential services and generate positive revenue returns
- Invest to maintain: We will improve and maintain the condition of council assets that have a clear business and operational need, to a standard that meet ongoing legal and statutory duties and work towards creating a carbon neutral estate by 2030.
- Risk aware: The risks of the project have been fully assessed, consulted, communicated, and are at an acceptable level.

Efficiency Principles

Financial Resilience

Building resilience and reducing dependency

- Enable sustainable and resilient businesses; we will replace start-up grants with start-up or scale-up loans, or alternatively an equity stake offered with business support.
- Level the playing field; provide transparency in offering subsidies with clear alignment to strategic objectives.
- Review concessions, with a view to replacing peppercorn rents with fees and charges that transparently recognise the value and importance we place on those services.
- Capital and revenue investments require positive rate of returns and these should bring about improved outcomes and reduced pressure on the core public budget.
- We will offer pump-priming, pump-priming plus grants, or loans to allow for innovation and development of partnerships that require funding for up to a maximum of three years.
- Low interest-paying loans repaid within 2-3 years will be available as a step down mechanism from long term grants.
- Council funded partnership contributions should be subject to the same level of diligence and rigour in contributing to the budget 'gap' as all base budgets.
- Capital investment on non-BCC assets: financed via interest-bearing loan, equity stake (subject to risks assessment), charge to be placed on the asset, or other appropriate mechanism as per the council's capital and treasury management strategy.

Fraud, Cost Avoidance and Recovery

- We will proactively use data intelligence for successful revenue collection as well as getting the right bill, to the right person, at the right time.

- Through better gathering of evidence at source, and robust calculation of fee rates consistently applied in our charging, we will minimise the need to write off invoiced amounts outstanding.
- Continue to review and develop the corporate debt management policy and processes that enable a single view of the debtor across all systems, reducing duplication of debt collection activity without compromising revenue and facilitates a fairer and compassionate way of supporting debtors back to financial stability.
- We will cleanse data and use analytics and automation to locate and recover debt from 'those that can pay'.

Balance Sheet Management

- We will actively manage the council's key balance sheet items with a view to releasing long-held funds which could be utilised for current priorities and to maximise investment returns within agreed levels of risk.
- We will develop protocols for releasing developer funds as planned and for the purpose intended, aligned to minimising unnecessary budget growth for future maintenance works.

Capital financing, Investments and Borrowing

- We will not increase the indicative prudential borrowing commitment in the annually approved capital programme unless the council can make an evidenced and positive return on its investment.
- We will be evidence-led; matching projects & delivery to economic reality and benefit realisation.
- Any capital investment decision which involves prudential borrowing must include the cost of servicing the debt and anticipated pay-back period as part of a robust business case.
- Investment to save/grow decisions will only be supported when the cashable cost reductions (or increased income) exceed the financing costs of any borrowing needed to fund the investment within the agreed pay-back period for the asset type.

Transforming Services

Workforce & Productivity

- Develop the right organisational workforce design that enables delivery of corporate priorities, including structure, pay and grading framework, skills and capacity.
- We will invest in the culture, training and development that will deliver a diverse and inclusive workforce for the future.
- The pay bill should not exceed the annually determined budget percentage.
- We will actively consider opportunities where automation or digital delivery mechanisms are more appropriate.
- Services should fund their own service pressures wherever possible e.g. inflationary uplifts, unless there is a binding contractual agreement that cannot be re-negotiated).

Maximising Asset Utilisation

- Assets held must support a strategic need or offer a positive net financial return that supports the financial resilience of the council. We will adopt a corporate landlord approach transferring the management and maintenance of all property assets from the service departments to the centralised function, taking a holistic view of property, deliver economies of scale, opportunities for co-location, rationalisation where appropriate and ensure assets are managed in a professional, efficient and effective manner.
- We will invest in the development of an asset management and valuation system, with clear accounting standards.
- The repurposing of the existing infrastructure to allow the council to deploy for multi-use, e.g. advertising, digital connectivity, with rental income from service providers and from a revenue share on the income they receive.
- We will work with our joint venture partners, City Leap, and other partners to facilitate investment to deliver our net-zero carbon

ambitions and use methods of appraisal that take into account carbon impacts.

- We will seek to leverage optimum funds from our estate including opportunities for private sector / pension fund investment where this provides best value.

Digital Services

- Easy, engaging, and inclusive: We will provide easier digital access to council services and encourage people to use it. Take a user-centred approach to design and maximise accessibility. Take action to improve digital inclusion.
- Simple, stable, and secure: We will work in a prioritised and systematic way to simplify and modify our digital estate to make it as secure, resilient, and reliable as practical.
- Well-used and used well: We will Support colleagues to make the best, fullest use of the tools and technologies available to them, developing high levels of digitally skilled collaboration. Provide robust data and insights to ethically improve effectiveness and efficiency.
- Ready to partner, willing to share, and able to innovate: We will adopt the right technologies, systems, processes, culture, and governance to provide a safe and productive environment for wider collaboration and problem-solving using technology.

Partnership Working and Earlier Intervention

- We will invest in capacity building in community, local and regional partners to support delivery of strategic priorities and reduce costs.
- We will work with key stakeholders to use pooled arrangements to increase available cash-flow and /or create revolving funds to deliver long term savings which can be redistributed to re-invest.
- Capacity building should not be developed to simply mirror what the council already does with a transfer of the same budget and the approach should embrace voluntary effort as well as “not for profit” service delivery.

Financial Sustainability

Fees and Charges

- The introduction of charges for services should have a clear link between user demand and consumption and the financing of that service.
- As a minimum all locally determined charges will be reviewed annually which will include relevant benchmarking information, and an increase at least in line with general inflation, unless it can be demonstrated that such an increase will harm service usage levels.
- Services operating on a cost-recovery basis, will ensure a calculation is available that determines the total cost of providing the service including overheads.
- Where charges are set in statute but do not fully recover costs, we will undertake a detailed review of services and where appropriate provide the evidence to the awarding body.
- Council Tax increases will be reviewed annually and only levied where necessary and justifiable.

Third Party Expenditure

- We will organise procurement activity and resources to focus on specific areas of spend (category management approach) and seek to drive greater value in our procurement.
- We will focus on supporting local businesses to improve processes and collaboration to enable them to compete for opportunities within the council's supply chain.
- We will encourage and enable suppliers to contribute to Social Value and health and sustainability requirement in our procurement activity.
- We will encourage value chain development, whereby collaborating partners can be recognised and reimbursed for their contribution to delivery of outcomes utilising 'payments-by-results' methodology.

- Market failure: We will intervene earlier where there is a clear rationale to do so, using insight to manage specification and demand.
- Consider a range of opportunities to deliver a return on Strategic and Shareholder Investments, to include creation of value through a wider strategic and outcomes-based commissioning with shared benefits and liabilities.

Entrepreneurial Approach

- We will be more 'Entrepreneurial' in our approach to delivery and commissioning.
- We will actively engage in market development and market shaping where no such market currently exists and using insight and innovation to explore opportunities to address unmet needs and demand.
- We will invest and use our financial strengths and trusted brand to deliver a positive financial return and attract alternative investment models to support service delivery, e.g. through social investment.
- We will reassess our expectations of our sector and think big and bold in what we can achieve.
- We will ensure all viable options that create a sustainable asset should be considered in service redesign.
- We will consider services more appropriate for trading activity with an agreed rate of return to the general fund.

Affordability

- As a last resort other necessary measures will be considered to ensure a balanced budget can be delivered in each of the financial years of the MTFP; including divestment where non-priority or lower priority outcomes are no longer cost-effective or affordable.



Capital Strategy 2024/25 – 2033/34

September 2023

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1. Background and Scope

- 1.1. The Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code 2017 requires local authorities to prepare a Capital Strategy that is the foundation of the council's long-term planning and delivery of its capital investment. It sets the parameters for the capital programme and demonstrates how capital expenditure, capital financing and treasury management decisions are in line with service objectives and properly takes account of stewardship, value for money, prudence, sustainability and affordability.
- 1.2. This Capital Strategy forms part of the framework for financial planning and is integral to both the Medium-Term Financial Plan (MTFP) and the Treasury Management Strategy (TMS). It is refreshed annually and sets out how capital investment will play its part in delivering the ambitious long term strategic objectives and priority outcomes of the council, how associated risk is managed and the implications for future financial sustainability. All capital expenditure and capital investment decisions are covered by this strategy, not only as an individual local authority, but also those entered into by the authority under group arrangements.
- 1.3. The Capital Strategy is considered by the council as one of the foundations of good financial management, reflects the requirements under the CIPFA Financial Management Code and is grounded in legislation. In addition to the Code, CIPFA has published 'Capital Strategies and Programming' which considers in more detail the practical issues involved in capital planning and delivery. This strategy has been prepared considering the guidance in both these publications.
- 1.4. The approval and implementation of this strategy ensures that:
 - capital investment is targeted towards supporting the council's corporate objectives and priorities
 - capital investment complements revenue spend on services
 - stewardship of assets is properly considered in capital planning and projects are delivered on time and within budget
 - capital investment is prudent, affordable within the context of the council's overall finances, provides value for money and does not meet the definition of debt to yield or commercial investment
 - members and senior leaders have a common understanding of the long term context in which investment decisions are made and all the financial risks to which the council is exposed
 - there is improved transparency at programme level along with a clear process for member engagement
 - the council is seen as an exemplar of good practice in its capital planning and the management of projects at a programme level.

2. Capital Expenditure

- 2.1. Capital expenditure is spending on assets that will provide a benefit beyond the current financial year and is defined as:

“Expenditure on the acquisition or enhancement of property, plant and equipment that has a long-term value to the council. This includes grants or advances to third parties to assist them in acquiring or enhancing their own property, plant and equipment.”

- 2.2. The council's assets consist of:
 - property assets (e.g. operational, investment and community)

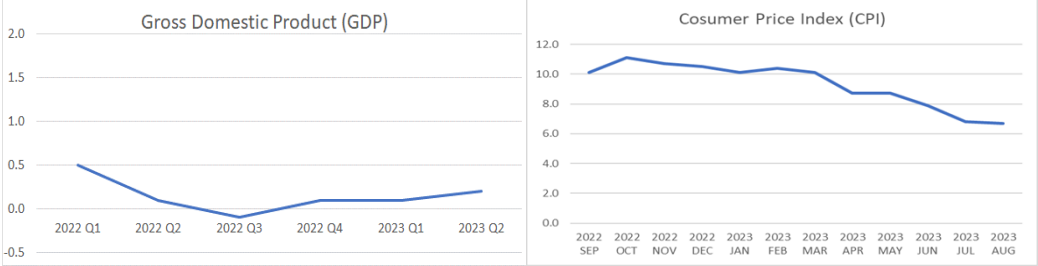
- dwellings (e.g. council social housing)
 - infrastructure (e.g. roads)
 - ICT Assets (e.g. hardware and software)
 - vehicles and other plant and equipment
- 2.3. In contrast to revenue expenditure, which is spending on the day to day running costs of services such as employee costs and supplies and services, capital expenditure gives rise to new assets, increases the value or useful life of existing assets or generates economic, environmental and social value and an income stream to the council via non-treasury investments.
- 2.4. The five aims of this Capital Strategy are:
- i. To take a **long-term perspective on capital investment** and to ensure this contributes to the achievement of Bristol's One City Plan, emerging Local Plan and key strategies such as the Corporate Strategy.
 - ii. To ensure investment is **prudent, affordable, and sustainable** over the medium term and adheres and aligns to the Prudential Code, Treasury Management Code and other regulatory conditions.
 - iii. To maintain the arrangements and **governance for investment decision making** through the established governance boards.
 - iv. To make the **most effective and appropriate use of the funds available** in long term planning and using the most optimal annual financing solutions that reduce the cost of servicing debt.
 - v. To establish a **clear methodology to prioritise capital proposals**.
- 2.5. The strategy will support the achievement of the right blend and balance of investment in key priority areas while being risk aware and to enable the following:
- **Invest to Grow** - Investing for sustainable, inclusive economic growth.
 - **Invest to Save** - Investment to support the efficient delivery of essential services and / or generate positive revenue returns.
 - **Invest to Maintain** - Investment to improve and maintain council assets that continue to have a clear business and operational need.

3. Policy Context

National Policy Context

- 3.1. The UK economy is suffering from inflationary pressures following the easing of Covid restrictions in most developed economies and the Russian invasion of Ukraine. The graphs below from the Office of National Statistics show that during the past year the UK's Gross Domestic Product (GDP) remained low with limited expansion, well below the government trend rate of 2.5%. The UK's Consumer Price Index peaked at 11.1 % in October 22, although falls from this level will rest on the movements in gas and electricity markets as well as the supply factors impacting food prices. CPI is currently 6.7% indicating that the government pledge to halve inflation to 5% by the end of the calendar year remains in the balance.

Figure 1: Gross Domestic Product (GDP) and Consumer Prices Index (CPI)



Source: Office for National Statistics

3.2. These macro-economic issues impact on the council’s capital investment plans. One of the main risks in developing and managing the capital programme is that insufficient resources are available to resource the impact of inflationary pressures such as the cost of materials. Current high inflation is impacting on the cost of delivering capital projects. These cost pressures need to be managed appropriately, for example, to limit the revenue impact associated with any additional borrowing to fund these costs. In the light of prevailing inflation risks in 2022/23, a review was undertaken of the overall capital programme. All projects were sifted then categorised into groups of competing inflation risks, ie those projects in delivery would have different inflation risk profiles to those prior to tender. The outcome was that contingent budgetary support was set aside across the medium-term programme allowing headroom for re-direction of council funding into the contingencies and managing risk in the capital programme. The outcomes from the initial review will need to be kept under consideration and a further update completed to align with prevailing and expected inflation figures and forecasts.

