

South Gloucestershire Council

Memorandum to:

from: Neil Underhay, North Somerset Council
Adeline Wilcox
Senior Planning Officer (Policy)

Date: 28/10/2019

Your Reference:

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Address: Land remaining at Severn Beach (Western Approach Distribution Park)

Proposal: Park & Ride facility for Bristol Airport.

Advice is sought regarding the planning potential for a site within Severnside/Avonmouth to be used as a Park & Ride facility for Bristol Airport. The site has an existing planning application pending consideration for the importation of 1.1 million cubic metres of clays, subsoils and hard core, for the restoration of the site (application PT16/1092/MW).

Site allocations:

- CS5: Location of Development;
- CS12: Designated Employment site; and
- PSP26: Enterprise Area.

Site constraints:

- 11 COMAHs over site;
- Potential areas of archaeological interest;
- Flood zone 2 & 3 (and some areas 3b around site mostly); and
- Esso oil Pipeline & buffer along road immediately north.

CS5, CS12 and PSP26– Employment Allocation & Enterprise Area

The site lies within a designated Employment site and Enterprise Area. Policy CS12 states:

'Land identified ... will be safeguarded for Economic Development. Proposals for change of use from B Use Classes to other economic development uses, including town centre uses, or to non-employment uses, will need to demonstrate that

- 1) The proposal would not prejudice the regeneration and retention of B Use Classes elsewhere within the defined Employment Area; and*

- 2) *It can be clearly demonstrated that it would contribute to a more sustainable pattern of development in the local area as a consequence of the appropriateness of the proposed use to the location; and*
- 3) *The proposal would improve the number or range of jobs available in the local area; and*
- 4) *No suitable alternative provision for the proposal has been made elsewhere in the LDF.'*

Furthermore, the site is also within the designated Severnside Enterprise Area (policy PSP26). In addition to the safeguarded economic prosperity of the area, Policy PSP26 places an additional onus on the site to bring forward education, skills development and training to a safeguarded employment area.

The introduction of a Park and Ride facility at this location would not meet the essential criteria set out in PSP26, nor policy CS12 (criterion 1 & 3), and as such, there would be an in principle objection raised to any planning application of this proposed use on the aforementioned site, unless evidence is provided stating how the site could assist in bringing forward additional employment benefits to the wider area.

Whilst it is recognised that a P&R facility would be beneficial to the area as a whole (in terms of reducing the number of vehicle movements to south Bristol and supporting the wider economic development of the Airport), without evidence to support the site selection and the benefits that this could bring, the application would be contrary to CS12 and PSP26.