

# Local Plan Review

Bristol Development Framework  
**Core Strategy**



Adopted June 2011



Bristol Local Plan

Site Allocations and Development Management Policies  
Local Plan



Adopted July 2014



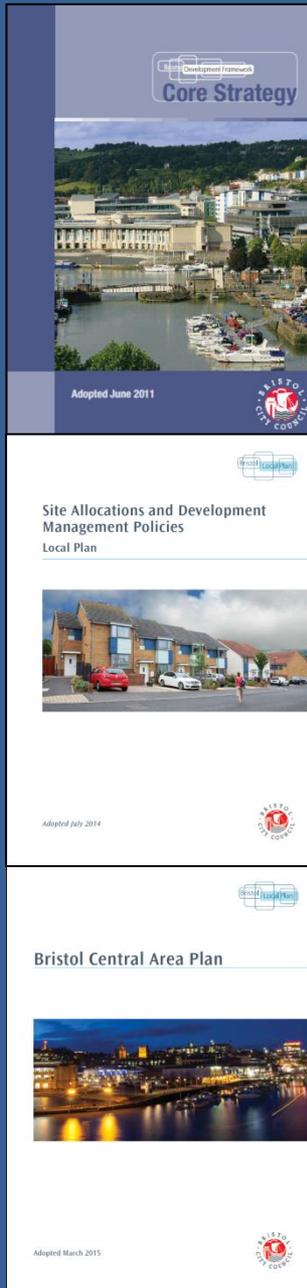
Bristol Local Plan

Bristol Central Area Plan



Adopted March 2015



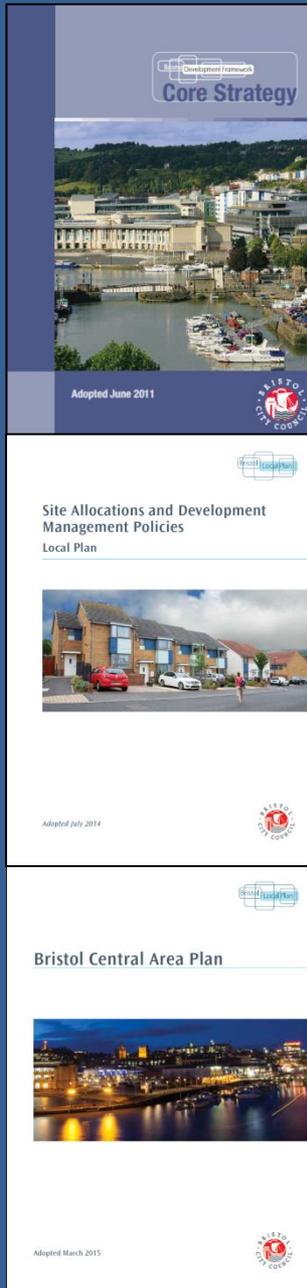


# Role and status of the Local Plan

- *To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise*
- The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led.
- Where a proposal accords with an up-to-date development plan it should be approved without delay

# Current Local Plan

- Plans adopted between June 2011 and March 2015
- Replaced the 1997 Bristol Local Plan providing up to date coverage
- Set a direction to 2026; spatial strategy
- Aspires to 30,600 new homes by 2026 – 17,886 had been built to April 2016
- Allocates land to provide more than 8,000 new homes
- 115 policies guide development:
  - Approach to new homes
  - Sustainable design and construction
  - High quality urban design
  - Green infrastructure
  - Centre and retailing
  - Economy and employment



# Drivers of the review



## National Planning Policy Framework



- **National Planning Policy Framework**
- **Published in 2012 after the adoption of the Core Strategy**
- **Existing Local Plan mainly consistent with NPPF but there are new policies that the Bristol Local Plan could incorporate**

