



New Bristol Local Plan

PRE-SUBMISSION PUBLICATION
NOVEMBER 2023

Role of the local plan

To provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

National planning policy stresses the importance of having a planning system that is genuinely plan-led.

'...an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise...'

Where a proposal accords with an up-to-date development plan it should be approved without delay

Local plan review
consultation (stage 1)

Feb- Apr 2018

Local plan review
consultation (stage 2)

Mar – May 2019

Local plan review further
consultation

Nov 2022 – Jan 23

**Local plan – publication
version for formal
representations**

**21 Nov 2023 –
Friday 26 Jan 2024**

Submission/Examination

From Spring 2024

Adopt local plan

Spring 2025

Progress and timetable



Bristol Local Plan
Publication Version



November 2023

Publication - a
key step
leading to the
new local plan



Regulation 19 - Publication

The publication stage plan is the document the local authority considers ready for examination.

Published for representations by the local planning authority before it can be submitted to the Secretary of State for examination.

Provides a formal opportunity for the local community and other interests to consider the local plan, which the local planning authority would like to adopt.



Guidance

Procedure Guide for Local Plan Examinations

Updated 10 February 2023

Examining the soundness of the local plan

Plans are sound if they are:

- a) Positively prepared
- b) Justified
- c) Effective
- d) Consistent with national policy

Publication stage representations will be taken into account by the planning inspector

Bristol Local Plan Publication Version



November 2023

How to respond

For further details of the publication stage please visit:

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

Please send any representations by **Friday 26th January 2024**

Any questions please contact:

