

**Meeting date: 26 September 2019**

<b>Heading: Local Plan consultation March - May 2019 summary</b>	
<b>Ward: All</b>	
<b>Author: Colin Chapman</b>	<b>Job title: Local Plan Team Manager</b>
<b>Ext. No: 25868</b>	<b>Location: City Hall</b>
<b>Officer presenting report: Sarah O'Driscoll / Zoe Willcox</b>	

## **Purpose of briefing:**

To present a summary of responses received to the local plan review consultation March – May 2019.

## **Background**

1. The Bristol Local Plan 2006 – 2026 consists of the following adopted documents:

- Core Strategy (June 2011)
- Site Allocations and Development Managements Policies Local Plan (July 2014)
- Bristol Central Area Local Plan (March 2015)

Together with the Lawrence Weston Neighbourhood Development Plan, Old Market neighbourhood Development Plan and the Hengrove and Whitchurch Neighbourhood Development Plan, and the Joint Waste Plan (March 2011), these documents provide the Development Plan for Bristol.

2. The Council has committed to a partial review of the existing Local Plan:

- to create a single Local Plan document
- to revise and update policies as required

Policies will be retained and incorporated into a single plan where they continue to be up to date and relevant. To date the review has taken into account the West of England Joint Spatial Plan as submitted to the Secretary of State in April 2018.

3. Consultation on the revision to the Local Plan has been undertaken in 2 phases:

- February – April 2018. Issues consultation.  
This set out the topics that the plan would cover, indicating which policies would be retained.
- March – May 2019. Draft policies and Development Allocations consultation.  
A full draft of proposed policies and proposed site allocations.

4. The responses are summarised in a 260 pages document (see Appendix 1). This document is available on the Local Plan Website and can be accessed [here](#).

## *Headlines from the consultation*

5. Some of the most notable points arising from the consultation include:

- 922 responses were received in total;
- 203 responses related to the proposal for Stoke Lodge in Stoke Bishop to be protected as

Reserved Open Space;

- Over half of all responses related to the above and the following four draft allocations or topics:
    - Stapleton Cricket Club (60);
    - College Road, Fishponds (114)
    - south west Bristol Green Belt changes (83) and;
    - concerns about additional student accommodation specifically at Stoke Bishop (54);
  - 40 representations and a petition of 1,850 signatories were received requesting stronger policy to control outdoor advertising;
  - Concerns around climate emergency were raised in numerous responses. The draft development management policy receiving most comments was CCS1 Climate change, sustainable design and construction (77).
  - Also frequently raised was the view that the impacts on the various proposals on development viability had to be demonstrated;
  - Comments were received regarding all the draft local plan's various proposals for areas of growth and regeneration either supporting the proposals, raising concerns/objections or making detailed comments. The largest number of comments on those related to SW Bristol (83), Bristol City Centre (42), Western Harbour (34) and Central Bedminster (29);
  - The 20 hectare site of the Brabazon Hanger at Filton and adjacent land was subject of proposals by the owners (YTL Ltd and BAE Systems) for it to be allocated in the local plan for a major arena and mixed used development. South Gloucestershire Council also proposed that the site which adjoins its area should be allocated as the preferred site for an arena;
  - Detailed observations were received from statutory bodies and statutory undertakers including Environment Agency, Natural England, Historic England, Marine Management Organisation, Wessex Water, Bristol Water, National Grid, The Coal Authority and Sport England. All three adjacent local authorities also made comments;
6. The policies or proposals attracting the largest number of responses are shown in Table 1 below which lists all draft policies/proposals in order of the number of responses.

