Policy Title:
LPS1 - Strategy Principles

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**Replaces Policy CS5 – Location of Development**
Non-Strategic / Strategic	**Strategic**

Purpose

The Local Plan delivers a strategy and policy framework to enable the delivery of high-quality homes, with a focus on affordable and specialised homes, of different sizes, types and tenures to meet identified needs for all sections of our community, including, students, Gypsies, Travellers and Travelling Showpeople and those in need of age friendly housing

The planning policies within the Local Plan look to balance the need to provide further homes and jobs with the conservation and enhancement of the natural and historic environment, provide new and enhanced Green Infrastructure, Biodiversity Net Gain and measures to address climate change mitigation and adaption. Planning policies will also secure high quality places, developments and developments which are accessible, adaptable and provide the right quality private amenity spaces The Local Plan sets out the approach and policies to direct investment and regeneration to our town and local centres, protect and enhance spaces for employment and businesses across the authority and ensure that future sites for mineral extraction and any development at the former Oldbury Nuclear site meets expectations and benefits surrounding communities.

All development proposals are required to be in accordance with relevant strategy principles and the range of strategic and non-strategic policies that support and set out detailed criteria to ensure the principles are achieved.

The Local Plan should be read as a whole including saved policies from the Core Strategy and Policies, Sites and Places Plan. The list of saved policies is set out in Appendix 2 of this Local Plan.

Policy wording

Part 1 - Strategy Principles

1. **Through applying the Local Plan policies in determination of planning applications, development proposals should take an inclusive approach, that addresses direct barriers, such as lack of affordable housing, accessible homes, adaptable spaces and places that can adapt as our needs change and we age as a population, employment close to homes, severance caused by transport infrastructure, or lack of transport connections to larger employment clusters. Along with more indirect, such as access to quality and affordable childcare, education; the affordable workspace; and the feasibility of juggling travel, work and care responsibilities. By opening up access to, and availability of, homes and jobs and the supporting physical infrastructure our Local Plan, and development which flows from it will help people to live more connected, successful, healthy and prosperous lives, enabling everyone to have the best life chances and opportunity to reach their potential.**
2. **All development is required to deliver on the council's climate emergency pledge and action plans, by optimising mitigation and adaptation to climate change. This includes through the design and delivery of all development and by locating development which minimises the need to travel by unsustainable means, recognising the diverse character and range of places in South Gloucestershire.**
3. **Green and Blue Infrastructure and Biodiversity, all development proposals will be required to both protect and enhance South Gloucestershire's unique natural landscapes, ecosystem, green and blue assets. Biodiveristy Net Gain will be required onsite and the designated Strategic Green Infrastructure Network, Visually Important Hillsides and Strategic Viewpoints will shape the location and design of development proposals.**
4. **To ensure development proposals are of a high quality, enhance and respond to South Gloucestershire's unique and varied natural and built environment, provide a net gain for biodiversity, are designed to be inclusive, age friendly and promote active travel and both address and adapt to our changing climate, all acceptable development proposals will be required to meet the criteria and linked policy requirements set out in Local Plan Strategic, Non-Strategic Policies and saved policies.**
5. **A minimum of 22,573 new homes, including a significant number of Affordable Homes, will be delivered during the local plan period. On new allocated sites as set out in the Locational Strategy Policy, on committed developments and through a policy framework which facilitates windfall development and small site windfalls in appropriate and sustainable locations.**
6. **The Local Plan makes provision for; 99 new pitches for Gypsies/ Travellers, through a combination of intensification of use or expansion or limited expansion on specific existing sites and new site allocations and 15 new plots for Travelling Showpeople. It also includes updated policies to facilitate the delivery of accommodation for Gypsies/ Travellers and Travelling Showpeople, and continue to safeguard existing provision.**