Local Policy Context

3.3. Bristol City Council has taken capital investment decisions over recent years that have seen a number of significant developments and strategic planning documents that will continue to have a major influence on the future shape and approach to capital investment within the city. These include Bristol’s One City Plan, its Corporate Strategy and the proposals to ensure there is a diverse housing offer for the city including homes that are affordable, the emerging Local Plan and within a wider regional context our role within the West of England Combined Authority (WECA) in terms of transport, skills and inclusive economic growth.

3.4. **Bristol’s One City Plan** has been developed by many different partners covering almost every aspect of life in Bristol; all have a role in helping make Bristol a thriving, healthy and more equal city of the future. It is an ambitious, collaborative approach to reach a shared vision for Bristol where no one is left behind. It is recognised Bristol’s successful local economy has not always delivered prosperity evenly across citizens. Increasing economic inclusion will provide a boost to local economic growth and equally provide sustainability and resilience.

3.5. The **council’s Corporate Strategy 2022-27** sets out the council’s vision and priorities for the city and sets out the council’s role in supporting the One City Plan. The strategy has been refreshed to make sure our priorities reflect our current situation in areas such as refreshed political priorities; the response to the cost of living crisis and the continued move towards carbon reduction, Net Zero. It is based around five guiding principles that influence how we do things and the way in which we design our projects, services and priorities.

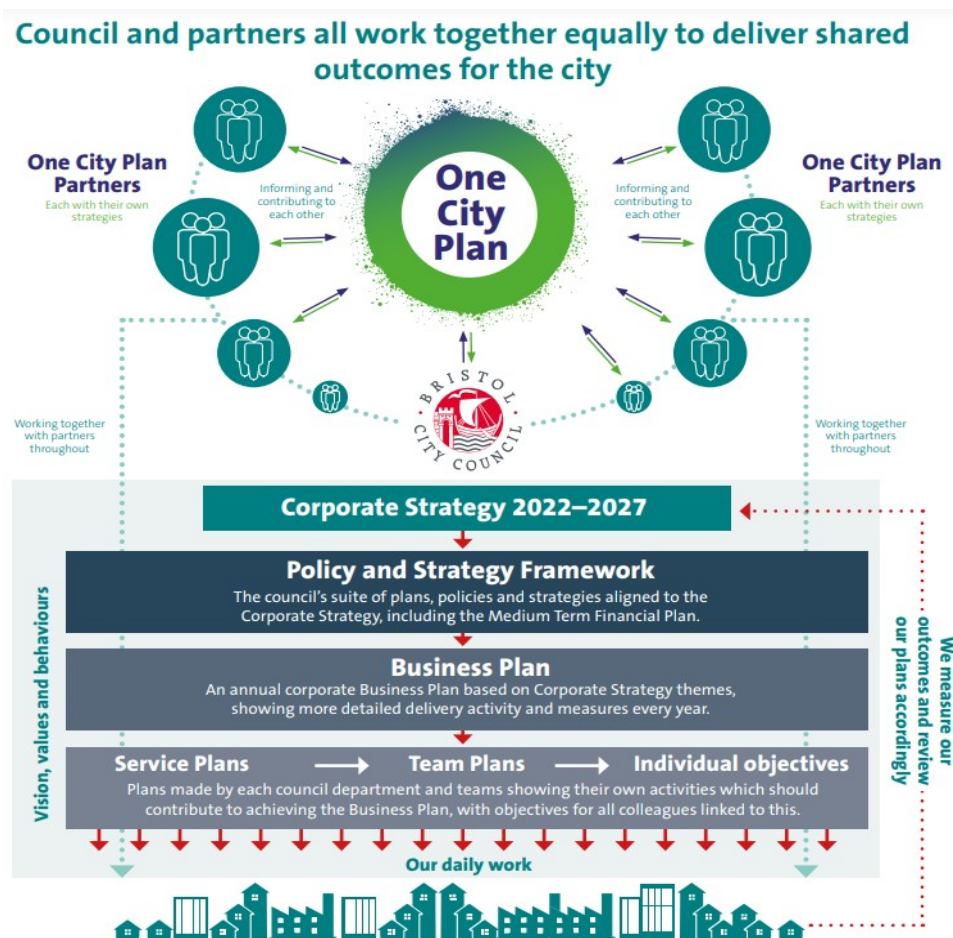
The five building blocks that provide the guiding principles are:

- i **Development & Delivery** - develop people, places and partnerships to improve outcomes.
- ii **Environmental Sustainability** - tackle climate and ecological emergencies while inclusively growing the economy, maximising our positive environmental impacts and avoiding or mitigating negative ones wherever possible.

- iii **Equality & Inclusion** - pro-actively and intentionally improve equality and inclusion across the city by designing it into everything we do.
- iv **Resilience** - build Bristol's city resilience through early intervention, minimising our contribution to future environmental, economic or social shocks and stresses.
- v **World class employment** - role model, influence and promote the highest levels and standards of employment.

3.6. The graphic below summarises how these strategies and plans link together and 'Our Corporate Strategy – at a glance' is shown at Appendix 1.

Figure 2: How the Council and Partners work together



3.7. In addition to the Corporate Strategy there are a number of complementary proposals and emerging plans which will also drive the Capital Strategy and future capital investment; examples of which are outlined below:

- Capital spending on its assets should be fully aligned to a council's **Asset Management Plans** and **Property Strategy** and the annual review of the Capital Strategy will ensure these are aligned as these strategies are developed and subsequently refreshed.
- **West of England Combined Authority's (WECA)** aim is to deliver clean and inclusive economic growth for the region and address some of its challenges, including productivity and skills gaps, the need for more homes and congestion.
- Bristol will develop its **Local Plan** with the intention to consult later this year and to have a Local Plan approved by Full Council and submitted to enquiry in 2023 and adopted in 2024.
- **One Public Estate** a level of regional collaboration remains in place to use public sector land more efficiently, transform public sector services and strengthen local communities.

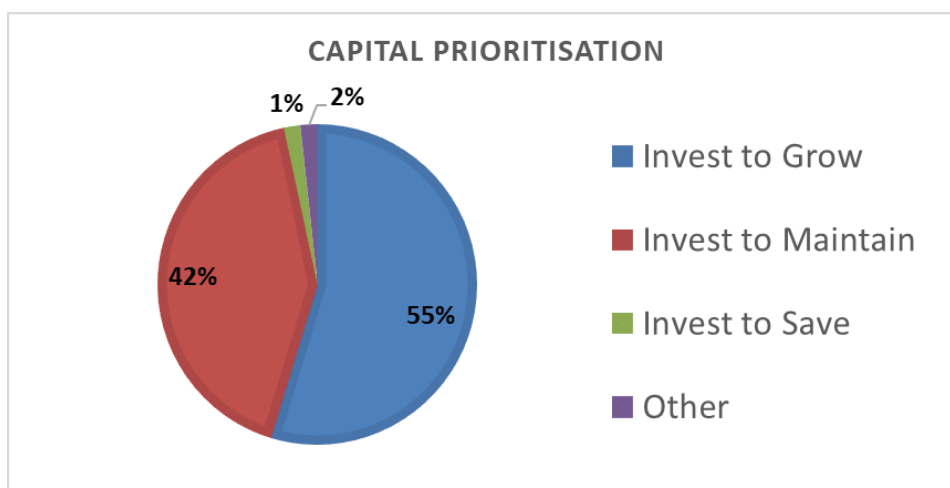
The Joint Asset Board (JAB) links very closely with the West of England Housing Delivery Board.

- West of England **Local Industrial Strategy** was co-produced with government and was launched in July 2019. This will shortly be superseded by the **Regional Strategy** which will draw on our strengths and set priorities for investment in a greener and more prosperous and inclusive region.
- **The Western Gateway** is a regional powerhouse across the West of England and South Wales it's focus is on net zero, supporting innovation, connecting communities and investment. It is a powerful and purpose-led voice for the region into both government and local, national, and international markets.

4. Capital Investment

- 4.1. The council continues to have an ambitious capital programme over the next ten years. The largest proportion, 55%, of this programme, is aligned to **Invest to Grow** initiatives such as new infrastructure investments that will support long term regeneration ambitions across the city, such as the programme of new housing building and developing the Temple Quarter area. 42% will be **Invest to Maintain** propositions, undertaking mandatory duties, keeping the public safe and maintaining our assets and 3% is aligned for **Invest to Save** and other schemes such as investing in infrastructure to support more the alternative delivery of Social Care and Education services. The pie chart below shows the forecast programme spend by these capital investment principles.




Figure 3: Breakdown of Capital Programme 2023-33 approved by Council in February 2023 between investment principles



- 4.2. The investment principles aim to improve alignment to the council's strategic objectives, allocate resources effectively across the services provided and strike a balance between the things that make the most difference to residents, customers and businesses. The table below sets out the change in allocation of capital resources over the Investment Principles achieved during the capital planning work since the original Capital Strategy was approved.

Table 1: Change in Allocation of Capital Resources over the Investment Principles

Investment Principle	Capital Programme 2021-26 (agreed by Council in Feb 2021)	Capital Programme 2022-32 (Agreed by Council in Mar 2022)	Capital Programme 2023-33 (Agreed by Council in Feb 2023)	Change

Invest to Grow	73%	58%	55%	-3% 
Invest to Maintain / Improve	18%	38%	42%	+4% 
Invest to Save / Generate a Positive Return	9%	4%	3%	-1% 

- 4.3. Locally-led investment in the economy and infrastructure will be critical to provide assurances to both investors and local, regional and international partners to help drive and support economic and social recovery. This will be essential as the council continues to look for opportunity to rebound from the current economic difficulties and promote sustainable investment in the city's infrastructure as part of its ambition to achieve decarbonisation.
- 4.4. The council needs to make a clear distinction between capital investments, where the achievement of strategic aims will be considered alongside affordability, and treasury management investments, which are made solely for the purpose of cash flow management.
- 4.5. Investment decisions must always be clearly within the economic powers of the council and in adherence with the Prudential Code, whilst commercial decisions will focus on yield. Long term capital investment decisions will not be made purely on the basis of financial returns but, will also consider economic, social and environmental impact. Notwithstanding that, there will always be fully externally funded programmes such as those for schools which will need to be passported through.
- 4.6. The council will ensure that all of its investment types are covered in its Capital Strategy and will set out, where relevant, the council's risk appetite and specific policies and arrangements for its non-treasury investments. It will be recognised that the risk appetite for these activities may differ from that for treasury management.

5. Capital Planning and Investment Principles

- 5.1. Capital expenditure represents investment in assets and therefore it is important that decisions should be based on sound asset planning principles. It is only by understanding the council's asset requirements that efficient decisions can be made about prioritising both capital investment and a comprehensive rationalisation and disposal strategy. It is critical that asset plans and the capital programme are aligned to enable effective decision making.
- 5.2. Effective asset planning should assist the council in realising its objectives and meeting its statutory duties. This is constrained by the ongoing financial and economic context the council is currently operating within with available capital and revenue resources reduced.
- 5.3. The Capital Strategy forms the foundation for the long term planning of capital investment based on clear capital investment principles, sound asset management and effective resource planning.
- 5.4. The capital strategy principles are as follows:
 - a. current approved (or committed) schemes will be supported in line with the prioritisation investment principles subject to sufficient resources being identified to enable them to proceed or complete up to the approved level of expenditure
 - b. new schemes funded by borrowing will only be considered for approval subject to the annual parameters the council puts in place in relation to its ongoing reliance on borrowing to fund capital expenditure and the prevailing debt servicing costs as a proportion of net service expenditure
 - c. all new schemes will be subject to a strict prioritisation process which includes a robust business case, including whole life costing
 - d. all new schemes must align to the PWLB criteria (i.e. not debt for yield) irrelevant of the schemes funding envelope.

- e. capital receipts are a central resource and generally not linked to specific schemes including assets identified for disposal as part of the ongoing Estate Rationalisation Programme. Permissible exceptions are:
 - school sites ringfenced by the Secretary of State for education purposes
 - commitments of capital receipts from prior decisions (including the repayment of debt)
 - The use of capital receipts:
 - to finance transformational spend as set out in the council's Capital Receipts Flexibility Policy, approved annually by full council as part of the budget process
 - that are secured will only be considered in decisions to fund capital schemes ie no capital receipt funded scheme to commence until sufficient receipts are banked
 - for financial resilience including for example the flexible use of capital receipts aligned to opportunities for managing debt levels
- f. revenue implications of schemes are fully reflected in the MTFP and affordable within services
- g. the capital budget approved by full council is a key control to be managed within the agreed capital headroom
- h. responsible investment to address existing and future demand (e.g social care and waste)
- i. effective asset planning – ensure the right assets are available to effectively support the delivery of services with a balance focused on core statutory areas
- j. all uncommitted non-ringfenced capital funding will be reviewed. Non-ringfenced grants in support of the areas below will be earmarked to fund these initiatives:
 - disabled Facilities grant
 - education Based grants
 - transport grant funding.

