Policy Title:

LP21 - Major Stadia

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced?	**New Policy**
Non-Strategic / Strategic	**Non-Strategic**

Purpose

The Council is not currently proposing to allocate a specific site for major stadia. The intention of this policy is to provide criteria against which such a proposal, or expansion of an existing facility to that scale, would be assessed if put forward, including criteria relating to its location, and specification, managing impacts upon the national and local road network, the environment, residential amenity, and neighbouring uses.

To maximise the benefits of a venue of this scale, the policy requires provision for a range of professional sports as well as leisure and cultural events, and to provide facilities available at local community level to encourage active participation in sport, art and culture, to be inclusive and improve both physical and mental health.

The policy may also guide the council's response if consulted on such a proposal within a neighbouring authority, including potentially the YTL Arena.

Policy wording

New Major Stadia

1. **Proposals for new Major Stadia (or expansion of an existing venue to this scale) will be supported where they:**
    a. **Apply the mitigation hierarchy to avoid harm to designated sites for nature conservation, their functionally linked habitats, Irreplaceable Habitats, Species of Importance, Local Wildlife Sites and/or Regionally Important Geological Sites (RIGS); and**
    b. **Are in a location easily accessible to the catchment population by appropriate public transport services, maximising the convenience of using rail stations, and through provision of new public transport services or enhancements to existing connecting services; and**
    c. **Are conveniently and safely accessible by Active Travel means and/or demonstrate enhancements to achieve this; and**
    d. **Include an effective and integrated travel plan, focussed on rail and connected public transport services, together with an off-site parking strategy; and**
    e. **Manage off-site impacts including upon the highway network, the environment, upon residential amenity and upon the operation of other nearby uses; and**
    f. **Comply with National Planning Policy and Guidance in respect of any harm to the Green Belt; and**
    g. **Comply with the sequential approach for main town centre uses, both for primary use(s) of the stadium and for any ancillary uses; and**
    h. **Provide for a range of activities and functions; and**
    i. **Demonstrate that the number of spectators it would provide for is appropriate to both the primary use(s) and location; and**
    j. **For proposals of less than 20,000 spectators, demonstrate the ability to increase the number of spectators which could be provided for over a temporary period and how this would be managed; and**
    k. **Provide an asset with social value and health benefits for the local community, including participation in community sport, cultural and/or leisure activity, engagement and inclusion; and**
    l. **Demonstrate contribution to urban regeneration of the wider area; and**
    m. **Comply with other relevant Local Plan policies.**

Further expansion to Major Stadia

2. **Proposals to permanently expand a Major Stadium once approved, or to expand temporarily beyond the limits of that approved, will be subject to further consideration and need to demonstrate they would continue to fully meet the requirements of criterion 1.**

Supporting text

Definitions

1. **Major Stadia** and **Major Stadium** mean a facility used for holding large scale events (both regular or temporary), including, but not limited to, a sports stadium, an arena, leisure and/or cultural venue with capacity for 5,000 or more spectators/visitors to attend.
2. **Appropriate Public Transport Service** is as defined in Saved Policies Sites and Places Plan Policy PSP11 (until replaced).
3. **Active Travel** means modes of travel which involve a level of activity, including walking, wheeling and cycling. Wheeling encompasses a range of modes such as trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, and cycle sharing schemes.[1]
4. **Main Town Centre Uses** are defined in the National Planning Policy Framework.
5. **Town Centres** and **Local Centres** are defined in Policy LPS8 - Town Centres, Retail and Leisure.

Threshold for Application

6. This policy applies to proposed facilities with a capacity of 5,000 or more spectators/ visitors. While a location for a Major Stadium has not been allocated, were an opportunity to come forward over the plan period the council is supportive of this being realised where it would meet the requirements of criterion 1.
7. Proposals for a venue of less than 5,000 spectators/ visitors would be assessed under other Local Plan policies, including but not limited to saved Core Strategy Policy CS23: Community Infrastructure and Cultural Activity (until replaced).

Mitigation Hierarchy

8. The impact of a Major Stadium upon designated sites (both International and National) and their functionally linked habitats, Irreplaceable Habitats, Local Wildlife Sites and/or Regionally Important Geological Sites (RIGS) may be of an extent that it would not be appropriate in the location proposed. Acceptability of the proposal in that regard should be determined in accordance with Policy LP28 - Ecology and Biodiversity Net Gain and, until replaced, saved Policies, Sites and Places Plan policy PSP18 - Statutory wildlife Sites: European sites and Sites of Special Scientific Interest (SSSIs). Where the proposal meets requirements of both policies, it may also need to contribute towards SAMM (Strategic Access Management & Monitoring) and on or offsite SANGS (Suitable Alternative Natural Greenspace), and there will be an expectation for onsite provision of mandatory 10% Biodiversity Net Gain.