7. **Land for an additional 1,500 student bedspaces is allocated, as part of a mixed-use development site to come forward within land that forms part of the University of West of England. Future development of the UWE campus will need to recognise and mitigate its impact on surrounding residential areas and enhance its role to serve as a hub for the communities around it.**
8. **49.7 ha of new employment land is allocated and 1,372 ha of existing employment land is safeguarded across South Gloucestershire, for employment and economic uses. This land is intended to facilitate investment, innovation, job creation and retention and assist communities in South Gloucestershire access employment opportunities. Existing safeguarded employment areas in the East Fringe Urban Area, will have continued additional protection, to assist in providing long term opportunities for employment, investment and address economic inequalities in this area of South Gloucestershire.**
9. **Development proposals which create a need for new or enhanced infrastructure are required to demonstrate the infrastructure required can be delivered and funded, or it can contribute towards infrastructure, which has a reasonable prospect of being secured in parallel to the development and in all circumstances during the plan period.**
10. **Development proposals which generate a need to travel will be required to follow the movement hierarchy set out in the Sustainable Movement and Transport Infrastructure policy, with a priority on providing for active travel. All development proposals of a sufficient scale and location will be required to contribute to the sustainable transport and infrastructure packages to support active travel, public transport and sustainable developments, with access to services and facilities to facilitate healthy, inclusive communities.**
11. **A network of 12 designated town and 58 local centres will be the focus for investment and development of retail, main town centre and leisure uses, to meet identified need and provide key services, facilities for existing and new communities. Small scale facilities which support sustainable local communities particularly in rural villages and settlements, will be supported and protected.**
12. **All development proposals in the Green Belt, including on allocated sites removed from the Green Belt, for new homes, including Gypsy/ Traveller and Travelling Showpeople, employment land, community and leisure uses, will be expected to deliver new or enhanced, long term Green Belt boundaries, which are capable of enduring beyond the plan period. In addition;**
    a) **The extent of the Bristol and Bath Green Belt within South Gloucestershire is defined on the Policies Map.**
13. **Proposals for minerals extraction and renewable energy, areas safeguarded for wind, on land currently in the Green Belt, will not lead to Green Belt amendments. Once these uses have ceased the land is expected to be remediated and continue its Green Belt function.**
14. **The provisions of Saved Policy PSP7 - Development in the Green Belt will apply to development proposals in the Green Belt, for; Sport and Recreation; New Buildings for Sport and Recreation; and Proportionate Additions to a Building.**

15. **Villages and Settlements forming part of the locational strategy with a site allocation(s), will be partially or wholly removed from the Green Belt, in the following locations:**
    a) **Alveston**
    b) **Almondsbury**
    c) **Easter Compton**
    d) **Iron Acton**
    e) **Hortham Village**
    f) **Hambrook**
    g) **Wick**
16. **Communities that seek to deliver homes through neighbourhood plans will be supported and, where sufficient evidence and justification is provided, detailed amendments to the Green Belt will be acceptable in line with National Planning Policy Framework paragraph 145. Detailed Green Belt amendments will not take effect until the Neighbourhood Plan is made after successful examination and referendum.**
17. **The Cotswold National Landscape in South Gloucestershire is a living, working landscape of national importance. Acceptable development proposals will need to demonstrate they conserve and enhance its setting, natural and scenic beauty, tranquillity, biodiversity interest, cultural heritage, and other special qualities. A number of small-scale allocations for new homes, to facilitate affordable homes, support village services and community sustainability, and employment allocations to support the rural economy are made in four villages, on suitable sites in the Cotswold National Landscape.**
18. **New 'Preferred Mineral Areas' are allocated at three existing quarries to ensure a steady and adequate supply of aggregates throughout and beyond the plan period. Strategic Policy LPS13 - Mineral Working and Restoration sets out criteria for development proposals, including site specific considerations for proposals at the three allocated sites.**
19. **Oldbury Nuclear Site and National Infrastructure Project, in the Severn Estuary Growth Zone, which includes the former Magnox Nuclear Power Station, and land identified for new Nuclear, together form a site of national importance alongside Berkeley Power Station (within the administrative area of Stroud).**
20. **Healthy Development - ensure the creation of high-quality places that support healthy lifestyles, connect people to opportunities, and contribute to reducing inequalities, facilitate investment and contributions in deliverable health facilities supported by health partners.**

21. Agent of Change - In delivering the Plan's overall strategy it will be important to attend to the different needs and impacts of contrasting uses, working through the application of principles such as the 'Agent of Change' and appropriate design responses, such as buffering and enclosure. This is important to ensure that new development can be integrated effectively with existing businesses and community facilities, such as places of worship, pubs, music venues and sports clubs with the objective that the existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.