Risk aware

- 5.5. Overseeing the capital strategy and delivery of the capital programme is a robust governance framework as detailed in Section 8. Embedded within this framework is the need to maintain a proportionate and measured approach to managing project risk in its capital programme. Adopting a diligent project risk management approach throughout the life of a scheme is essential to ensure all significant project risks and uncertainties are identified, assessed and mitigated. This will help ensure cost, time and quality impacts are effectively managed and the scheme objectives are not compromised. Where it is not possible to contain project risks, there is a clear and direct escalation process to ensure these risks are elevated from individual project risks to directorate risk register and onwards to the corporate risk register. This framework also applies and is particularly relevant in relation to:
- the use of alternative models for the delivery of capital investment including subsidiary companies and joint ventures
 - the incurring of other long-term liabilities
 - capital investment which generates a financial return on the basis it does not meet the debt to yield and is compliant with codes of practice and government guidance.

Prioritisation

- 5.6. Resource capacity and size of the programme is being assessed annually as part of the budget setting process and a range of optimism bias tools that are available are being utilised in business case assessments for the delivery of major projects, as well as at a programme level.
- 5.7. The council will use evaluation criteria to determine in principle whether a project should be prioritised. Given the financial context and the limited resources available, there will be little flexibility for schemes to progress or current uncommitted schemes to continue without meeting the prioritisation principles set out in Table 2 below:

Table 2: Investment Principles

Investment Principles	
Investing for sustainable, inclusive, economic growth	The council will expand its capacity to grow the economy in an inclusive manner, whilst delivering whole system solutions to demographic, social and environmental challenges sustainably across the City
Invest to save	The council will invest in projects which will: <ul style="list-style-type: none"> • transform the operational efficiency of council services and generate cash-releasing efficiency savings eg social care • reduce running costs (including in alternative service areas) • avoid costs (capital or revenue) that would otherwise arise • generate a financial return in line with affordability principles
Investment to maintain council assets	The council will improve and maintain the condition of core assets: <ul style="list-style-type: none"> • to extend their life where appropriate • to ensure they are fit for the future in effectively supporting long term service delivery • to meet its ongoing legal and statutory duties eg Health & Safety • work towards creating a carbon neutral estate by 2030 Including publishing asset management plans
Risk aware	The council will ensure that an appropriate and proportionate approach to project risk is adopted for all schemes in the capital programme and throughout the life of the project . This includes ensuring the risks of a project have been identified, fully assessed, consulted, communicated and mitigated to an acceptable and manageable level.

- 5.8. Where appropriate the council will invest in latest developments in order to stay at the forefront of service delivery. This includes areas such as smart and digital technology, low carbon technology, and environmental sustainability. Where this investment is generated from the council’s own resources the principles above will apply.
- 5.9. When entering into investments with financial return as a purpose, subject to affordability and sustainability, the council must consider the balance between security, liquidity and yield based on its risk appetite and the exit route from the investment. Bristol has not borrowed for outright investment purposes and will not do so in the future in line with the CIPFA Prudential Code.
- 5.10. When entering into non-financial investments (i.e. financial return is secondary), in addition to the above, the council will consider the alignment to its strategic objectives and the contribution and local impact the investment could have to a range of outcomes including city growth, social fabric and the environment (further details on this can be found in Table 4).
- 5.11. Currently the council is not overly dependent on profit generating investment activity to achieve a balanced revenue budget. Any shortfall in investment income is reconsidered as part of the MTFP and budget setting process and seeks to ensure that the quality and security of long-term investments minimises income risk.

Expenditure on Non-Treasury Investments – Property Investment Portfolio

- 5.12. The council owns freehold land across the city where it has granted long leases to developers and investors, and from whom ground rents are received of various kinds as investment income. The estate has been acquired and built up over many years and includes a wide range of property types of variable quality.
- 5.13. This portfolio generates a revenue return, circa £12 million. The return is not a significant element of the net revenue budget and therefore the scale of any associated investment must be proportionate and the risk managed at an acceptable level. In addition to the revenue return, the council also receives capital receipts in exchange for restructuring existing lease terms.
- 5.14. Investment properties are regularly revalued to market level under a rolling programme. The top 150 properties by value have a formal valuation report annually. Other properties are valued over a four-year cycle. In between valuations, property indices are used and applied.
- 5.15. A portfolio approach to commercial property investments needs to be aligned to a cabinet agreed investment strategy, which will provide an outline of the earmarked envelope available, consistent framework to assess all future investment opportunities and divestment. It will set out the approach for use of the current estate and future opportunities to be able to drive regeneration and economic growth through recycling capital receipts where investment is aligned to principles within this strategy. A transition from investments held purely for yield to investments that more closely align to council strategy and regeneration projects may be required over the medium term.

Service Investment – Subsidiary Companies

- 5.16. Where appropriate the council will invest in wholly or partly owned companies where this is considered to be the most appropriate means to deliver strategic objectives and / or for a financial return. The council may be required to issue Parent Company Guarantees (PCG) or letters of support underwriting activities which will be regularly monitored and appropriately risk assessed. The accounting treatment of any PCG's will be assessed individually in line with relevant professional accounting standards.
- 5.17. Third party loans / liability exposure may also be requested by a subsidiary and where these are agreed the council must ensure appropriate interest rates are applied and arrangements are in line with subsidy control. The rate of interest applied will take into account control, risks, the different nature of each subsidiaries activities and the potential exposure to the council.
- 5.18. The council will undertake appropriate due diligence on such transactions.
- 5.19. The maximum exposure of the council to loans/liabilities in subsidiary organisations will be governed by an affordability indicator as set out in Section 7.
- 5.20. These arrangements once agreed via the relevant decision-making process will be monitored through the governance arrangements set out in Section 8, supplemented by those in place to scrutinise any additional investment in a subsidiary company or similar venture. Guidance on option appraisals and business cases for commercial ventures can be developed. These arrangements are governed by the shareholder liaison unit and appropriate disclosures will be made in the statement of accounts, including the fair value of such investments.

Private Finance Initiative

- 5.21. Although Private Finance Initiative (PFI) schemes are not shown within the capital programme as they are not financed by the council's capital resources, PFI is a means by which the council can facilitate major new infrastructure projects. PFI schemes involve partnerships between the public and private sector to fund public sector infrastructure projects with private capital.

- 5.22. The council has three PFI projects associated to 8 schools and 1 leisure centre. Under PFI, a private sector contractor agrees to accept the risks associated with the design, construction, operation and maintenance of the asset over the contract term, which is typically for a 25 year period post construction. The public sector partner pays an annual fixed price during the contract term, part of which is subject to inflation and benchmarked activities. At the end of the term the asset is wholly owned by the council. The collective annual charge of the contracts is around £33 million which includes approximately £17 million of interest and debt repayment costs. The government provides some financial support for PFI schemes by way of PFI credits / grants.
- 5.23. Any operational financial pressures arising are dealt with through existing contractual mechanisms which are in place for each specific PFI, but this may impact on the level of the sinking fund available to meet the future costs and liabilities of the scheme.
- 5.24. No additional PFI projects are anticipated and any proposals for refinancing or making material variations to existing contractual arrangements will be fully evaluated and presented to members and cabinet for approval should the need arise.

6. Funding Capital Investment

- 6.1. The council's capital investment is governed by the Prudential Code for Capital Finance in Local Authorities (the Prudential Code). The Code provides the council with a regulatory framework within which the council has discretion over the funding of capital expenditure and the level of borrowing the council wishes to undertake to deliver capital plans and programmes.

The strategy is intended to maximise the financial resources available for investment in service provision and improvement within the medium-term financial outlook. At the same time it seeks to ensure that each business case has a robust self-sustainable financial model that delivers the council's objectives.

The funding available to the council consists of:

- government grants
 - WECA - Economic Development Fund/Local Growth Fund
 - developer contributions e.g. CIL / S106
 - Prudential borrowing
 - capital receipts
 - revenue resources and reserves
 - other long-term liabilities e.g. leasing / PFI
- 6.2. The first call on available capital resources will always be the financing of spending on live projects, including those carried forward from previous years, subject to any re-prioritisation. In addition, the council will always establish the most economic means to finance its capital programme in order to optimise any freedom and flexibilities given to the authority from government in how we deploy our capital investment and defer any borrowing need to avoid incurring unnecessary debt servicing costs.
- 6.3. The Table below shows the indicative funding available to the council for the next ten years within the principles outlined in this strategy and budget as set in the Medium-Term Financial Plan.

Table 3: Indicative Funding from 2023/24 to 2032/33 for Capital Investment

General Fund Source of Finance	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 to 2032/33	Total
	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Prudential Borrowing	(36,911)	(48,414)	(26,914)	(16,724)	(4,950)	(50,000)	(183,913)
Prudential Borrowing – Economic Development Fund	(14,755)	(23,338)	(1,280)	0	0	(55,980)	(95,353)
Grants	(50,052)	(24,672)	(12,823)	(13,116)	(3,500)	(57,750)	(161,914)
Capital Receipts	(24,628)	(13,836)	(10,750)	(6,000)	0	(25,000)	(80,214)
Developer Contributions	(14,327)	(7,190)	(6,150)	(7,025)	(3,000)	(15,000)	(52,691)
WECA/LEP	(24,174)	(16,055)	(12,772)	(8,772)	(8,772)	(35,000)	(105,546)
Revenue and Reserves	0	0	0	0	0	0	0
Capital Funding - General Fund Total	(164,847)	(133,505)	(70,689)	(51,637)	(20,222)	(238,730)	(679,630)
HRA Source of Finance	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 to 2032/33	Total
	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Prudential Borrowing	0	(136,505)	(127,466)	(50,089)	(79,416)	(230,215)	(623,691)
Grants	(27,174)	(10,593)	(5,840)	(22,790)	(25,250)	(130,800)	(222,447)
Capital Receipts	(24,633)	(29,883)	(32,328)	(13,413)	(19,241)	(37,255)	(156,753)
Revenue and Reserves	(81,476)	(43,203)	(52,142)	(40,497)	(42,954)	(249,520)	(509,792)
Housing Revenue Account Total	(133,283)	(220,184)	(217,776)	(126,789)	(166,861)	(647,790)	(1,512,683)
Total Financing	(298,130)	(353,689)	(288,465)	(178,426)	(187,083)	(886,520)	(2,192,313)

Notes:

- 2023/24 to 2027/28 as per approved capital programme including 2028/29 to 2032/33 future funding that is indicative based on an extrapolation of estimated financing (associated spending is not approved/committed at this stage).
- HRA available funding and additional borrowing updated as part of a review of the 30 year business plan -HRA Budget and Capital Programme in March 2023.

Government Grants

6.4. The council receives grants from government, partners and other organisations to finance capital investment. Grants have been an important source of funding for the council’s capital expenditure in recent years and it is expected that the following will continue:

- ringfenced grants and contributions (reserved for a particular purpose and have a restricted use)
- Non-ringfenced grants and contributions (grant given with conditions which projects are required to meet)
- the West of England Combined Authority (WECA) is a key source of funding for capital investment in Bristol. The Economic Development Fund, Getting Building Fund (GBF) key and Investment fund, Development Infrastructure Fund (DIF), land acquisition fund, City Regional Sustainable Transport Settlement (CRSTS) and more recently Housing Infrastructure Fund (HIF) available for the council to secure resources from.

Developer Contributions

6.5. Significant developments across the city are often liable for payments to the council in the form of Section 106 or Community Infrastructure Levy (CIL) payments. Section 106 contributions are ringfenced to fund investment related to the specific development from which the contribution has been derived. The CIL is a charge which can be levied by local authorities on new development in

their area. Any levy raised in Bristol is split between 5% for administrative costs, 15% to area committees to meet local investment priorities and 80% for strategic infrastructure projects. The current Capital Programme assumes a level of strategic CIL each year which is allocated to eligible infrastructure within the programme.

- 6.6. If contributions reduce the funding and timing of the planned programme, it will need reviewing. It will also need to consider any outcomes and reforms following the current white paper on planning reforms and proposed changes to replace CIL and Section 106 agreements with an Infrastructure Levy.
- 6.7. Following achievement of the targeted contributions, the council can consider further projects with which to utilise these funding streams.

Prudential Borrowing

- 6.8. Councils have discretion to undertake borrowing on capital schemes if the borrowing is deemed value for money and meets the following criteria as set out in the Prudential Code:
 - a. Affordable
 - b. Sustainable
 - c. Prudent
 - d. Proportionate for the size of the authority
- 6.9. Scheme affordability can be measured across several key indicators within the financial model including surplus cash position, surplus Net Present Value.
- 6.10. The council's TMS sets out how the council will fund its capital plans. These capital plans provide a guide to the borrowing needs of the council, essentially the longer term cash flow planning to ensure the council can meet its capital spending operations. The management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses, and on occasion any debt previously drawn may be restructured to meet council risk or cost objectives
- 6.11. In planning for long term capital investment, it is essential the long-term revenue financing cost is affordable. Any long-term investment is paid for over the life of the assets. It is essential the council can meet the costs of borrowing and minimum revenue provision (MRP) over the life of the asset. In developing and approving new capital schemes the council will need to consider these in the context of the strong likelihood that it will, over the term of this strategy, need to reduce its capital financing costs. Therefore, to move from current levels towards a lower benchmark threshold (i.e. less than 10% as a proportion of General Fund net revenue budget) if feasible over the medium to long term but, with 10% as a maximum threshold. This will be closely monitored and rebased as appropriate to reflect the proportion of the council revenue budget aligned to needs led budget such as social care services. The capital financing costs as set out above is funded within current allocated revenue budget.
- 6.12. In taking out new external borrowing the council will consider a range of different options such as Public Works Loan Board (PWLB), market loans, Private Placements and Bonds (Public, Pooled, Community Municipal Investment and Retail).
- 6.13. Any borrowing taken out is secured against the council as an entity rather than against the specific assets for which they borrowed. The council is required to demonstrate to PWLB in advance of borrowing that it is affordable.