**Table 1. Number of responses to Local Plan Review consultation - by highest number of responses to a policy/proposal**

Policy/proposal	Responses	Petition - signatories
GI2: Reserved Open Space proposal - Stoke Lodge	203	1574
DA1 - Proposed development allocation BDA1501 College Road, Fishponds	114	446
DS11: Development allocations – southwest Bristol	83	37
CCS2: Towards zero carbon development	77	
DS10: Changes to the Green Belt in South Bristol	64	See DS11 above
DA1 - Proposed development allocation BDA1301 Stapleton Cricket Club	60	1047
H7: Managing the development of purpose-built student accommodation (policy)	59	
H7: Managing the development of purpose-built student accommodation (Stoke Bishop)	54	
UL1: Effective and efficient use of land	54	
H5: Self-build and community-led housing	53	
CCS1: Climate change, sustainable design and construction	51	
H1: Delivery of new homes	50	

T5: Provision of infrastructure for electric and other low emission vehicles	44	
DS1: Bristol City Centre	42	
UL2: Residential densities	41	
DC3: Local character and distinctiveness (advertising issues)	40	1850
DS4: Western Harbour	34	
T1: Development and transport principles	34	
DC1: Liveability in residential development including space standards	33	
H4: Housing type and mix	32	
IDC1: Development contributions and CIL	31	
H6: Homes in multiple occupation and other shared housing	30	
DS8: Central Bedminster	29	
H9: Accessible homes	28	
DS2: Bristol Temple Quarter	26	
DC2: Tall buildings	26	
E1: Inclusive economic development	25	
E2: Employment land strategy	24	
T3: Car and cycle parking provision for residential development	24	
CCS4: Resource efficient and low impact construction	24	
T2: Transport schemes	23	
CCS3: Adaptation to a changing climate	23	
DS3: St. Philip's Marsh	21	
E7: New workspace within mixed-use development	21	
GI2: Reserved Open Space (policy)	21	
E4: Industry and Distribution Areas	20	
DS5: Frome Gateway	19	
H3: Making the best use of site allocations	18	
GI2: Reserved Open Space proposals - other (maximum for any single site – see Appendix 1 for comments on each ROS proposal)	17	
DS12: New neighbourhood – Bath Road, Brislington	16	
GI1: Local Green Space proposals (maximum for any single site – see Appendix 1 for comments on each LGS proposal)	16	
HW2: Air quality	16	
DS6: Lawrence Hill	14	
H8: Older peoples' and other specialist needs housing	14	
E3: Location of office development	14	
HW1: Pollution control and water quality	14	
DS13: Lockleaze	13	
GI1: Local Green Space (policy)	13	
DS7: Central Fishponds	12	
DS9: Brislington	12	
E5: Avonmouth Industrial Area and Bristol Port	12	
HW3: Takeaways	12	
DA1 - Proposed development allocation (maximum for any other single site – see Appendix 1 for comments on each allocation)	12	
E8: Digital connectivity and inclusion	11	
GI3: Incidental Open Spaces	10	
DC3: Local character and distinctiveness	10	
GI4: Stapleton Allotments and Holdings – Food Growing Local Green Space	9	
T4: Cycle parking provision for B1 office development	9	
DS14: Central Southmead	7	

Shopping, services and the evening economy	7	
H2: Preventing the loss of residential accommodation	6	
H10: Planning for traveller sites	6	
CCS5: Renewable energy development	5	
E6: Protecting living conditions in Avonmouth Village	3	

7. The summary of responses is available on the Council Website.
8. The comments will be taken into account by officers as they update evidence and prepare future versions of the local plan.

#### Joint Spatial Plan

9. The West of England Joint Spatial Plan was submitted to the Secretary of State in April 2018 and hearings opened on 2<sup>nd</sup> July 2019. The Planning Inspectors for the Examination wrote to the four Unitary Authorities of the West of England on 11<sup>th</sup> September 2019 raising a number of issues of concern with the JSP [link here](#). The four authorities are considering the technical details carefully and the potential options and will respond to the Planning Inspectors in due course.
10. There will now be a delay to the preparation of the Local Plan, as the Joint Spatial Plan set the strategic cross boundary context. In taking the Local Plan policies forward officers will consider the provision for homes, space for jobs, the living environment and the infrastructure needed to meet the challenges of the future. This will include cross boundary work to address the housing crisis, the need for jobs and affordable housing, and to respond to the climate emergency.

#### Appendices:

Appendix 1 - [Summary of responses – as link only](#)