Supporting text

Climate Change

1. The Local Plan contains a suite of policies which all development proposals should consider to ensure that the adaptation and mitigation of climate change is designed into and planned for by new development. Strategic Policy LPS10 - Climate Change, Sustainable Design and Construction applies to all development. The following Local Plan policies should be considered by all development proposals Policy LP23 - Climate Change Adaptation and Resilience, Policy LP24 - Energy Management in New Development and Policy LP25 - Embodied carbon.
2. The Renewable and Low Carbon Energy Systems policy sets out criteria for consideration of proposals for renewable energy. The policies map sets out areas for Wind Safeguarding, which should be read in conjunction with the policy. In addition, Policy LPS27 - Community Energy sets out criteria for consideration of renewable energy schemes brought forward by communities or with community support.

New Homes

3. The Locational Strategy Policy sets out the spatial distribution of new homes and jobs. The Delivery of New Homes policy sets out the overall quantum by location that is considered appropriate. The Policies Map sets out the location of sites allocated for new homes, Appendix 1 to this Local Plan; 'Allocation Sites' provides details of each allocation and required site policies or development principle;
4. Strategic Policy; LPS4 - Affordable Homes, requires all development proposals of 10 dwellings or more, and 5 dwellings or more in designated rural areas, to provide an appropriate level of affordable housing. Further requirements and details are set out in that policy.
5. All new homes delivered, market or affordable will be required to meet Nationally Described Space Standards and provide an appropriate level of private and/or communal amenity spaces. Requirements and standards on these aspects are set out in policies Policy LP18 - Internal Space and Accessibility Standards and Policy LP30 - Private & Communal Amenity Space Standards.

Gypsy Travellers and Travelling Show People

6. The Policies Map sets out the location of allocated and safeguarded Gypsy Traveller and Travelling Show People sites. The principle of development for Gypsy Traveller or Travelling Show People will be acceptable on the appropriate and specified safeguarded and allocated site(s).

   Strategic policies LPS5 and LPS6 set out criteria for acceptable development proposals for Gypsy Traveller and Travelling Show People.

Employment, Economy and Town Centres

7. Allocated and Safeguarded Employment Areas are shown on the Policies Map. Strategic Policy LPS7 sets out criteria for acceptable development proposals and uses on safeguarded employment areas. Non-Strategic Policies LP19 and LP20, set out the approach to loss and provision of employment uses outside of the Safeguarded Area and making appropriate contributions to skills and training.

8. A range of currently saved policies set out the approach and requirements for specialist and general economic and employment development. The following saved policies apply until replaced: Policy PSP26 - Enterprise Areas covering specific requirements for Enterprise Areas; Policy PSP27 - B8 Storage and Distribution Uses directs proposals falling within Use Class B8 to the most appropriate locations, as well as requirements for density and avoiding significant conflicts with neighbouring uses, Severnside is considered the main focus for large-scale strategic distribution and logistics and Policy LP14 sets out additional criteria for proposals in this area. The benefits of ancillary offices to B8 uses may also form an important consideration; and Policy PSP28 - Rural Economy covering economic development within rural areas.

9. The network of Designated Town and Local Centres are shown on the Policies Map. Strategic Policy LPS8 - Town Centres and Leisure sets out criteria for acceptable development proposals relating to retail and main town centre uses, along with criteria relating to local centres, individual facilities and services in rural areas, along with approach to sequential and impact tests in South Gloucestershire.

10. A range of currently saved policies set out the approach and requirements for other main town centre uses and approaches to local retailing and specialists uses.

Green Belt

11. Land has been removed from the Green Belt by this Local Plan to meet identified requirements for sustainable development, for new homes, including plots for Gypsy Traveller and Travelling Showpeople, new employment land and at villages currently washed over by Green Belt where allocations for new homes and employment land are made.