Capital Receipts

- 6.14. Local authorities may now use capital receipts to fund expenditure for transformation related activities, that would normally be deemed revenue spend, under the flexible use of capital receipts direction. Receipts from the sale of council housing may only be used to fund HRA capital

expenditure.

- 6.15. The current strategy is for the assumed receipts from the sale / disposal of assets to be taken into consideration when assessing the total value of receipts targeted to fund the overarching capital programme and planned flexible use of capital receipts.
- 6.16. Once the necessary capital receipts have been achieved to fund the overarching capital programme and flexible use of capital receipts policy, thereafter it would be expected that a certain proportion of those capital receipts from the portfolio may be recycled for reinvestment for economic regeneration opportunities aligned to the Investment Strategy and Affordability Principles outlined in this strategy.
- 6.17. Following notional achievement of the target capital receipt, and subject to an option appraisal, the council can also consider using them to reduce its overall outstanding borrowing level. For example, where an asset has been temporarily forward funded from prudential borrowing a review will be undertaken to determine whether the most cost effective option is to utilise the receipt to repay debt, considering the balance sheet position of the council or foregoing capital receipts for longer term and sustainable income streams through development sites, if it delivers better value for money.
- 6.18. Where the sale of an asset leads to a requirement to repay (clawback) government grant, the capital receipt will be utilised for this purpose. Once this liability has been established and provided for, the residual capital receipt will be available to support the capital programme as a corporate resource.

Revenue & Reserves

- 6.19. The council may choose to utilise revenue contributions to capital to finance its capital investment. This would be through contributions from the council's revenue budget or from reserves. In the current financial climate and with increasing revenue pressures within the council's finances, the extent to which this may be used to fund capital expenditure is significantly reduced. This is expected to remain the case for the foreseeable future.

Housing Revenue Account (HRA)

- 6.20. The **HRA Capital and Revenue Investment Programme** is entirely funded from the ringfenced HRA account. The investment programme is driven by the 30-year HRA Business Plan which is reflected in a rolling 5 to 10 year outlook based on stock condition and planned projects. The annual HRA budget is the first year of the 5-year outlook. Key areas of housing investment set out in both the Capital and Revenue Investment Programme include planned and cyclical works; mechanical and electrical and heating; accessible homes and repairs. The programme also includes development and special projects. The HRA capital programme is funded from:
 - The Major Repairs Reserve
 - Capital Receipts (Right to Buy and other asset sales)
 - Revenue and Reserves
 - Capital grants from governmental and other bodies
 - Prudential Borrowing
- 6.21. Prior to 2018, the HRA had a limit to how much it was allowed to borrow, known as the HRA borrowing cap, in order to control public borrowing levels. The HRA borrowing cap was abolished in October 2018. Further borrowing may be undertaken within the HRA subject to overall affordability in its business plan and the provision of requisite business cases which need to consider all relevant and known risks, including loss through Right to Buy sales.

- 6.22. The council can use Right to Buy receipts to fund up to 40% of building new homes and the receipt must be committed within five years, if not the receipt has to be repaid to the Department for Levelling Up, Housing & Communities (DLUHC) with interest.
- 6.23. All new build projects within the HRA are required to demonstrate a positive Net Present Value (NPV) financial return. This requirement is becoming more challenging to deliver given the level of social housing the city requires. This is primarily due to the council's ambition for new social housing to be zero carbon compliant, the availability of sites with a range of complex issues and construction and supply side inflationary pressures. The Affordability Principles in Section 7 set out the criteria the HRA adheres to when assessing the NPV of projects.
- 6.24. The historical funding strategy within the HRA has recognised that the loan principal borrowed does not have to have been paid off over the life of assets. However, following changes in the HRA borrowing restrictions, the council is ensuring a prudent provision is being made in the HRA revenue budget for repayment of debt over and above the historic debt cap to ensure alignment with the economic asset life.
- 6.25. Borrowing within the HRA must meet affordability principles in particular the need not to expose the council to unnecessary debt risk over the medium and long term. A key measure is the Interest Cover Ratio (ICR) - a measure of how well the fund can meet its fixed interest costs from any annual revenue surplus. The impact of any additional borrowing must also be considered over the MTFP cycle and not drop below the agreed ICR which the council has set at a prudent and sensible level, based on the approved business plan This ratio will be kept under review to ensure it remains proportionate to the HRA's financial position.

Other Types of Capital Funding

- 6.26. In addition to primary funding sources for the capital programme the council makes treasury management investment using its surplus cash and with the capital programme there are a range of funding pots to facilitate investment in priority areas of the programme. These are set out below.

Treasury Management Investments

- 6.27. The council invests its surplus cash balances with approved financial institutions, predominately banks, building societies and other local authorities in accordance with the council's Treasury Management Strategy. These funds support meeting our current and future obligations with regards providing revenue services and delivering the capital programme.
- 6.28. The authority has investments which are expected to generate a commercial and/or social return. For impact investments their primary purposes are to provide service benefits/social impact while the generation of yield and liquidity is secondary. These investments are funded from a mix of one-off sources.

Feasibility Fund

- 6.29. To support strengthened governance arrangements and assist in developing schemes with sufficient robustness/certainty before they enter the development phase, a Capital Scheme Feasibility Fund is available with the aim of providing funding to establish reasonable high level budget estimates for potential capital investment schemes at full mandates stage prior to them being proposed for addition into the development phase.
- 6.30. The level of the fund would be established each year (subject to headroom) and be aligned to the volume and complexity of schemes at full mandate stage. The fund will form part of the revenue budget. It will be subject to strict criteria for its use including:
- proposed scheme must have been assessed against the Capital Prioritisation process and be considered a priority for the council

- schemes must be capital investment in nature, have a reasonable likelihood of entering the capital programme and being delivered
- budget estimates must separately identify cost to develop an OBC, FBC and deliver the scheme
- once in development, schemes will be required to have an identified funding source to pay for OBC and FBC.

6.31. The governance and reporting mechanism for the fund will be through Capital Investment Board who will allocate resources to schemes based on outcome of a prioritisation of pre mandate schemes. Cabinet will receive an update as part of Monthly Financial Report.

Invest to Save Fund

6.32. Invest to save capital schemes are an important element to the council's successful delivery of its Medium-Term Financial Plan. To maintain financial sustainability the council recognises it must offer opportunities to encourage directorates to be more efficient and effective in the way services are delivered to customers. One of the tools to achieve this are Invest to Save monies which form part of the Capital Programme. The council established its Invest to Save Fund in March 2022. An invest to save guidance note for managing the Fund has been made available.

Zero Carbon Initiatives and Decarbonisation Fund

6.33. In November 2018, Bristol City Council declared a climate emergency and as such now considers how impact investments could contribute to support implementation of the UN's Sustainable Development Goals (SDGs). There are opportunities to reduce carbon emissions in a variety of ways both through the council's direct and indirect capital investments. A capital projects carbon impact (footprint) can be influenced favourably from an early stage in its development. Council investments can reduce carbon impacts through bonds (private placements, public issuances and community municipal investments and retail bonds), by taking lower par on investment and considering how to leverage wider inward investment to contribute to decarbonisation aims.

6.34. The council is working with 3Ci which is a partnership between Connected Places Catapult, Core Cities UK, London councils and other local authorities across the UK aimed at supporting local authorities secure the necessary long-term finance for achieving net zero. Energy Security and Net-Zero (DESNZ, formerly Department for Business, Energy and Industrial Strategy) has provided funding to support this work to leverage the combined scale of cities to mobilise finance and drive investment into low and net zero carbon projects across all of the UK's largest cities, rather than individual ones.

6.35. The council recognises that it also needs to actively progress local projects included in its current capital programme to work towards its aim. As part of this the council is exploring community municipal investment or retail bonds up to a certain threshold (see Section 7) to finance zero carbon initiatives.

6.36. The council has established a Decarbonisation Fund to enable it to deliver on its zero carbon initiatives and will build in methods for appraisal that take into account carbon impacts.

7. Capital Financing Policies

7.1. This section sets out in more detail how the council will ensure its investment decisions are consistent with its investment principles and MTFP.

Affordability Policies and Indicators

- 7.2. The council must ensure its long-term investments are affordable within the council's overall revenue budget and able to meet the on-going financing of any borrowing which is undertaken to support this investment.

Table 4: MTFP Affordability Principles

Affordability Principles	
The Council's Prudential Borrowing Commitment	
General Fund	<ul style="list-style-type: none"> The council will continue to use a range of funding opportunities that ensure the cost of capital financing does not exceed 10% of general fund net revenue budget over the medium to long term. The current forecast level is 9.9% by 2026/27, if the council opted for a 10% (increase of 0.1%) level this would equate to an extra £10m of borrowing with an estimated capital financing budget cost of £0.5m. Any additional capital financing budget would need to be offset by corresponding savings in services to maintain a balanced budget for the council. The council will seek to reduce the threshold of 10% over the Capital Strategy timeframe, by repaying and / or restructuring debt (CFR) to reduce annual debt financing costs to support delivery of services.
Loans and liability exposure to Subsidiaries	<ul style="list-style-type: none"> The council has loans and liability exposure (including deferred capital receipts) to its subsidiary organisations (Bristol Waste, and Goram Homes. Cabinet have approved a loans/liability exposure level is £67.7m, of which £25.4m has been drawn down. The maximum level of loans/liability exposure to subsidiaries is the lower of either: <ul style="list-style-type: none"> 10% of the council's general fund capital financing requirement, or £70m. When loans, liabilities and investments are repaid they may be recycled into new loans, subject to cabinet/council approval, appropriate safeguards being in place, the above affordability indicators and adequate due diligence undertaken to protect the council. Should there be a strategic requirement by exception to this limit then there can be the flexibility to utilise any headroom in the General Fund 10% borrowing cap above if the excess is planned in advance and is temporary in nature in relation to short term cash flow. The application of this excess will be reported in the finance report at the next available Cabinet meeting.
Zero Carbon Initiatives	<ul style="list-style-type: none"> The council has established a Decarbonisation Fund to assist in delivering the capital investment to contribute towards its zero carbon ambitions. <p><u>Working with Partners</u></p> <ul style="list-style-type: none"> The council will work with government, local/regional partners and other regions to explore place based approach to deliver on its zero carbon ambitions.

Affordability Principles	
	<ul style="list-style-type: none"> The council will work with its City Leap and other partners to facilitate investment to deliver the aims of its zero carbon ambitions and use methods of appraisal that take into account carbon impacts. <p><u>Community Municipal Investments</u></p> <ul style="list-style-type: none"> The council can explore zero carbon initiatives funded through Community Municipal Investments or Retail Bonds. The maximum exposure in such investments is £2m. The exposure to such initiatives would be included within the General Fund capital financing costs exposure of a maximum 10% of the net revenue budget. In addition the council will work closely with partners to facilitate community investments in zero carbon initiatives, including working together on Community Municipal Investments.
Substitute schemes	<ul style="list-style-type: none"> All new impact capital investments following setting the annual programme will be subject to defined prioritisation criteria, the capital programme governance arrangements and Cabinet/Council approval
Prudential Borrowing and affordability principles applied to all Impact Investments	
Housing Revenue Account	<ul style="list-style-type: none"> The council will continue to use a range of funding opportunities to ensure the Interest Cover Ratio (ICR) of the HRA can't fall below 1.25 (currently at 1.27) <ul style="list-style-type: none"> The ICR is calculated as the HRA Operating Surplus divided by Interest Costs. The estimated ICR over the MTFP 1.44.39 The minimum ICR will be supplemented by an HRA major repairs reserve of at least £10m (approx. 1 year's interest cost) and a general HRA reserve of £21m after provisions for any known liabilities and provision in the HRA budget each year to set aside monies to repay borrowing above the level of the historic HRA debt cap used to fund the development/acquisition of new homes (50 year payback period) or investment in existing stock (30 year payback period).
Evidence based	<ul style="list-style-type: none"> All Impact Investments will require a business case providing clear statement of the costs, benefits and risk to be realised by the projects which will be subject to proportionate due diligence.