blp@bristol.gov.uk

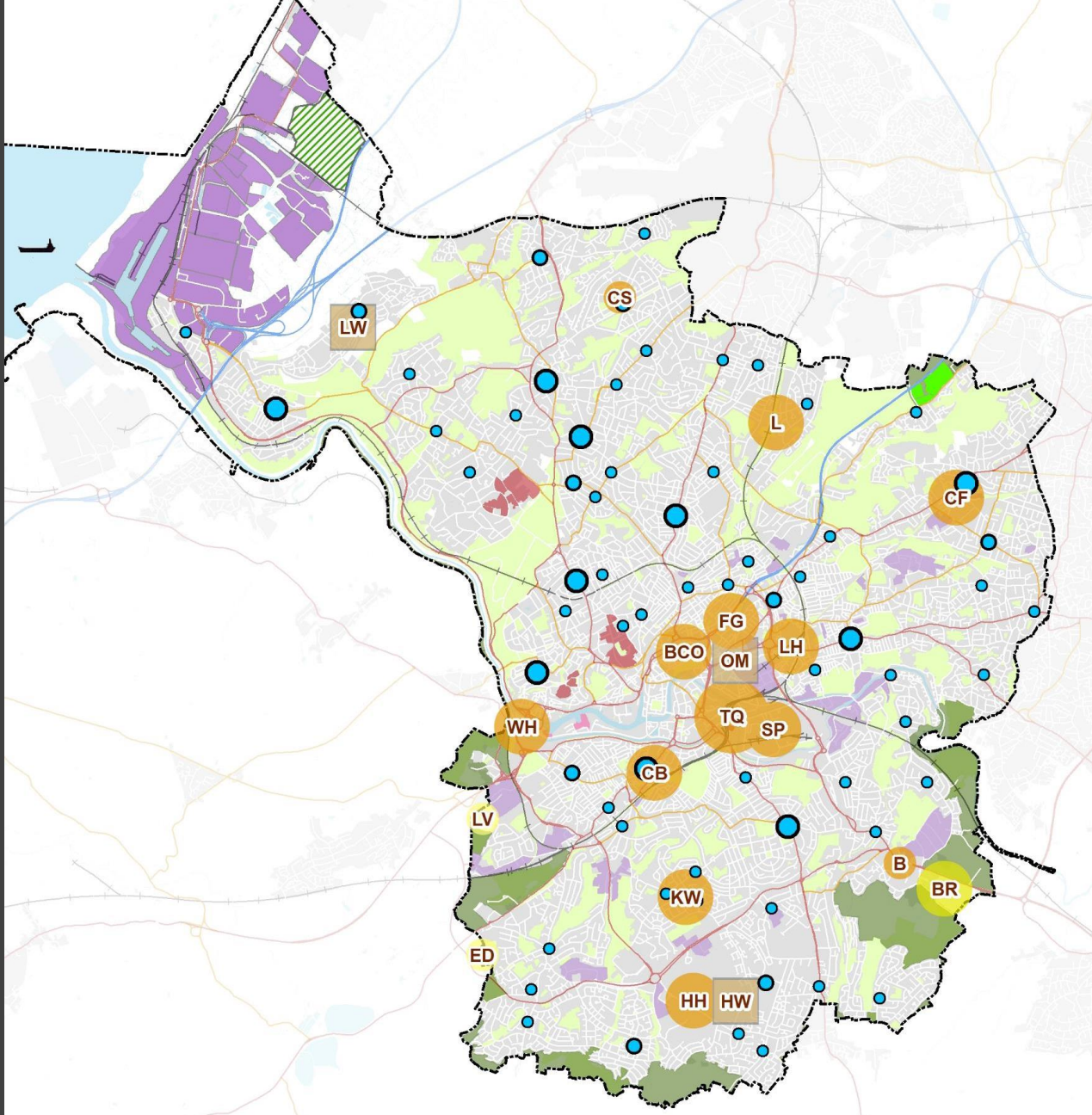
Elements of the publication version

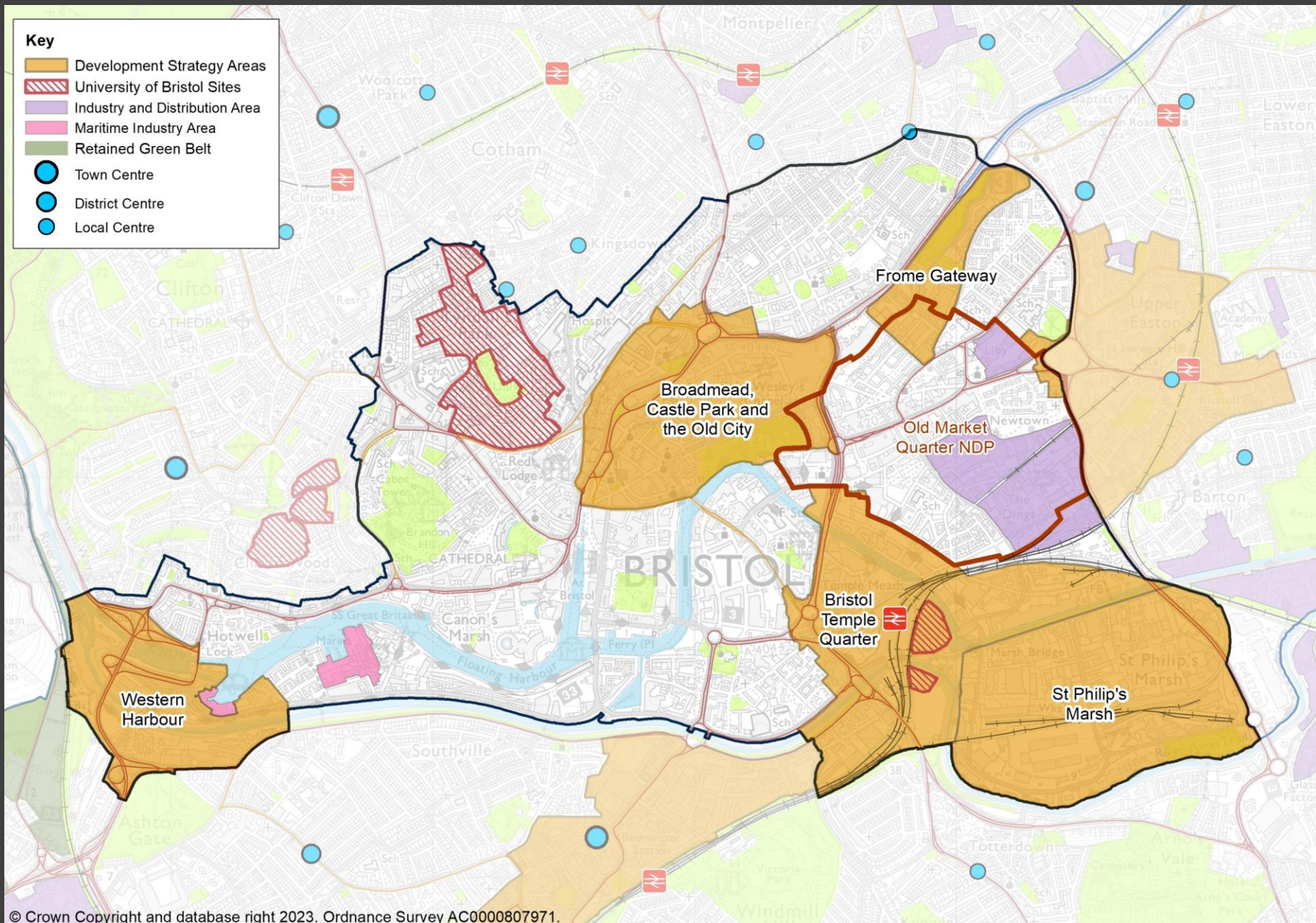
- Vision, objectives and aims
- Development strategy
- Infrastructure, develop contributions and social value
- Urban living: making the best use of urban land
- Housing
- Economy
- Centres, shopping and the evening economy
- Green infrastructure and biodiversity
- Transport
- Community facilities
- Net zero and climate
- Design and conservation
- Health, wellbeing and food sustainability
- Utilities and minerals
- Development allocations
- Policies Map