12. The Strategic case for exceptional circumstances to alter the Green Belt boundary to allow for a sustainable strategy, is considered to exist. The spatial strategy initially focused sites, brownfield and greenfield within the urban area and within the settlement boundary of market towns. This was found however to not meet the standard method housing requirement for South Gloucestershire. The regulation 18 consultations carried out as part of this plan (Phase 3 2023-24 and Unmet Need Topic Paper 2024), set out a range of sites in locations beyond the Green Belt and within the urban area. As part of the Phase 3 consultation, a strategy approach of including sites and locations beyond the Green Belt was tested and consulted on. This was not considered the most appropriate strategy in terms of meeting the plans objectives, including impact on environmental, heritage and landscape assets, availability and reasonable prospect of delivering access to key services, facilities and necessary infrastructure, particularly in respect of Junction 14.

13. The locational strategy has looked to utilise sites on areas of Green Belt which accord with the overall plan objectives, including access to key Services, facilities and prospect of utilising or providing required infrastructure, would not undermine the Green Belt's overall purpose, have ability to create revised boundaries which endure beyond the plan period and wherever possible utilise sites located in lower performing areas of Green Belt.

14. It is the Local Plan that must establish the Green Belt boundary for the district and make amendments that ensure the Green Belt boundary will endure beyond the plan period. However NPPF paragraph 145 outlines that were the strategic need for Green Belt release is established, neighbourhood plan groups can make detailed amendments to the Green Belt boundary. The council are keen to support neighbourhood plan groups and believe, where justified and evidenced local housing need is identified within neighbourhood plan areas, they should be able to explore detailed Green Belt amendments. In justifying their approach, neighbourhood plans should evidence their housing need with a Housing Needs Assessment and justify why the delivery of homes outside the Green Belt is not possible. This evidence will be a key consideration for the council when determining whether detailed amendments can be supported and such amendments would have to pass both examination in public and referendum of the neighbourhood plan. As with all changes to the Green Belt, Neighbourhood Plans that seek to allocate land in the Green Belt will be expected to demonstrate how development on this land will deliver new or enhanced, long term Green Belt boundaries, which are capable of enduring beyond the plan period, of both the neighbourhood plan and local plan.

Cotswold National Landscape

15. Site Allocations made in the Cotswold National Landscape at Acton Turrville, Badminton, Hawkesbury Upton and Wick. Acceptable development proposals will be expected to meet the requirements of relevant plan policies, . In addition to the strategic Principle, policy criteria relating to the Cotswold National Landscape is set out in LPS11 - Strategic Green and Blue Infrastructure and the Natural Environment Policy and currently adopted and saved Policy PSP2 - Landscape.

Oldbury Nuclear Site

16. The Oldbury Power Station site now being decommissioned by the Nuclear Decommissioning Authority, as a Nuclear Licensed Site, it is identified in the Nuclear National Policy Statement as a site that is potentially suitable for the deployment of a New Nuclear Build (NNB) power station. The site is shown on the Strategy Map and key diagram.

17. The site has also been identified by the UK Atomic Energy Authority as a proposed nuclear fusion power plant and could therefore potentially contribute to low/zero carbon energy generation in the region. Other emerging technologies such as small/advanced modular reactors and/or other energy generation and employment uses that could also come forward on the site.

Agent of Change

18. In addition to the Strategic Principles criteria, currently adopted and Saved Policy, 'PSP21 Environmental Pollution and Impacts' should be considered when new development is introducing in proximity to existing uses including businesses, community uses, social and music venues, that maybe negatively impacted by the agent of change effect.

Additions	
Key evidence	
Other relevant policies to cross-reference?	LPS2 - Locational Strategy for South Gloucestershire LPS4 - Affordable Homes LPS5 - Accommodation for Gypsies and Travellers LPS6 - Accommodation for Travelling Showpeople LPS7 - Safeguarded Employment Areas LPS8 - Town Centres, Retail and Leisure LPS9 - Sustainable Movement & Transport Infrastructure LPS10 - Climate Change, Sustainable Design and Construction LPS11 - Strategic Green and Blue Infrastructure and the Natural Environment LPS12 - Creating well-designed places LPS13 - Mineral working and restoration LPS14 - Nationally Significant Infrastructure Projects (NSIPs) and Related Development LPS15 - Nuclear New Build