Net Present Value (NPV)	<ul style="list-style-type: none"> • All projects are required to have a positive NPV. • The only exceptions to this are the following impact investments: <ul style="list-style-type: none"> • Environmental and Social Impact • To ensure transparent decision making, schemes should clearly identify the value of their: <ul style="list-style-type: none"> • NPV on a commercial basis and; • Social and/or Environmental value elements • The Environmental and Social impacts must be quantifiable to demonstrate best value. • Assessments should be undertaken on a project-by project basis. However, on an exceptions basis, where sufficient NPV headroom exists within a clearly defined programme-of-works, consideration may be given to a negative NPV scheme where a scheme can clearly demonstrate best value to the council.
Affordability Principles	
	<ul style="list-style-type: none"> • The council recognises that a phased approach will be required to implement these principles while the methodology and practices are further developed and embedded.
Affordability Principles Applied to Other Investments	
Invest to Save schemes Calculating the return on investment	<ul style="list-style-type: none"> • The business case for an investment to generate a return project or impact funding must: • Include the full additional costs and income streams arising from the project including the cost of servicing the debt • Investments must demonstrate the ability to achieve a minimum of 8% IRR over a 10 -year period. • Social Impact investments eg social investment must demonstrate the ability to achieve a minimum of 6% IRR or interest over a 10-year period. • Ratios will remain under review and to be amended in light of significant increase in interest rates. • IRR to be appraised taking into account the time value of money • The case for investment should demonstrate how the investments are returned by the end of the period.
Invest to Save schemes Being more efficient and creating sustainable services	<ul style="list-style-type: none"> • Cashable cost reductions or increased income must exceed the costs of borrowing over the pay-back period. • The first call on savings arising from the investment will be to repay the costs of borrowing to ensure the council stays within its Affordability Principles.
Invest to Grow schemes	<ul style="list-style-type: none"> • Increased income must exceed the costs of borrowing over the pay-back period. • For major developments the increased business rates and council tax income attributable to the council's revenue budget may be taken into account.
Invest to Maintain schemes	<ul style="list-style-type: none"> • All relevant costs and revenue streams, both capital and revenue, should be taken into account when determining which assets to prioritise investment for.

Social Value	<ul style="list-style-type: none"> • Where social value is able to be calculated as a notional value this will be taken into account as a secondary consideration to cashable benefits, IRR 6% and Payback. • The concept of Social Value will be a separate consideration in investment appraisals.
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Prioritisation of Capital Investment

- 7.3. The council’s capital governance arrangements in Section 8 set out the approach to progressing schemes through their capital programme lifecycle. A key element of this is prioritisation of total capital investment and individual schemes. Prioritisation aims to ensure the council’s finite resource is targeted at supporting the delivery of the Corporate Strategy and aligned strategies.
- 7.4. Prioritisation of the capital programme will be undertaken on two levels. Firstly, a strategic prioritisation of overall resources and secondly, a prioritisation of individual schemes.
- 7.5. The strategic prioritisation will focus on the balance and allocation of resources between Invest to Grow, Invest to Save and Invest to Maintain. As noted in paragraphs 4.1 to 4.3, and set out in the table below, the current programme is weighted towards Invest to Grow and Invest to Maintain rather than Invest to Save Schemes. This presents a possible risk that there is insufficient investment in assets to generate ongoing revenue savings (Invest to Save) or a positive financial return. It is recognised that a strategic rebalance of the programme requires a medium to long term view of the programme. As such over the period of the next 10 years, the council will seek opportunities to redress the balance of the capital programme between these investment principles.

Table 5: Proportion of Capital Programme by Investment Principle

Invest to Grow	58%
Invest to Maintain	38%
Invest to Save	4%

- 7.6. The individual scheme prioritisation would be undertaken as part of the annual service planning process and form part of the mandate stage of the capital scheme lifecycle. Individual schemes/block programmes identified through the annual service planning process would be subject to a capital prioritisation model to assess strategic fit for the council and level of complexity.
- 7.7. Schemes that are selected as priority schemes will be taken forward to produce a detailed mandate to undertake a more in-depth assessment of costs, funding streams and risks. Schemes would have access to the Feasibility Fund to finance any external costs to develop a detailed mandate. Following completion of a detailed mandate, schemes will be considered for entry into the Development Pool. Further details on the individual scheme prioritisation approach are shown in Appendix 2.

Loans, Liability Exposure and Investments to Subsidiary Companies

- 7.8. Loans, liability exposure and investments in companies in which the council has material shareholdings are assessed differently, as these are prioritised based on delivery of strategic objectives. When considering these transactions, the council will examine the business plans available to ensure that the plan and the investment is both sound and facilitates the delivery of the long-term strategy and wider social, economic and or financial benefits.
- 7.9. Due to the nature of the assets or for valid service reasons, such investments do not always give priority to security and liquidity over yield. In these cases, such a decision will be explicit, with the

additional risks set out and the impact on financial sustainability identified and reported. The appropriate level of due diligence will be undertaken with the extent and depth reflecting the level of additional risk being considered. The Chief Finance Officer will ensure affordability and the proportionality of all investments so that the council does not undertake a level of investment which exposes it to an excessive level of risk compared to its financial resources.

- 7.10. The council will be required to monitor subsidiary company operations and this will take the form of regular performance and financial monitoring reports to shareholders. The council will manage arrangements within the affordability indicators set out in Section 7.

8. Governance of the Capital Strategy

Approval of Capital Strategy and Capital Programme

- 8.1. The Capital Strategy is agreed annually, alongside the MTFP. The Capital Programme is agreed annually by Full Council as part of the budget setting process. Variations to the Capital Programme or in-year additions – subject to delegation – will be agreed by cabinet. Monthly monitoring of the Capital Programme will be presented to cabinet.
- 8.2. The council recognises it needs to continue to significantly improve its performance to ensure that all projects being proposed for inclusion are able to be delivered within the timeframe and budget stated prior to programme approval. The council has a clear process for projects to be managed via a revised gateway process progressing through various stages starting with an outline project mandate. Appendix 3 sets out diagrammatically the council's approval gateways. When capital schemes are approved their inclusion into the capital programme is based on best estimates and slippage is measured against the approved profile at the end of the financial year. Section 8 provides further details on council's governance and control framework for managing schemes.
- 8.3. The council delivers its capital programme through effective and coherent processes for:
- formulating the capital programme with clear criteria to ensure that capital investment continues to be directed towards meeting corporate objectives and priorities
 - approving and amending the capital programme and for scrutinising decisions relating to capital planning
 - managing its resources holistically to support spending priorities with regard to long term sustainability.
- 8.4. The annual cycle for formulating a rolling multi-year capital programme will be overseen by the Capital Investment Board and the Corporate Leadership Board will recommend the programme for approval each year in line with the medium term financial plan approvals process.
- 8.5. Like most public sector bodies, the council continues to manage a prolonged series of difficult economic, market and supply chain factors that are contributing to the council experiencing significant delays in the physical progress of projects against the approved profile and cost over runs. In addition, the size and number of projects in the council's capital programme, the inherent over-optimism bias built into capital planning and the finite capacity and skills to manage these projects is also accentuating the delays and potential cost overruns faced. The council is committed to ensuring the capital programme:

- provides project managers with more timely management information
- delivers outcomes to time and budget
- has project managers with the right skills, capability and capacity
- develops realistic programming ambition
- develops more realistic financial profiles in decision documents aligned to project milestones
- provides Capital training to include optimism bias
- improves forecasting reflecting internal / external factors.

Strategic Oversight and Delivery

- 8.6. The Capital Investment Board leads on the development and maintenance of the Capital Strategy that is consistent with the relevant code of practice, Corporate Strategy and core regulatory functions, Medium Term Financial Plan and Treasury Management Strategy.
- 8.7. The Capital Investment Board provides strategic oversight and stewardship role for the development and delivery of the council's capital expenditure within affordable limits, which will include both the Capital Programme and capital investments; as well as providing strategic direction to the programme and projects where necessary.
- 8.8. Delivery of the programme is overseen by a joint member/ officer Board, the Delivery Executive, chaired by the Deputy Mayor and cabinet member with responsibility for City Economy, Finance & Performance. These governance arrangements ensure the Capital Programme is effectively managed and for companies that are wholly-owned or the council has a material interest these extend to the Shareholder Group. The Delivery Executive Board's role is to monitor and assess the effectiveness of the capital programme in delivering the council's strategic objectives. It also monitors the council's non-financial investments and the appraisal of new investments, ensuring appropriate techniques are used.

Directorate Capital Programme and Project Delivery

- 8.9. The delivery of individual capital projects and programmes is managed through individual project and programme boards with appropriate membership and delegation. The Boards are responsible for developing, managing and progressing capital projects; as well as reporting into both Capital Investment Board and Delivery Executive.

Scrutiny

- 8.10. The formal scrutiny process will be used to ensure effective challenge. Relevant directorate scrutiny commissions will be responsible for providing scrutiny on individual capital projects which fall under their portfolio.
- 8.11. In addition, the Scrutiny Task & Finish Group reviewing the MTFP and Budget is engaged to provide any feedback on the proposed Capital Strategy. The group is also engaged when setting the Capital Programme prior to its consideration by cabinet and approval by full council. It should be noted, business cases seeking cabinet approval will follow the standard decision pathway and as such can be subject to scrutiny as part of that process.

Managing Schemes Through Their Capital Lifecycle

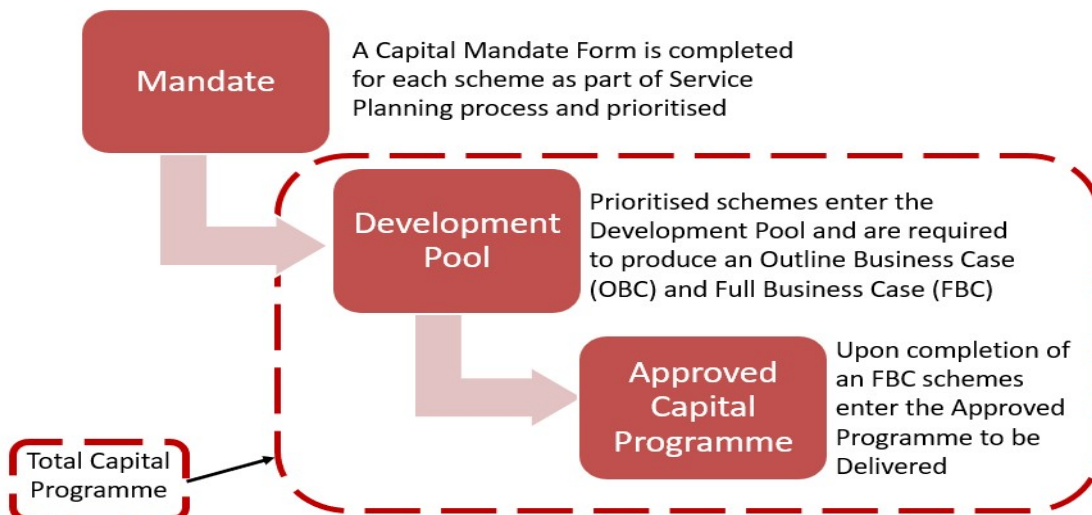
- 8.12. The management of capital schemes through their lifecycle as illustrated in Appendix 3 is an important aspect of delivering a successful capital investment programme. The approach should balance cost/funding certainty, risk, clarity of commitment to scheme, robust governance and transparent decision making.

8.13. An important aspect of the council's capital governance framework is at which point schemes are in their development stage and when they are sufficiently developed to enter the approved capital programme. The capital programme is split into three broad components:

- **Mandate** - the initial concept and need for a capital scheme. Schemes will require prioritisation to ensure strategic fit and there are sufficient resources/capacity/capability to deliver the scheme.
- **Development Pool** – a priority capital scheme in its early/developmental stages, typically outline business case (OBC) and full business case (FBC). At this stage costs/funding/risks are uncertain, gaining certainty as more in depth work is undertaken. Typically this is part of pre-construction and contracting activities.
- **Approved Capital Programme** – this refers to a capital scheme which has been through OBC and FBC stages and is developed to an acceptable level of certainty and is to be formally approved in the programme for delivery/implementation.

8.14. The approach to managing schemes through their lifecycle is shown graphically in the diagram below. Further information is shown in Appendix 3.

Figure 4: Managing Schemes



Key Decision-Making Considerations

8.15. All capital investment decisions will be underpinned by a robust business case that sets out any expected financial return alongside the broader outcomes/impacts, including economic, environmental and social benefits. Business cases will evolve through the lifecycle and require decisions at the relevant Board, subject to finance scheme of delegations and key decision pathway.

8.16. Throughout the decision making process the risks and rewards for each project are reviewed and revised and form part of the monitoring of the capital programme. The Capital Investment Board receives monthly updates detailing financial forecasts and risks.

8.17. The governance process for approving capital investments is the same as that for the wider capital programme, with the business case fully reviewed and due diligence undertaken with external and internal risks associated with the investment explored. The council will compile a schedule setting out a summary of its existing material investment commitments and regularly update the governance boards on the drawdowns, guarantees, financial return and risks exposure.

- 8.18. There may be occasions when the nature of a particular proposal requires additional support in the production of the business case or for example in performing of a value for money or due diligence review. In these circumstances the council may seek external advice.
- 8.19. The capital programme is reported to cabinet and council as part of the annual budget setting process which will take into consideration any material changes to the programme and the investment. The in-year position is monitored monthly, with periodic budget reports to cabinet with capital reports incorporated. Within that monitoring report minor new investment proposals will be included and variations such as slippage and need for acceleration. Major new capital investment decisions will be subject to an individual report to cabinet.
- 8.20. The Chief Finance Officer should report explicitly on the affordability and risk associated with the capital strategy. Where appropriate the Chief Finance Officer will have access to specialised advice to enable them to reach their conclusions and ensure sufficiency of reserves should risk or liabilities be realised.