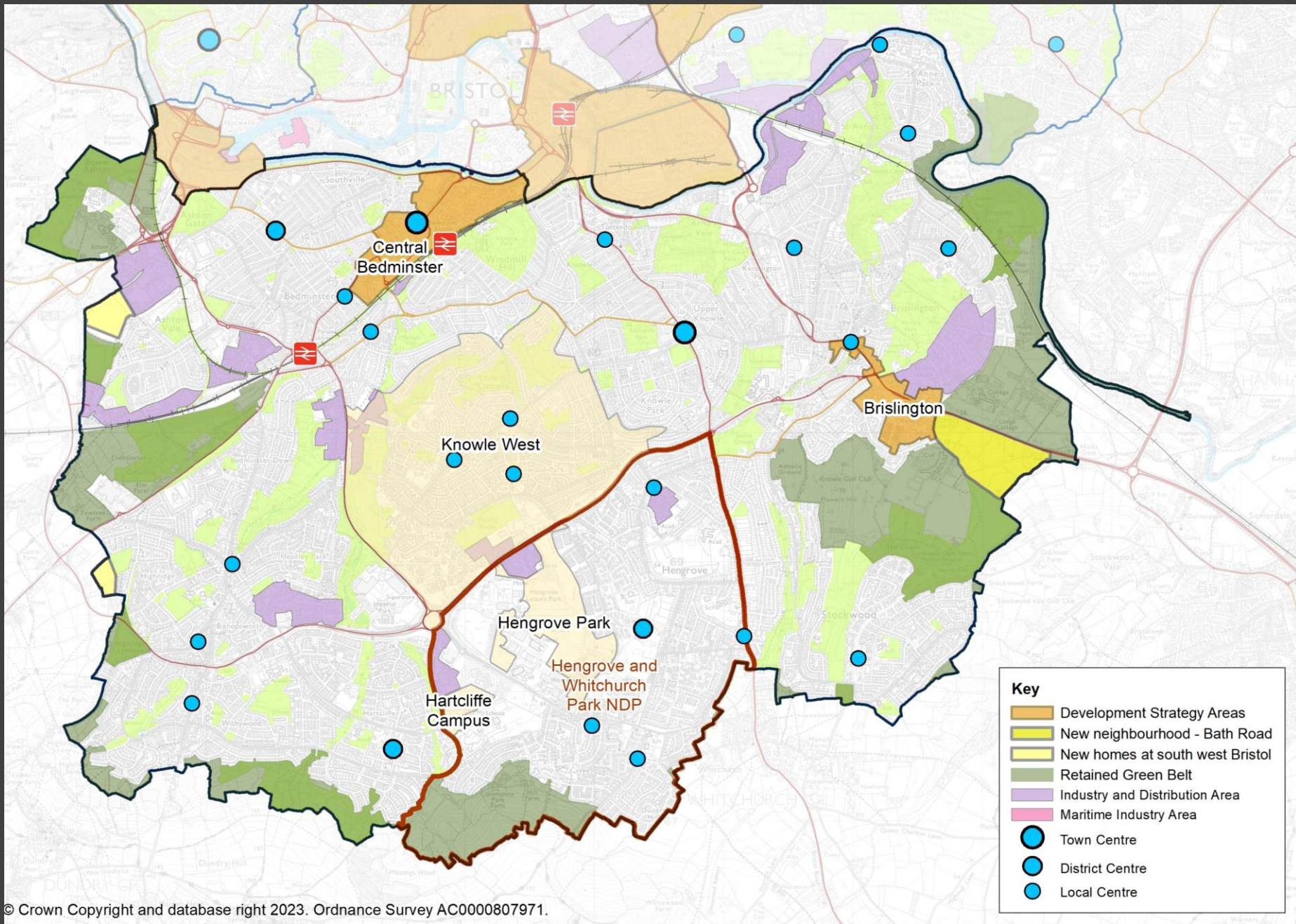
Development strategy

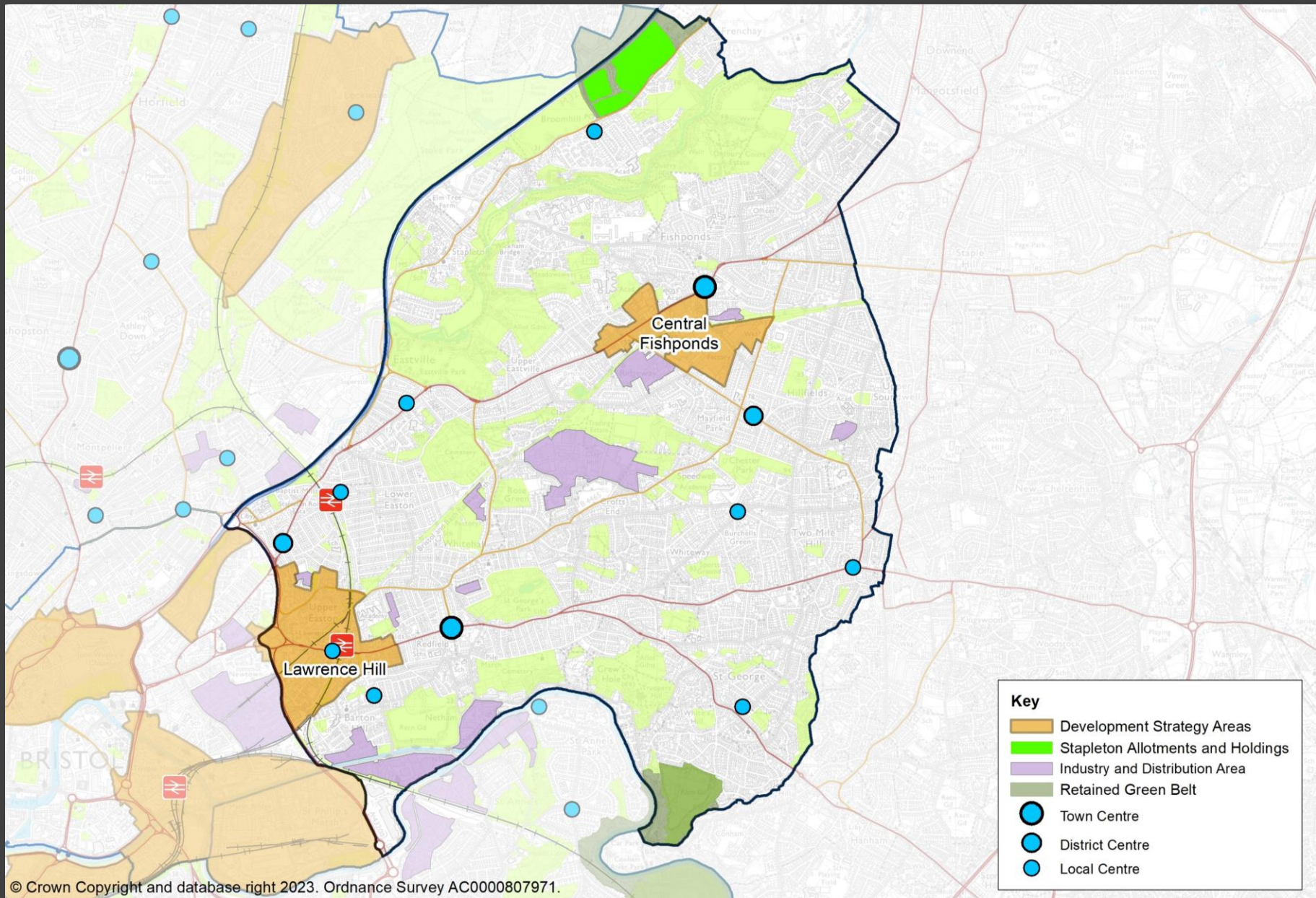
Key

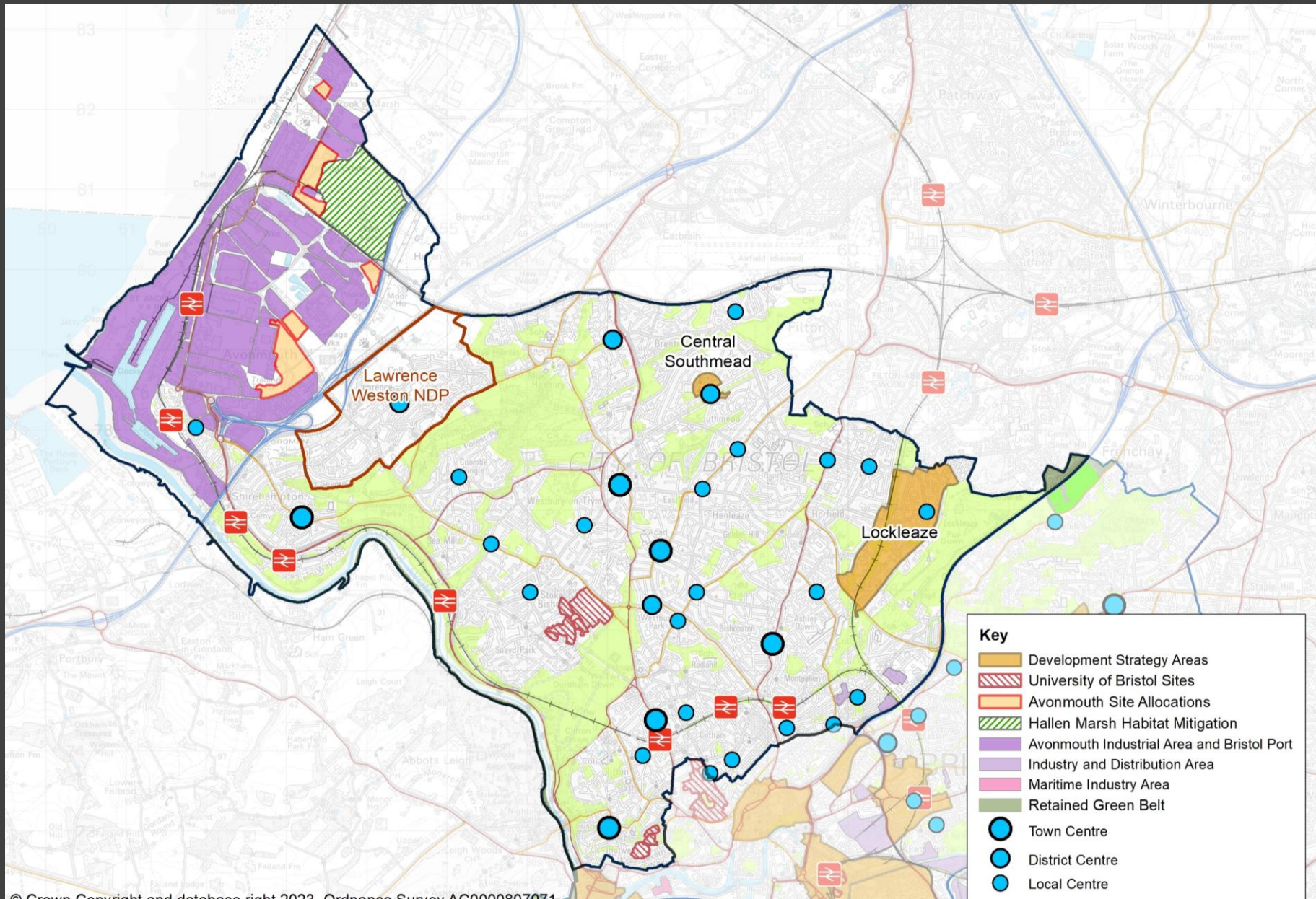
- Development Strategy Areas
- New neighbourhood - Bath Road
- New homes at southwest Bristol
- Neighbourhood Plan Areas
- University of Bristol Sites
- Industry and Distribution Area
- Maritime Industry Area
- Avonmouth Industrial Area and Bristol Port
- Hallen Marsh Habitat Mitigation
- Stapleton Allotments and Holdings
- Retained Green Belt
- Town Centre
- District Centre
- Local Centre













