

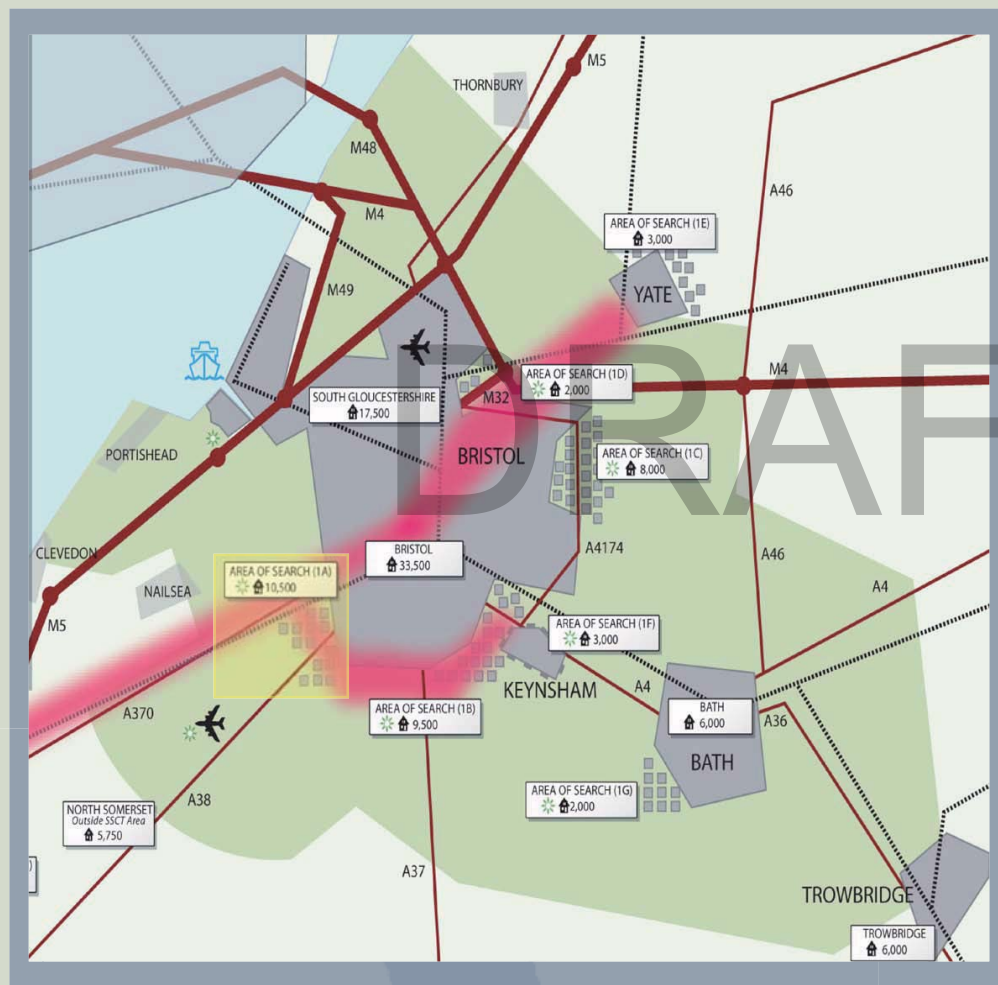
2 Planning policy for the area

The Draft Regional Spatial Strategy (RSS)

The Regional Spatial Strategy will form the governments planning policy for the location of development in the key south west region until 2026.

The draft RSS has identified the need for an urban extension of 10,500 dwellings to the south west of Bristol. 9000 of these dwellings are to be in north Somerset. This will mean removing land to be developed from the Green Belt.

Whilst the RSS has yet to be finally confirmed the Government has said that the strategy's housing requirement will be an important factor in deciding whether or not planning applications for development should be granted.



Yellow shaded area = South West Bristol Urban Extension

Option A: Green Infrastructure Led Strategy
Aims to disperse the most locally distinctive aspects of the rural environment such as the parkland of the former Broom Hospital, on to setting for the new development.
A key feature of this option would be the identification of a broad green corridor extending into the existing urban area of Bristol.
The areas coloured red are broad locations to illustrate the potential areas of new development. These are not intended to be site specific, and should only be used to promote discussion on the possible options.

Option B: Heritage Led Strategy
This strategy focuses development around the existing built heritage including the former Broom Hospital, Broom Quarry, and Torrey.
Central features of this strategy are integrating the new urban fabric into the existing, enhancing the local identity and recognising its distinctive sustainability focus.
The areas coloured yellow are broad locations to illustrate the potential areas of new development. These are not intended to be site specific, and should only be used to promote discussion on the possible options.

Option C: Transport Led Strategy
This strategy aims to focus new development around transport routes including the existing and proposed transport networks, whilst aiming to provide opportunities to use alternative forms of travel throughout the new development.
The areas coloured blue are broad locations to illustrate the potential areas of new development. These are not intended to be site specific, and should only be used to promote discussion on the possible options.

Option D: Existing Settlement Led Strategy
Aims to disperse development to existing settlements, preserving broader scale, diverse areas of development.
This option could contribute to enhanced services throughout the existing area.
The areas coloured green are broad locations to illustrate the potential areas of new development. These are not intended to be site specific, and should only be used to promote discussion on the possible options.

North Somerset Council Options

The whole of the University's land is located in north Somerset. When North Somerset Council consulted the public on its core strategy issues and options in October 2007, it showed four possible approaches to the location of new development in the area (as shown above).

Three of these options included part or all of the land at Long Ashton owned by University of Bristol (highlighted) as an extension to the village.