West England Combined Authority (WECA) Funded Schemes

- 8.21. All schemes which include WECA funding, either in part or in full, will be required to go through the WECA governance processes in addition to those at the council. All schemes with WECA funding should have been through the council's governance processes including approval by cabinet before they are approved by WECA.

The council's approval process is that cabinet approval is required where key decision thresholds / principles have been met. The council's governance process includes procedures for urgency, eg grant applications which may require a very short turnaround, and as such where urgent decisions are taken this will be reported to the next available cabinet meeting seeking approval prior to acceptance of the grant and adjustment of the capital programme for the scheme's inclusion.

9. Risk Management

- 9.1. One of the council's key investment principles is that all investment risks should be understood with appropriate strategies to manage those risks. Major capital projects require careful management to mitigate the potential risks which can arise. The effective monitoring, management and mitigation of these risks is a key part of managing the capital strategy. All projects are required to maintain a risk register and align reporting to the council's reporting framework.
- 9.2. In managing the overall programme of investment there are inherent risks associated such as changes in interest rates, credit risk of counter parties.
- 9.3. Accordingly, the council will ensure that robust due diligence procedures cover all external capital investment. Where possible contingency plans will be identified at the outset and enacted when appropriate.
- 9.4. No project or investment will be approved where the level of risk - determined by the Cabinet or Chief Financial Officer as appropriate - is unacceptable.

10. Skills and Knowledge

- 10.1. Appropriate training will be provided to all charged with investment responsibilities. This includes all those involved in making investment decisions such as members of Capital Investment Board as well as those charged for scrutiny and governance such as relevant scrutiny commissions and audit committee. Training will be provided either as part of meetings or by separate ad hoc arrangements.

10.2. When considering complex and 'commercial' investments, the council will ensure that appropriate specialist advice is taken. If this is not available internally it will be commissioned externally to inform decision making and appropriate use will be made of the council's Treasury Management advisers.

11. Capital Governance Improvement Plan

11.1. The council recognises it needs to improve its capital governance, delivery capacity and related processes. In the last 24 months it has embedded enhancements made to its capital strategy, integrating a delivery partner to provide delivery capacity, improved governance arrangements for the delivery of capital projects and developed its financial processes. However, it is recognised that further improvements are still required. In September 2023, as part of the Capital Portfolio Transformation Project (CPTP), the project lifecycle and gateways were reviewed. An improved process was implemented.

Further, the council has developed and is implementing a capital governance improvement plan. The core elements of the plan are being implemented, with the remaining actions expected to be operational by April 2024. However, it is recognised that the new governance arrangements, delivery enhancements and related processes will take time to fully embed within the culture of the council, and the full benefits will only be realised over the term of the current capital programme.

Our Corporate Strategy – at a glance

Vision

“ We play a leading role in driving an inclusive, sustainable and healthy city of hope and aspiration, one where everyone can share in its success. ”

Building Blocks

We have chosen five principles that we call our 'building blocks'. These affect all our priorities and influence everything we do.

<p>Development and Delivery</p> <p>Develop people, places and partnerships to improve outcomes. Deliver quality public services while releasing the expertise and resources of empowered communities, individuals, community groups and city partners to help shape and deliver city priorities.</p>	<p>Environmental Sustainability</p> <p>Tackle the Climate and Ecological Emergencies while inclusively growing the economy, maximising our positive environmental impacts and avoiding or mitigating negative ones wherever possible. Build our climate and ecological resilience.</p>	<p>Equality and Inclusion</p> <p>Pro-actively and intentionally improve equality and inclusion across the city by designing it into everything we do. Work to make sure that everyone in Bristol feels they belong, has a voice and an equal opportunity to succeed and thrive.</p>	<p>Resilience</p> <p>Build Bristol's city resilience through early intervention, minimising our contribution to future environmental, economic or social shocks and stresses. Build our ability to cope by learning from our past, taking a preventative approach and planning for long-term outcomes that support resilience.</p>	<p>World Class Employment</p> <p>Role model, influence and promote the highest levels and standards of employment. Work with partners to drive for workforces that reflect the population, and workplaces that are healthy and inclusive, offering opportunities to progress and offering a Real Living Wage as standard.</p>
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Themes

Make sure we are clear about how we spend our time, effort and money, we have the following strategic themes and priorities. These express the major issues that we believe are most important in achieving our vision.

<p>Children and Young People</p> <p>A city where every child belongs and every child gets the best start in life, whatever circumstances they were born into.</p>	<p>Economy and Skills</p> <p>Economic growth that builds inclusive and resilient communities, decarbonises the city and offers equity of opportunity.</p>	<p>Environment and Sustainability</p> <p>Decarbonise the city, support the recovery of nature and lead a just transition to a low-carbon future.</p>	<p>Health, Care and Wellbeing</p> <p>Tackle health inequalities to help people stay healthier and happier throughout their lives.</p>	<p>Homes and Communities</p> <p>Healthy, resilient and inclusive neighbourhoods with fair access to decent, affordable homes.</p>	<p>Transport and Connectivity</p> <p>A more efficient, sustainable and inclusive connection of people to people, people to jobs and people to opportunity.</p>	<p>Effective Development Organisation</p> <p>From city government to city governance: creating a focussed council that empowers individuals, communities and partners to flourish and lead.</p>
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Values and Behaviours

We are Dedicated	We are Curious	We show Respect	We take Ownership	We are Collaborative
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Capital Prioritisation – Scheme Prioritisation Guidance and Criteria

As part of determining the relative priority of strategic resource allocation and individual schemes the following guidance should be considered:

Priority 1 Schemes - highest priorities for capital investment are schemes that either:

- The council would fail to meet its statutory obligations if the scheme did not proceed and all other mechanism for funding has been exhausted or;
- The scheme can directly deliver on one or more of the key Corporate Strategy/One City Plan commitments for the next 5 years and is to be 100% funded from external resources (ring-fenced grants or other outside contributions and,
- The ongoing revenue implications of the project are contained within the existing service budgets either as a result of secured additional internal /external funding or reduction in cashable revenue costs.

Only schemes that meet the above criteria will be defined as priority one.

Priority 2 Schemes – criteria for other projects

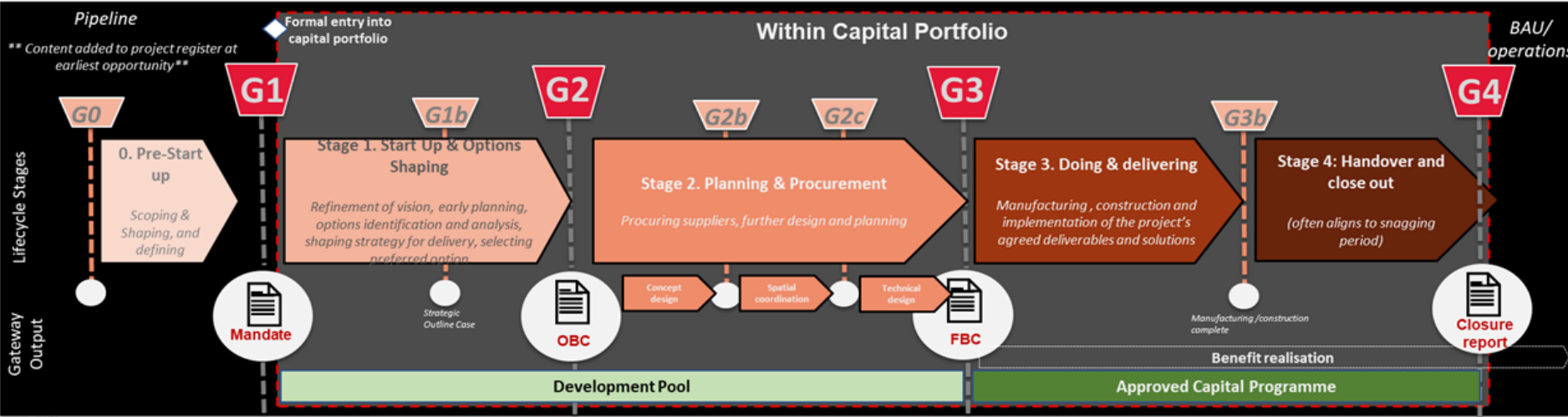
Projects which do not meet the criteria above are defined as priority 2 and may be prioritised depending on their fit based on the criteria set out below. The scoring matrix is to be finalised and will be weighted to ensure that a balanced programme can be achieved as outlined in section 2 above. Scores will be indicative and provide a guide for decision making.

- i. Scheme demonstrably meets one or more of the key commitments in the corporate strategy for the MTFP period measured by objective criteria
- ii. A need for the specific proposal has been identified in the One City Plan or emerging Corporate Strategy
- iii. The project will bring about future cashable revenue savings within the wider council (or cost avoidance where the pressure is built into the MTFP and/or deliver organisation wide efficiencies)
- iv. The proposal can be shown to support the delivery of sustainable / inclusive economic growth and regeneration The scheme levers in external support, or attracts additional funding into Bristol, either financial or where the council is working in partnership with other bodies
- v. Scheme meets a key service objective in the agreed service plan and failure to provide the scheme would result in a significant reduction of the council's stated level of priority service and/or greater exposure to risk
- vi. Provides support to Community Leadership and capacity building develops the locality focus agenda.

Capital Programme Governance Arrangements: Managing a Scheme Through its Lifecycle

Proposed Capital Portfolio Lifecycle & Gateways

GX Top level - mandatory gateways
Gx Sub level gateways



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The Mandate is the key initiation document for spending time or money on project/programme.

Indicative idea, scope, objectives, timeline, risks, costs (all low confidence) + clear ownership.

All costs prior to Mandate should be opportunity costs only and no charges.

The Outline Business Case (OBC) builds on the work developed at Mandate (and SOC stage if applicable) and refines longlist of options recommendation an optimal/preferred option(s) to progress with.

Draft costs, timelines, risks & mitigations and plan for next stage.

The Full Business Case (FBC) represents the conclusions of tender activity, technical designs and presents a final delivery plan and costings before work moves into delivery.

Cost estimates market tested, funding secured, partner/contractor availability confirmed, risks assessed and mitigated.

The Closure report is considered to be a formal end point to the project, documenting the final position and reflecting on how things compared with original business case and status as at this point. Usually completed at end of the contractual snagging period.

Have the deliverables and outcomes been met? Are we on track to deliver the benefits expected? How did delivery compare with initial approved plan and budget. What lessons have been learnt or could apply to future projects This is also expected to include initial post occupancy evaluation.

This is key for audit trail, and lessons learnt for future work.

Supplementary Estimates

for the year ending 31 March 2024

Date of Request: **13/09/2023**

Date of Mayor / Cabinet endorsement: **03/10/2023**

Director: Reena Bhogal – Welsh, Education and Skills

Director: Fiona Tudge, Children and Families

Cabinet Member: Asher Craig, Councillor St George West

DECISION REQUIRED:

Cabinet are asked to recommend to Full Council the approval of an additional supplementary estimate of up to £11.5 million for the Children & Education Directorate to maintain existing services and financial commitments.

1. Directorate Original Budget Build Up

- 1.1. The Children & Education Directorate has a current revised budget of £110m as detailed below and is seeking a supplementary estimate up to £11.5m.
- 1.2. Children and Family Services has a current revised budget of £88.2m. This includes growth this year of £18.4m made up of £14.8m of recurring pressures identified and included in the 2022/23 budget (supplementary estimates) and £3.6m of emerging risks identified and included in the 2023-28 MTFP. Further pressures have been identified in-year and the service is seeking a supplementary estimate up to £7.5m
- 1.3. Education Improvement has a current revised budget of £21.8m This includes growth of £6.2m made up of £2.1m of recurring pressures identified and included in the 2022/23 budget (supplementary estimates) and £4.1m of emerging risks identified and included in the 2023-28 MTFP. Further pressures have been identified in-year and the service is seeking a supplementary estimate up to £4.0m.

