

Bristol Development Framework update for Bristol Parks Forum Bristol Parks Forum 21 April 2012

Documents available on the council website under
Planning Policy > Local Development Framework

Bristol Central Area Action Plan

The Options document for the BCAAP was out for consultation from 24th February to April 20th. The consultation is now closed.

Further consultation will occur at the Draft Publication stage, but the opportunities for major changes will be more limited at that point. The document will then be Published and a statutory consultation period will lead into the submission to the Secretary of State, when the document will be assessed to ensure it is 'sound'. It will then be adopted.

A supplementary (guidance) document 'Public Realm and Movement Framework' was consulted on at the same time. This set out some of the thinking behind the BCAAP but is not policy.

BCAAP includes policies for managing development in the City Centre Area.

*The Central area is defined as (approximately)
BBC on Whiteladies Road, Dove Lane, Ashley Road, in North
Easton Way and St Phillips Causeway in East
Avon New Cut in the south.
Jacobs Wells Road, and Hotwells Road to Brunel Lock in the west*

There is a section on Green Infrastructure, and a draft policy on parks and green spaces in Stokes Croft which states that adjacent development should provide improved access points and increased surveillance.

The areas designated as Important Open Space, sites of Nature Conservation Interest and proposed green links are shown on the maps for each of the 9 City Centre Neighbourhoods.

Public Realm and Movement Framework –

a useful guidance document on routes and design aims – worth a look!

Primary pedestrian route 4 – from Temple to Broadmead via Castle Park has a set of proposals for improvements to Castle Park.

There is a 'Thematic initiative' **Greening the city** which includes the proposal to integrate street trees and green landscape in all city centre projects because of the benefits such as cooling in summer, improved quality of life, defining urban spaces, increased privacy in residential streets, historical importance, green links, air quality improvements, absorbing of traffic noise, increased property values.

Site Allocations and Development Management Principles Preferred Approach Document Current consultation closes **18th May 2012**

"1.4 This document has three main parts, setting out the preferred approach to:
Site allocations: sites proposed for development, for example, homes, business and mixed-uses;
Designations: land which should be safeguarded (e.g. for open space or transport infrastructure) or where specific policies apply (e.g. local centres).
Development management policies: detailed planning policies which will be used by the council when assessing planning applications."

The Parks and Green Spaces sites which were previously identified for potential development if it was agreed they could be 'disposed of', have been omitted from the Site Allocations maps. Any sites which the Neighbourhood Partnerships have agreed should be disposed of, will be put back into the next (Publication) version of the Site Allocations document, which will then also be taken to consultation.

Programme

Call for Sites exercise	October to December 2008	
Options Consultation Document	June to October 2010	
Preferred Approach Consultation Document	23rd March 2012 to 18th May 2012	Current stage
Publication Document	Late 2012	
Submission of Document to Secretary of State	Early 2013	
Examination in public	Spring/Summer 2013	
Adoption	Late 2013	

The Site Allocations maps are broken down by Neighbourhood Partnership area as before.

Parks Groups are advised to check that the designation of important open space for their area is what they would hope to see.

All the documents are available on the BCC website

Home page> Planning& Building Regs> Local Development Framework> Site Allocations & DM

A separate document on the Development Management Policies covers

Housing and Economy Policies

Health Policies

Green Infrastructure Policies

Transport Policies

Design Policies

Pollution Policies

Utilities and Minerals Policies

The DM policies refer back to the policies in the Core Strategy and give further detail where necessary for clarity.

The following policies are particularly relevant to Parks and Green Spaces groups

Draft Policy DM 4 Protection of Community Facilities (mainly relevant to buildings?)

Draft Policy DM 12 Health Impacts of Development (may have relevance)

Draft Policy DM13 Green Infrastructure Provision

Draft Policy DM14 Open Space for recreation

Draft Policy DM15 Development involving existing green infrastructure

Draft Policy DM16 Avonmouth and Kingsweston Levels

Draft Policy DM17 Development and Nature Conservation

Draft Policy DM18 Development adjacent to waterways

Draft Policy DM 23 Greenways

Draft Policy DM 24 Local Character and distinctiveness

Draft Policy DM 25 Layout and Form (includes open space)

Draft Policy DM 26 Public realm

Draft Policy DM 27 Design of new buildings (open space surveillance)

Draft Policy DM 29 Heritage Assets (can include Heritage sites as well as buildings)

Draft Policy DM 31 Pollution Control

Bristol Parks Forum members might like to do a collective or individual response to these policies, which affect parks and green spaces in their area if and when development happens on or near those green spaces.

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