Housing requirement

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

Sets out a minimum target for delivery and a clear aspiration to exceed that amount where this can be achieved.

An average target delivery of **1,925 dwellings/pa (34,650 homes by 2040)**



Affordable housing

Policy AH1: Affordable housing provision

Aims to ensure that all eligible residential development contributes to the provision of affordable housing – **35%** of the homes on those sites.



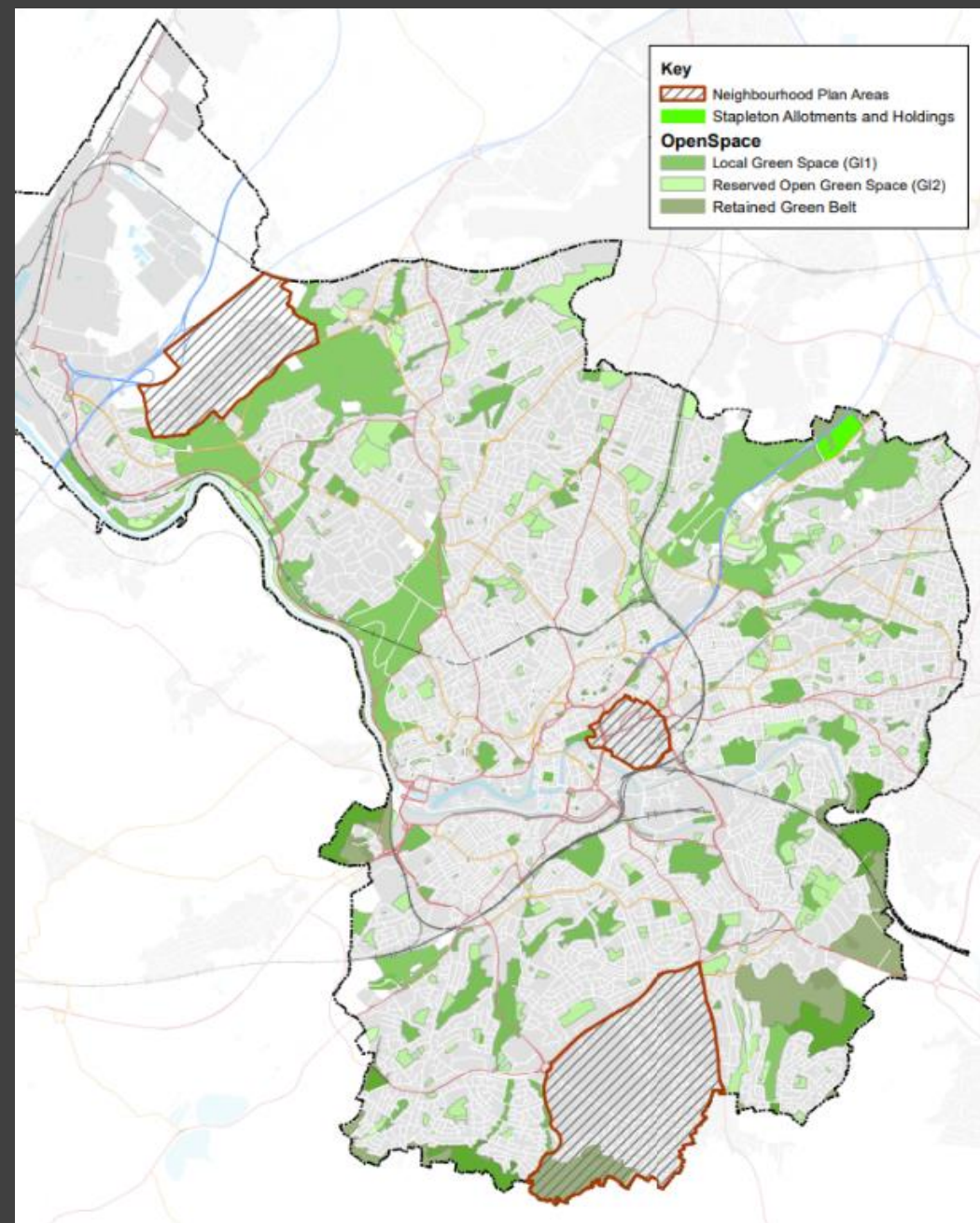
Managing the development of student housing