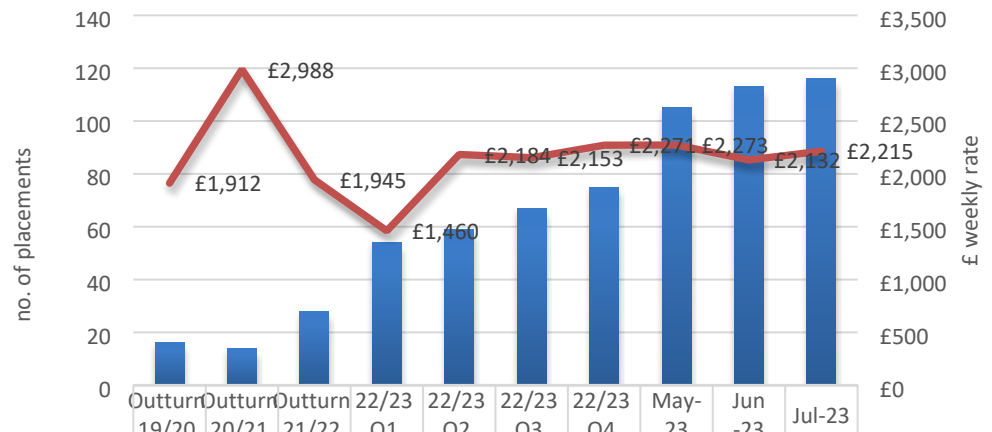
Table 1

Children & Education Directorate			
Division (Service Director Level)	Prior Year Outturn Variance £000's	Revised Budget £000's	Supplementary Estimate up to £000's
Children and Families Services	6,486	88,241	7,531
Education Improvement	636	21,762	3,990

2. Justification

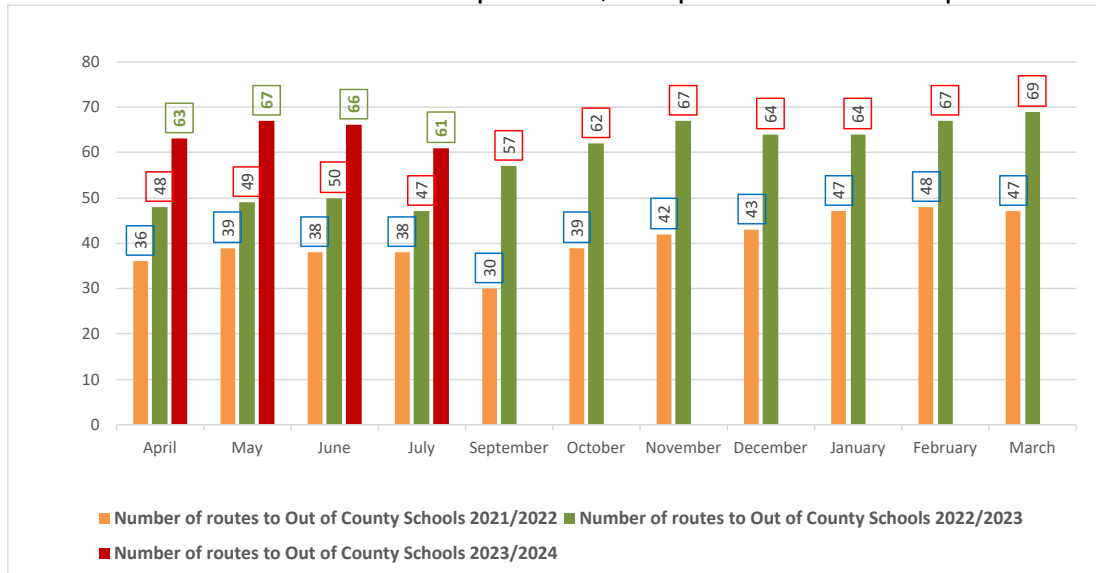
- 2.1. The Children & Education budgets have experienced significant cost pressures in Children and Family Services and Educational Improvement as follows:
- 2.2. There has been a significant increase in the number of ESA placements this year as represented in the chart below. This cost of ESA provision is estimated to be £12m this year, a 38% increase on last year.

External Supported Accommodation



External supported accommodation - average no. of placements	16	14	28	54	59	67	75	105	113	116
External supported accommodation - average net weekly cost	£1,912	£2,988	£1,945	£1,460	£2,184	£2,153	£2,271	£2,273	£2,132	£2,215

2.3. The Home to School Travel service saw a 50% increase in the number of routes to schools outside the local area in April 2023, compared to the same period last year.



3. In-Year Controls

3.1. Savings and recovery actions are being implemented across the Children & Education Directorate in terms of scrutinising all areas of spend and increased levels of management oversight and sign off. For example, in Children detailed work is ongoing to ensure that, where it is safe and appropriate to do so, placements are stepped down to the most cost effective level.

4. Impact Description

Costs	Funding Source
£111.5m Revenue	Earmarked Reserve: Recovery mitigations held in abeyance
Impact if not Approved	
If the supplementary estimate is not approved, then the service will overspend and will not be able to maintain statutory service provision.	

5. Learning Points

- 5.1. Lack of local sufficiency in provision is pushing an increasing number of children with EHCPs and other social care placements to provision further away from the city resulting in increasing need for transport out of the city and reliance on independent provision at a higher cost.
- 5.2. Further planning around local provision and better linking with the ECHP process, together with the ongoing work on the transformation programme, including changes to the travel policy and offering should help manage these pressures in the future.
- 5.3. When setting the budget before the start of each year, the council considers the robustness of the estimates and assumptions, as well as plans and strategies that could be used to deliver a balanced budget should unexpected pressures or events materialise. This has been a particularly challenging financial year in terms of inflationary and other cost pressures, some of which could not have been predicted. Improved service planning to forecast future levels of capacity and demand and how that can be commissioned within a finite budget envelope will continue to be an area of focus.

6. Previously Approved Supplementary Estimates

- 6.1. None in 2023/24

7. Supplementary Estimate - Sign Off

The following people have signed off this Supplementary Estimate	Evidence of Sign-off (email/121)	Date
Director - Reena Bhogal-Welsh	Email	20/09/2023
Director – Fiona Tudge	Email	21/09/2023
Cabinet Member – Asher Craig	Email	26/09/2023
Section 151 Officer – Denise Murray	Email	27/09/2023

Equality Impact Assessment [version 2.12]



Title: Medium Term Financial Plan and Capital Strategy	
<input type="checkbox"/> Policy <input checked="" type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input type="checkbox"/> New <input checked="" type="checkbox"/> Already exists / review <input type="checkbox"/> Changing
Directorate: Cross Cutting	Lead Officer name: Denise Murray
Service Area:	Lead Officer role: Finance

Step 1: What do we want to do?

The purpose of an Equality Impact Assessment is to assist decision makers in understanding the impact of proposals as part of their duties under the Equality Act 2010. Detailed guidance to support completion can be found here [Equality Impact Assessments \(EqIA\) \(sharepoint.com\)](#).

This assessment should be started at the beginning of the process by someone with a good knowledge of the proposal and service area, and sufficient influence over the proposal. It is good practice to take a team approach to completing the equality impact assessment. Please contact the [Equality and Inclusion Team](#) early for advice and feedback.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Describe who it is aimed at and the intended aims / outcomes. Where known also summarise the key actions you plan to undertake. Please use plain English, avoiding jargon and acronyms. Equality Impact Assessments are viewed by a wide range of people including decision-makers and the wider public.

The Medium Term Financial Plan and Capital Strategy are integrated and key parts of the Council’s financial planning process. They set out the Council’s strategic approach to the management of its finances and provide a framework within which delivery of the Council’s priorities will be progressed.

The refresh of the Medium Term Financial Plan considers the financial outlook for the Council over the next five years 2024/25 – 2028/29, taking into account national and local changes which may impact on the Council, ongoing financial uncertainty associated to cost of living crisis and local government funding, delays to funding reforms, savings measures agreed in the past year and not delivered, emerging demands, pressures and opportunities.

The Capital Strategy 2024/25 – 2033/34 details the high-level approach and framework that will underpin the development of the Capital Programme. It sets out the governance framework required to ensure that the Capital Programme can be delivered and, in a balanced way, it supports the delivery of the Council’s objectives in spite of key issues and risks that may impact on the delivery of the programme. It supports the principle that capital investment remains sustainable and affordable.

The reports have been prepared in compliance with the relevant codes and in developing the financial outlook various assumptions have been made. These are modelling / planning assumptions which will be kept under constant review given the increased level of uncertainty in the financial and economic climate. At the point at which specific service or project proposals are made regarding these assumptions, a full equalities impact will be undertaken.

The Council is required by law to set a balanced budget and even before the cost of living crisis, finding solutions to balance the Council’s annual budget was becoming ever more challenging, particularly while seeking to manage the impact on those with the greatest need for our support.

The Council has defined statutory responsibilities but delivers against a far broader agenda, providing universal services benefiting the whole community and targeted services aimed at individuals, communities with particular needs and businesses, which are administered by our workforce, city partners, stakeholder organisations and commissioned services.

The Medium Term Financial Plan outlook considered in this report indicates a peak budget gap of £32.1 million, with a gap of £17.8 million in 2024/25. This is over and above previously agreed savings. The financial strategy in the report to bridge the gap will focus primarily on delivering previously agreed efficiencies, on demand management and containment of growth and on Invest to Save revenue.

The wider impact of lower than required funding levels on Council activities and services will be considered in particular decisions such as the level of Council Tax funding and planned expenditure in the annual budget process. At the point at which decisions are made regarding these assumptions an equalities impact will be undertaken in relation to the specific decision(s).

1.2 Who will the proposal have the potential to affect?

<input checked="" type="checkbox"/> Bristol City Council workforce	<input checked="" type="checkbox"/> Service users	<input checked="" type="checkbox"/> The wider community
<input checked="" type="checkbox"/> Commissioned services	<input checked="" type="checkbox"/> City partners / Stakeholder organisations	
Additional comments:		

1.3 Will the proposal have an equality impact?

Could the proposal affect access levels of representation or participation in a service, or does it have the potential to change e.g. quality of life: health, education, or standard of living etc.?

If 'No' explain why you are sure there will be no equality impact, then skip steps 2-4 and request review by Equality and Inclusion Team.

If 'Yes' complete the rest of this assessment, or if you plan to complete the assessment at a later stage please state this clearly here and request review by the Equality and Inclusion Team.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	[please select]
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We have not identified any significant equality impact from the Medium Term Financial Plan and Capital Strategy at this stage. This is because the MTFP and Capital Strategy report is intended to provide context for activities which may be initiated in response to the indicative funding gap identified at this time. There are no final decisions at this time and any future individual proposals will be subject to their own separate Equality Impact Assessment, consultation if required at the relevant time; and because decision makers will have the ability to make changes to the individual spending plans following consultation (where necessary) and detailed evaluation of the impact of proposals.

The Medium Term Financial Plan and Capital Strategy will form the financial framework and set the parameters for the overall budget envelope (the monies available) for the Council, which will enable capital borrowing for investments and the delivery of the Council's priorities. They are set against the uncertain backdrop of local government financing, climate and ecological emergency, ongoing post-pandemic recovery, cost of living crisis, increase in demand for already hard-pressed services such as adult and children's services and High Needs. The number of vulnerable adults (for example those with learning disabilities and mental health needs) and vulnerable children (for example, those with special educational needs and disabilities) and associated cost pressures all continue to increase.

However, the impact of the Council budget proposals cannot be seen in isolation. The challenging economic climate is also likely to impact on some groups on the basis of their protected and other relevant characteristics and add to the cumulative impact of Council proposals.

The budget planning that has followed models 2024/25 to 2028/29 and incorporates assumptions regarding core funding and the following specific assumptions:

- Pay award of up to 5% (4% plus 1% contingency) for estimated pay awards for 24/25
- Inflationary increases of up to 5% in expenditure, fees and charges
 - Small corporate contingency for cost of living pressures
 - Continuation of the Council Tax Reduction Scheme at the same level of up to 100% - providing financial assistance with Council Tax bills for working age adults who are on a low income or less able to pay, and pensioners.
 - Increases in Council Tax at 1.99% (subject to public consultation and Council decisions)
 - DSG funding in line with DfE indicative funding allocations increase of 7% for High Needs Block.
 - General Fund capital affordability borrowing levels of up to 10% net revenue
 - HRA capital affordability income cover ratio not lower than 1.25 for HRA borrowing

We are conscious of the impact of price and Council Tax increases on Bristol residents and that this provides a difficult balancing act between income generation and reductions in valued services.

The final position regarding any of the above and continuation of schemes such as the Local Crisis Prevention Fund which provides support to low-income families and individuals requiring emergency financial support, will be decided at each year as part of the annual budget setting process and will be subject to a specific equalities impact assessment at that point.

These are live documents which are updated as more information becomes available from government such as the Autumn Budget and local government finance settlement and local service changes.

Previously approved savings proposals from prior budget setting decisions which include savings not delivered in 2023/24 and carried forward, ongoing savings for 2024/25 have been subject to individual equality impact assessments, with updates where appropriate. These are published on the Council's website <https://www.bristol.gov.uk/council-spending-performance/council-budgets> and will continue to be updated as appropriate.

The external consultation method for obtaining stakeholder and the public views of spending priorities, individual proposals to meet savings requirements and acceptable levels of Council Tax, will be considered as part of the preparation of the Council's budget for 2023/24. The Schools Forum are consulted on any factors impacting on the Dedicated Schools Grant with a consultation due to commence with all schools and wider stakeholders in relation to schools funding and indicative DSG mitigations, respectively.

Budget and service planning processes are entwined and will involve a wide range of staff across the Council and relevant stakeholders. The consultation results from all the above will be presented to Cabinet in advance of decisions in relation to the budget and if required managing change processes will be adhered to.

Step 2: What information do we have?

2.1 What data or evidence is there which tells us who is, or could be affected?

Please use this section to demonstrate an understanding of who could be affected by the proposal. Include general population data where appropriate, and information about people who will be affected with particular reference to protected and other relevant characteristics: [How we measure equality and diversity \(bristol.gov.uk\)](https://www.bristol.gov.uk/how-we-measure-equality-and-diversity)

Use one row for each evidence source and say which characteristic(s) it relates to. You can include a mix of qualitative and quantitative data e.g. from national or local research, available data or previous consultations and engagement activities.

Outline whether there is any over or under representation of equality groups within relevant services - don't forget to benchmark to the local population where appropriate. Links to available data and reports are here [Data, statistics](#)

[and intelligence \(sharepoint.com\)](#). See also: [Bristol Open Data \(Quality of Life, Census etc.\)](#); [Joint Strategic Needs Assessment \(JSNA\)](#); [Ward Statistical Profiles](#).