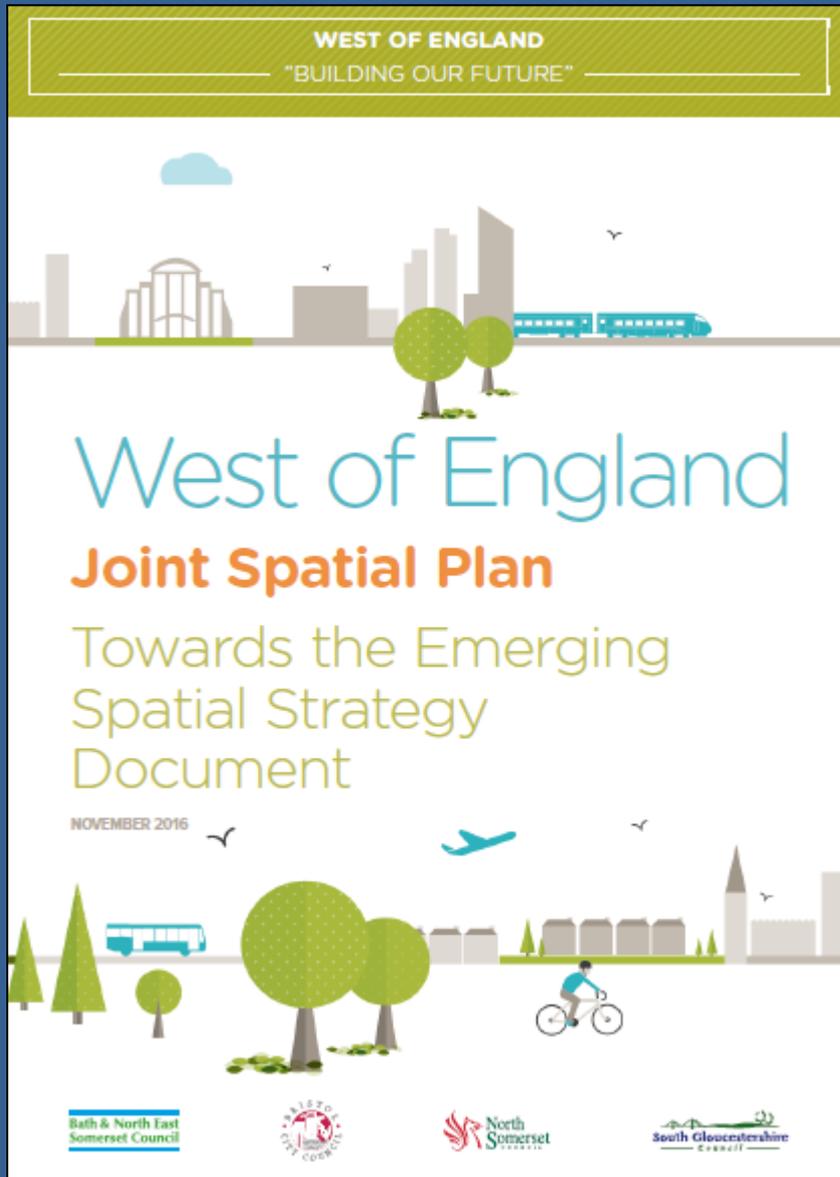
Bristol Development Framework  
**Core Strategy**



Adopted June 2011



- **Adopted June 2011 – plan period to 2026**
- **Interim review date 2016; major review at 2021**
- **Provision of homes - within 5 years of adoption review the evidence and consider the appropriate response in consultation with other local authorities.**



- Plan for the West of England to 2036
- Will result in a new housing requirement for the city