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

Plans provide for about 9,000 new bedspaces – with specified amounts directed to identified locations in central Bristol, Bedminster and Stoke Bishop.



Biodiversity and Green Infrastructure



Policy GI1: Local Green Space

Policy GI2: Reserved Open Green Space

See topic paper [file \(bristol.gov.uk\)](#)

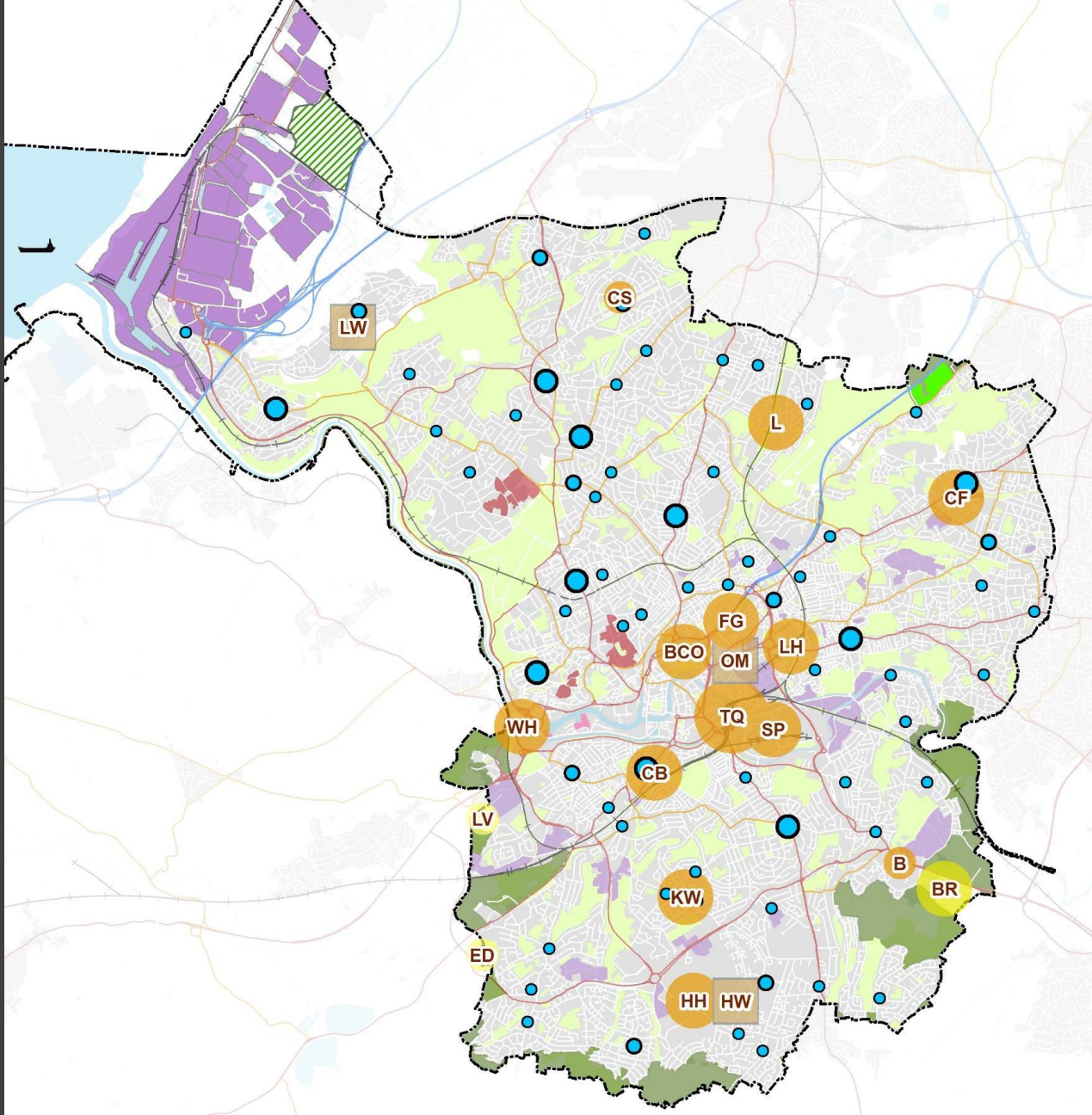
<https://www.bristol.gov.uk/residents/planning-and-building-regulations/planning-policy-and-guidance/planning-evidence>