Sustainability and Accessibility

9. Proposals for a Major Stadium will need to demonstrate that the location is sustainable for the expected number of spectators/ visitors they would generate, and where the majority of visitors would be able to access it through a genuine choice of travel modes. Given the potential scale of a Major Stadium and number of visitors who may travel from a range of distances, it would therefore need to utilise the public transport network in South Gloucestershire.
10. The most efficient form of public transport to manage large numbers of people is rail, particularly via Bristol Parkway Station but also Yate and potential future North Filton/Brabazon stations. Proposals should demonstrate through an integrated travel plan a focus on rail and connected public transport services, incentivising use of these through nil or low-cost shuttle services, or through enhancement to existing connecting services.
11. An off-site car parking strategy will also be required as part of the travel plan which utilises availability within, but does not overwhelm, existing park and ride facilities and/or provides an appropriate new park and ride facility to serve both the proposed use and other needs in the location, at reasonable cost to visitors.
12. For cycle parking and any proposed car parking at the major stadium, the requirements of Policy LP22 - Parking Requirements, Including Electric Vehicles must be met. Due to the unique nature of major stadia this would in most instances require bespoke provision in discussion with the Local Planning Authority.
13. To maximise travel by Active Travel means, appropriate on-site provision should also be made to accommodate a range of other wheeled means covered by the Active Travel definition.

Green Belt

14. If proposed within the Green Belt proposals will need to demonstrate how alternative non-Green Belt sites have first been considered, compliance with the latest published national planning policy and guidance, and that very special circumstances demonstrably outweigh any harm to the Green Belt.

Main Town Centre Uses

15. Main Town Centre uses proposed will need to meet requirements of the sequential test and impact assessment, where applicable under Policy LPS8 - Town Centres, Retail and Leisure. This includes the primary use(s) of the proposed Major Stadium as well as any ancillary uses, where its function would comprise a main town centre use, and also applies to their future changes of use where planning permission is required. Applicants are recommended to discuss with the Local Planning Authority the relevant Town and Local Centres to be considered in the application of both tests.

Major Stadia Specification

16. To maximise the benefit of proposals of this scale and impact, a range of primary activities and functions must be demonstrated, for example use for sport, major leisure and/or as a cultural venue attracting a large number of visitors. Sporting facilities should meet requirements of Sport England guidance.

17. Major Stadia are anticipated to provide for a large number of spectators, such as 20,000, however for a new venue a smaller number of 5,000 or more spectators may be appropriate. Proposals of fewer than 20,000 spectators should demonstrate whether they can temporarily increase capacity, such as for one-off events depending upon site and other constraints, together with details of how such an expansion would be managed. In all cases the proposal should demonstrate how its proposed capacity is appropriate to the nature of the primary use.

18. It is essential that Major Stadia facilities are available for use by the local community. The aim is both to expand and complement existing sports and leisure provision in the area, and to meet Sport England objectives of improving participation in grassroots level sports, attracting young people and minority groups into sport, arts and cultural activities, improving both physical and mental health of the local community through participating in a level of activity and/or engagement with other people. Proposals are therefore required to demonstrate how they will accommodate not only the primary use of the venue at elite/ professional level but also how it could be directly used by individuals, groups, and organisations from the local community.

19. Proportionate to their scale, proposals should demonstrate how they contribute towards urban regeneration for their location, including their relationship to Policy LPS1 - Strategy Principles, Policy LPS2 - Locational Strategy for South Gloucestershire, relevant masterplans and/or strategies.

Compliance with other relevant Local Plan Policies

20. In addition to Local Plan polices referenced above, proposals must also meet the requirements of other relevant Local Plan policies and, until replaced, relevant saved Core Strategy and Policies, Sites and Places Plan policies. This includes, but is not limited to policies covering design, landscape, green infrastructure, climate change resilience and adaptation, transport, heritage, flood risk and drainage, residential amenity and operation of neighbouring uses.

[1]'What Active Travel Means' https://www.gov.uk/government/publications/active-travel-local-authority-toolkit/active-travel-local-authority-toolkit

Additions	
Key evidence	N/A
Other relevant policies to cross-reference?	LPS1 - Strategy Principles LPS2 - Locational Strategy for South Gloucestershire LPS8 - Town Centres, Retail and Leisure LP22 - Parking Requirements, Including Electric Vehicles LP28 - Ecology and Biodiversity Net Gain Saved Policy CS23 - Community Infrastructure and Cultural Activity (until replaced) Saved Policy PSP18 - Statutory wildlife Sites: European sites and Sites of Special Scientific Interest (SSSIs) (until replaced)