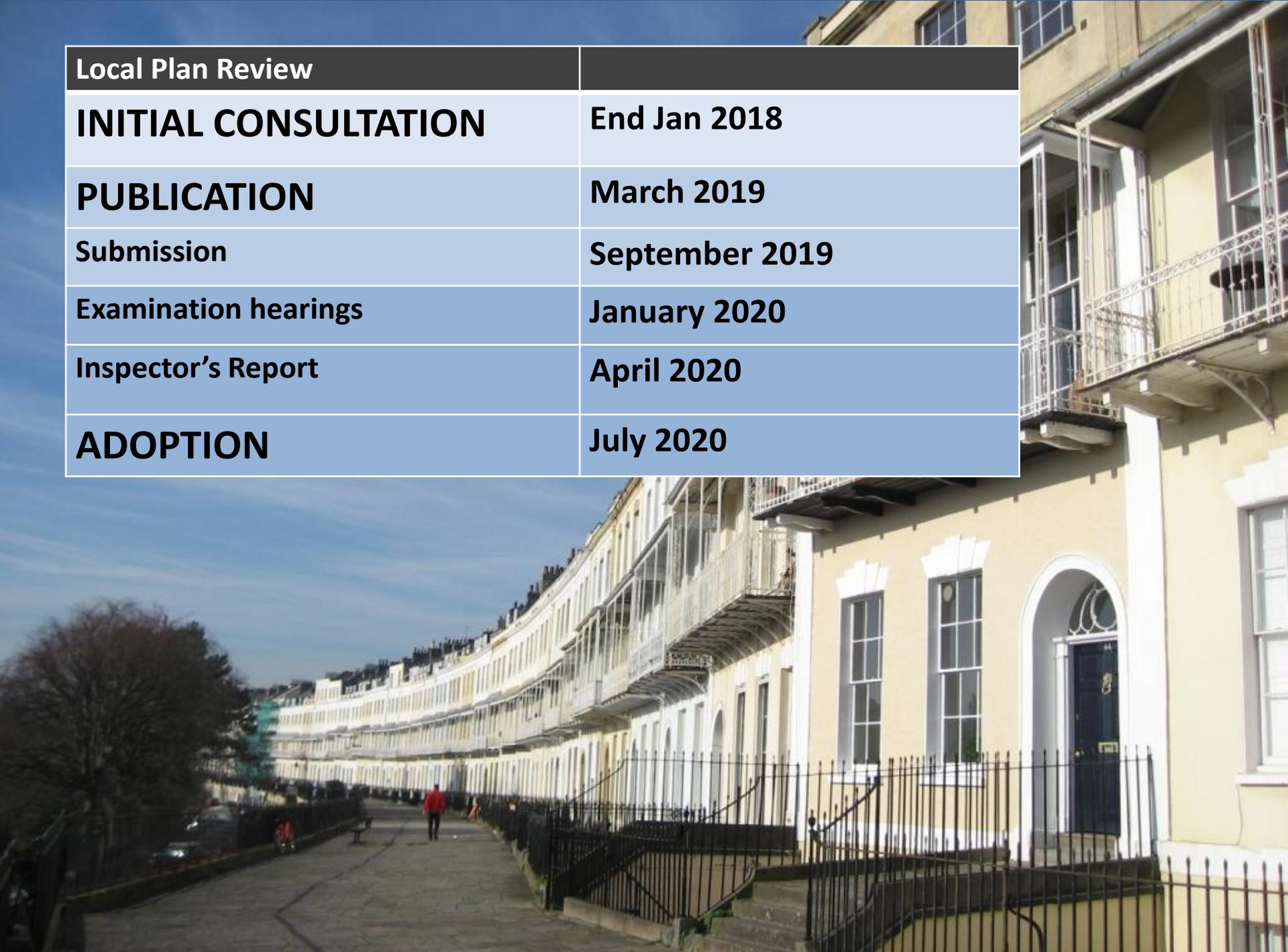
# Corporate Strategy

2017–2022



- Bristol City Council Corporate Strategy and plans
- Revise the Local Plan to meet housing, education and employment needs across the city
- Corporate plans contain objectives to which a revised Local Plan can contribute

<b>Local Plan Review</b>	
<b>INITIAL CONSULTATION</b>	<b>End Jan 2018</b>
<b>PUBLICATION</b>	<b>March 2019</b>
<b>Submission</b>	<b>September 2019</b>
<b>Examination hearings</b>	<b>January 2020</b>
<b>Inspector's Report</b>	<b>April 2020</b>
<b>ADOPTION</b>	<b>July 2020</b>