Centres,
shopping,
and the
evening
economy

Key

- Development Strategy Areas
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Design



Approach to design

Local planning authorities are expected to prepare local design guides or codes.


Design guidance is to replace detailed design policies in local plans.

Overarching policies in the local plan will be supported by new design guidance.

Future guidance will be based on the National Design Guide and National Model Design Code.

The Ten Characteristics of Well-Designed Places will be reflected in future guidance.

Development locations and allocations



Land at Bath Road, Brislington

Currently within the Green Belt.

Potential for 500-750 sustainably located new homes.

Key principles of development:

- Master planned development.
- Transport infrastructure, including active travel support.
- Retention and incorporation of new hedgerows and GI.
- Biodiversity gain.
- Essential infrastructure, inc. primary school spaces off-site.
- Retention of existing allotments.



Land west of Silbury Road

Proposed for allocation in 2019.

Subject to planning permission – the Longmoor Village proposal with associated development at Ashton Gate.

Now proposed that green Belt boundary changes reflect the permission.

Ashton Vale Town Green to be retained as Green Belt.





Land adjacent to Elsbert Drive

Proposed for allocation in 2019.

Potential neighbouring allocation in N.Somerset.

Key principles of development:

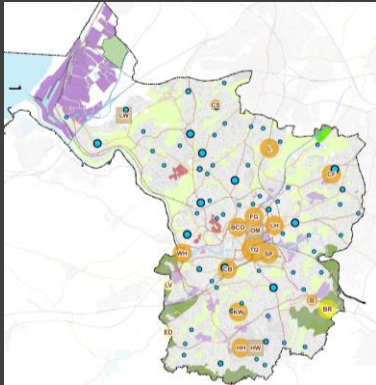
- Cross-boundary master plan.
- Design and landscaping which respects neighbouring homes.
- Transport infrastructure including active travel support.
- Retention of new trees, hedgerows and GI.
- Biodiversity gain.
- Essential infrastructure provision.

Policy DA1: Proposed development allocations

[Bristol Local Plan - Annex Development Allocations - Publication Version November 2023](#)

94 allocations – mix of current local plan and additional allocations

Development locations are in addition to these allocations



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