For workforce / management of change proposals you will need to look at the diversity of the affected teams using available evidence such as [HR Analytics: Power BI Reports \(sharepoint.com\)](#) which shows the diversity profile of council teams and service areas. Identify any over or under-representation compared with Bristol economically active citizens for different characteristics. Additional sources of useful workforce evidence include the [Employee Staff Survey Report](#) and [Stress Risk Assessment](#)

Data / Evidence Source [Include a reference where known]	Summary of what this tells us
Additional comments:	

2.2 Do you currently monitor relevant activity by the following protected characteristics?

<input type="checkbox"/> Age	<input type="checkbox"/> Disability	<input type="checkbox"/> Gender Reassignment
<input type="checkbox"/> Marriage and Civil Partnership	<input type="checkbox"/> Pregnancy/Maternity	<input type="checkbox"/> Race
<input type="checkbox"/> Religion or Belief	<input type="checkbox"/> Sex	<input type="checkbox"/> Sexual Orientation

2.3 Are there any gaps in the evidence base?

Where there are gaps in the evidence, or you don't have enough information about some equality groups, include an equality action to find out in section 4.2 below. This doesn't mean that you can't complete the assessment without the information, but you need to follow up the action and if necessary, review the assessment later. If you are unable to fill in the gaps, then state this clearly with a justification.

For workforce related proposals all relevant characteristics may not be included in HR diversity reporting (e.g. pregnancy/maternity). For smaller teams diversity data may be redacted. A high proportion of not known/not disclosed may require an action to address under-reporting.

2.4 How have you involved communities and groups that could be affected?

You will nearly always need to involve and consult with internal and external stakeholders during your assessment. The extent of the engagement will depend on the nature of the proposal or change. This should usually include individuals and groups representing different relevant protected characteristics. Please include details of any completed engagement and consultation and how representative this had been of Bristol's diverse communities.

Include the main findings of any engagement and consultation in Section 2.1 above.

If you are managing a workforce change process or restructure please refer to [Managing a change process or restructure \(sharepoint.com\)](#) for advice on consulting with employees etc. Relevant stakeholders for engagement about workforce changes may include e.g. staff-led groups and trades unions as well as affected staff.

2.5 How will engagement with stakeholders continue?

Explain how you will continue to engage with stakeholders throughout the course of planning and delivery. Please describe where more engagement and consultation is required and set out how you intend to undertake it. Include any targeted work to seek the views of under-represented groups. If you do not intend to undertake it, please set out your justification. You can ask the Equality and Inclusion Team for help in targeting particular groups.

Step 3: Who might the proposal impact?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered above and the characteristics protected by the Equality Act 2010. Also include details of existing issues for particular groups that you are aware of and are seeking to address or mitigate through this proposal. See detailed guidance documents for advice on identifying potential impacts etc. [Equality Impact Assessments \(EqIA\) \(sharepoint.com\)](http://sharepoint.com)

3.1 Does the proposal have any potentially adverse impacts on people based on their protected or other relevant characteristics?

Consider sub-categories and how people with combined characteristics (e.g. young women) might have particular needs or experience particular kinds of disadvantage.

Where mitigations indicate a follow-on action, include this in the 'Action Plan' Section 4.2 below.

GENERAL COMMENTS (highlight any potential issues that might impact all or many groups)	
PROTECTED CHARACTERISTICS	
Age: Young People	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Age: Older People	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Disability	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Sex	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Sexual orientation	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Pregnancy / Maternity	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Gender reassignment	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Race	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Religion or Belief	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Marriage & civil partnership	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
OTHER RELEVANT CHARACTERISTICS	
Socio-Economic (deprivation)	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Potential impacts:	
Mitigations:	
Carers	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Other groups [Please add additional rows below to detail the impact for any other relevant groups as appropriate e.g. asylum seekers and refugees; care experienced; homelessness; armed forces personnel and veterans]	
Potential impacts:	
Mitigations:	

3.2 Does the proposal create any benefits for people based on their protected or other relevant characteristics?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our [Public Sector Equality Duty](#) to:

- ✓ Eliminate unlawful discrimination for a protected group
- ✓ Advance equality of opportunity between people who share a protected characteristic and those who don't
- ✓ Foster good relations between people who share a protected characteristic and those who don't

No

Step 4: Impact

4.1 How has the equality impact assessment informed or changed the proposal?

What are the main conclusions of this assessment? Use this section to provide an overview of your findings. This summary can be included in decision pathway reports etc.

If you have identified any significant negative impacts which cannot be mitigated, provide a justification showing how the proposal is proportionate, necessary, and appropriate despite this.

Summary of significant negative impacts and how they can be mitigated or justified:
Summary of positive impacts / opportunities to promote the Public Sector Equality Duty:

4.2 Action Plan

Use this section to set out any actions you have identified to improve data, mitigate issues, or maximise opportunities etc. If an action is to meet the needs of a particular protected group please specify this.

Improvement / action required	Responsible Officer	Timescale

4.3 How will the impact of your proposal and actions be measured?

How will you know if you have been successful? Once the activity has been implemented this equality impact assessment should be periodically reviewed to make sure your changes have been effective your approach is still appropriate.

Step 5: Review

The Equality and Inclusion Team need at least five working days to comment and feedback on your EqIA. EqIAs should only be marked as reviewed when they provide sufficient information for decision-makers on the equalities impact of the proposal. Please seek feedback and review from the [Equality and Inclusion Team](#) before requesting sign off from your Director¹.

Equality and Inclusion Team Review: <i>Reviewed by Equality and Inclusion Team</i>	Denise Murray Director of Finance/S151 Officer
Date: 25 September 2023	Date: 27 September 2023

¹ Review by the Equality and Inclusion Team confirms there is sufficient analysis for decision makers to consider the likely equality impacts at this stage. This is not an endorsement or approval of the proposal.



Environmental Impact Assessment [version 1.0]

Proposal title: Medium Term Financial Plan and Capital Strategy		
Project stage and type: <input type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input type="checkbox"/> Full Business Case		
<input type="checkbox"/> Policy <input checked="" type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input type="checkbox"/> New <input checked="" type="checkbox"/> Already exists / review	<input type="checkbox"/> Changing
Directorate: Finance		Lead Officer name: Jemma Prince
Service Area: Accountancy, Risk and Insurance		Lead Officer role: Business Partner

Step 1: What do we want to do?

The purpose of this Environmental Impact Assessment is to help you develop your proposal in a way that is compliant with the council’s policies and supports the council’s strategic objectives under the [One City Climate Strategy](#), the [One City Ecological Emergency Strategy](#) and the latest [Corporate Strategy](#).

This assessment should be started at the beginning of the project proposal process by someone with a good knowledge of the project, the service area that will deliver it, and sufficient influence over the proposal to make changes as needed.

It is good practice to take a team approach to completing the Environmental Impact Assessment. See further [guidance](#) on completing this document. Please email environmental.performance@bristol.gov.uk early for advice and feedback.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Please use plain English, avoiding jargon and acronyms.

The Medium Term Financial Plan and Capital Strategy are key parts of the Council’s financial planning process. Together they set out the Council’s strategic approach to the management of its finances and provide a framework for delivery of the Council’s priorities. The Medium Term Financial Plan and Capital Strategy are rolling plans and this report covers the period 2024/25 to 2028/29 and 2024/25 to 2033/34 respectively. In addition, this report also includes a supplementary estimate for the Children and Education Directorate for the current year 2023/24.

These are proposed for consideration by Cabinet and, if endorsed, will then be recommended for Full Council to approve.

1.2 Will the proposal have an environmental impact?

Could the proposal have either a positive or negative effects for the environment now or in the future? If ‘No’ explain why you are sure there will be no environmental impact, then skip steps 2-3 and request review by sending this form to environmental.performance@bristol.gov.uk

If ‘Yes’ complete the rest of this assessment.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	[please select]
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1.3 If the proposal is part of an options appraisal, has the environmental impact of each option been assessed and included in the recommendation-making process?

If ‘Yes’ please ensure that the details of the environmental impacts of each option are made clear in the pros and cons section of the [project management options appraisal document](#).

Yes
 No
 Not applicable
 [please select]

If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

Step 2: What kinds of environmental impacts might the project have?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered. See detailed [guidance documents](#) for advice on identifying potential impacts.

Does the proposal create any benefits for the environment, or have any adverse impacts?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our corporate environmental objectives and the wider [One City Climate and Ecological Emergency strategies](#).

Consider how the proposal creates environmental impacts in the following categories, both now and in the future. **Reasonable efforts should be made to quantify stated benefit or adverse impacts wherever possible.**

Where the proposal is likely to have a beneficial impact, consider what actions would enhance those impacts. Where the proposal is likely to have a harmful impact, consider whether actions would mitigate these impacts.

Enhancements or mitigation actions are only required when there is a likely impact identified. Remember that where enhancements or mitigation actions are listed, they should be assigned to staff and appropriately resourced.

GENERAL COMMENTS (highlight any potential issues that might impact all or many categories)		
<p>ENV1 Carbon neutral: Emissions of climate changing gases</p> <p>BCC has committed to achieving net zero emissions for its direct activities by 2025, and to support the city in achieving net zero by 2030.</p> <p>Will the proposal involve transport, or the use of energy in buildings? Will the proposal involve the purchase of goods or services? If the answer is yes to either of these questions, there will be a carbon impact.</p> <p>Consider the scale and timeframe of the impact,</p>	Benefits	<p>The Zero carbon initiatives and decarbonisation fund are essential components of achieving decarbonisation of the organisation and wider city. Investment is required in the corporate estate to reduce consumption of fossil fuels, and innovative finance mechanisms are required to leverage significantly greater levels of private finance compared to business as usual, into city-wide decarbonisation projects.</p>
	Enhancing actions	<p>The Sustainable City and Climate Change Service are administering the CEEP programme budget, Decarbonisation fund and external sources of grant funding, in collaboration with Bristol City Leap, 3Ci, and a range of other stakeholders to maximise the impact and growth potential of climate based financing for the city.</p>
	Adverse impacts	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>

<p>particularly if the proposal will lead to ongoing emissions beyond the 2025 and 2030 target dates.</p> <p>Further guidance</p> <p><input type="checkbox"/> No impact</p>	<p>Mitigating actions</p>	
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>	

<p>ENV2 Ecological recovery: Wildlife and habitats</p> <p>BCC has committed to 30% of its land being managed for nature and to halve its use of pesticides by 2030.</p> <p>Consider how your proposal can support increased space for nature, reduced use of pesticides, reduce pollution to waterways, and reduce consumption of products that undermine ecosystems around the world.</p> <p>If your proposal will directly lead to a reduction in habitat within Bristol, then consider how your proposed mitigation can lead to a biodiversity net gain. Be sure to refer to quantifiable changes wherever possible.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Benefits</p>	
	<p>Enhancing actions</p>	
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	
	<p>Mitigating actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		

<p>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</p> <p>Consider what resources will be used as a result of the proposal, how they can be minimised or swapped for less impactful ones, where they will be sourced from, and what will happen to any waste generated</p>	<p>Benefits</p>	
	<p>Enhancing actions</p>	
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	

<p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Mitigating actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>ENV4 Climate resilience: Bristol’s resilience to the effects of climate change</p> <p>Bristol’s climate is already changing, and increasingly frequent instances of extreme weather will become more likely over time.</p> <p>Consider how the proposal will perform during periods of extreme weather (particularly heat and flooding).</p> <p>Consider if the proposal will reduce or increase risk to people and assets during extreme weather events.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Benefits</p>	
	<p>Enhancing actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
	<p>Adverse impacts</p>	
	<p>Mitigating actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>Statutory duty: Prevention of Pollution to air, water, or land</p> <p>Consider how the proposal will change the likelihood of pollution occurring to air, water, or land and what steps will be taken to prevent pollution occurring.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Benefits</p>	
	<p>Enhancing actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
	<p>Adverse impacts</p>	
	<p>Mitigating actions</p>	

Step 3: Action Plan

Use this section summarise and assign responsibility for any actions you have identified to improve data, enhance beneficial, or mitigate negative impacts. Actions identified in section two can be grouped together if named responsibility is under the same person.

This action plan should be updated at each stage of the project. Please be aware that the Sustainable City and Climate Change Service may use this action plan as an audit checklist during the project’s implementation or operation.

Enhancing / mitigating action required	Responsible Officer	Timescale

Step 4: Review

The Sustainable City and Climate Change Service need at least five working days to comment and feedback on your impact assessment. Assessments should only be marked as reviewed when they provide sufficient information for decision-makers on the environmental impact of the proposal.

Please seek feedback and review by emailing environmental.performance@bristol.gov.uk before final submission of your decision pathway documentation¹.

Where impacts identified in this assessment are deemed significant, they will be summarised here by the Sustainable City and Climate Change Service and must be included in the ‘evidence base’ section of the decision pathway cover sheet.

Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):
BCC’s Environmental Impact Assessment has determined significant beneficial impacts from the proposal: Ongoing maintenance and delivery of the Zero Carbon Initiatives and Decarbonisation Fund outlined in the capital strategy are essential components of delivering the city’s 2030 net-zero targets (ENV1).
Summary of significant adverse impacts and how they can be mitigated:

Environmental Performance Team Reviewer: Daniel Shelton	Submitting author: Jemma Prince
Date: 22/09/23	Date: 22/09/2023

¹ Review by the Sustainable City and Climate Change Service confirms there is sufficient analysis for decision makers to consider the likely environmental impacts at this stage. This is not an endorsement or approval of the proposal.