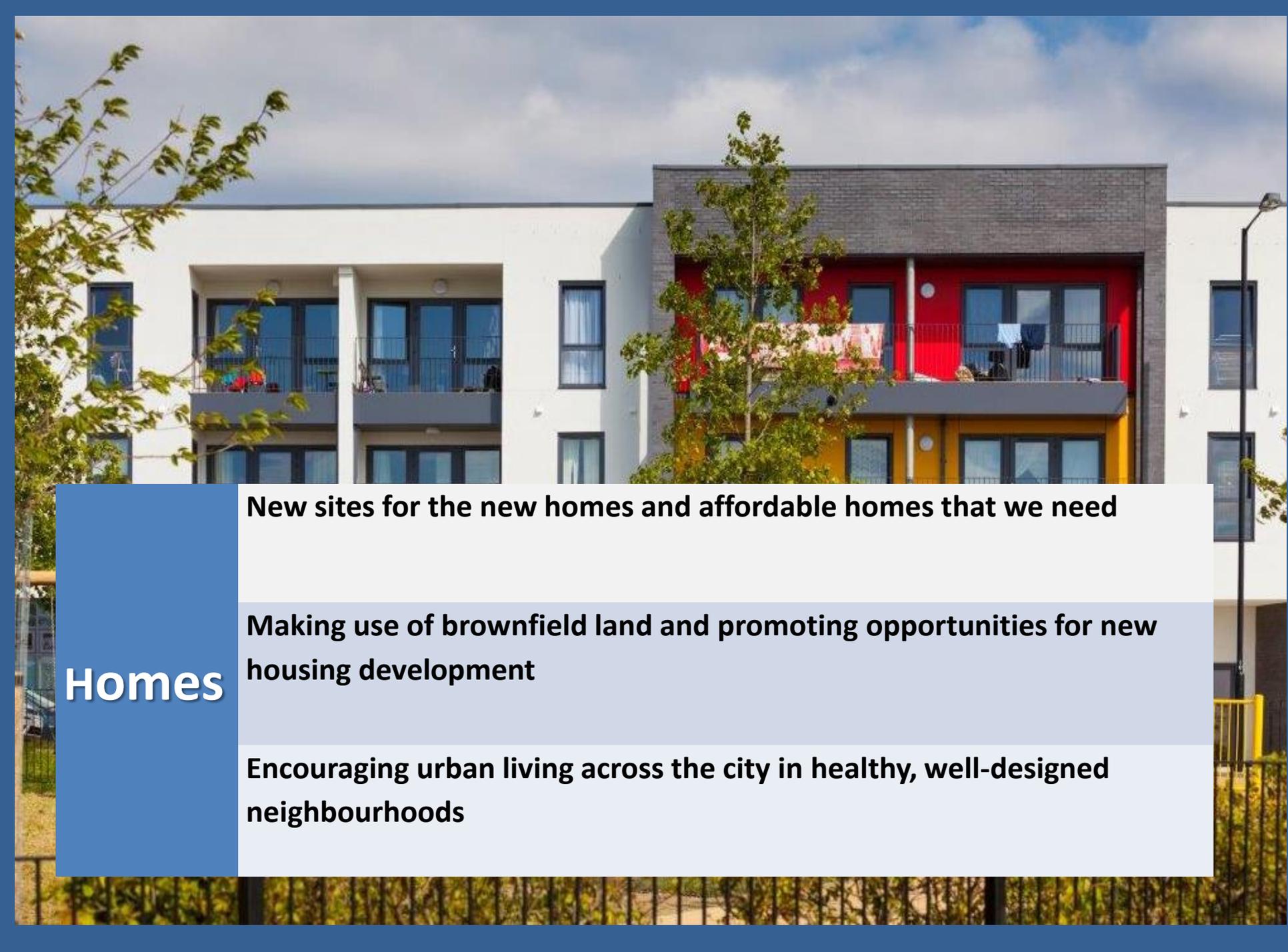
# Review themes



# Fair and inclusive city

**Shaping inclusive and sustainable new development,  
growth and regeneration across all the communities of  
our diverse city**





# Homes

**New sites for the new homes and affordable homes that we need**

**Making use of brownfield land and promoting opportunities for new housing development**

**Encouraging urban living across the city in healthy, well-designed neighbourhoods**

An aerial photograph of an industrial and commercial district. A river flows through the center-left of the image. To the right, a multi-lane highway runs parallel to the river. The area is densely packed with various industrial buildings, warehouses, and parking lots. Some buildings have large, flat roofs, while others are more complex structures. The surrounding area includes residential neighborhoods and green spaces.

**Welcoming higher density development in the right places where this can help provide new homes and jobs**

## **Jobs**

**Enabling the continued growth of our economy with modern work places and cutting edge digital infrastructure**



# Clean and green city

**New ways of protecting our most valued green spaces**

**Making sure new buildings protect the environment and deliver healthy and inclusive homes and work places**

**Tackling the challenges of air quality by resisting harmful developments**

# Approaches to consultation and engagement

[blp@bristol.gov.uk](mailto:blp@bristol.gov.uk)