



Bristol Local Plan

Soundness, Legal and Procedural Requirements Note

April 2024



Introduction

The council has submitted the Bristol Local Plan to the Secretary of State for examination.

As required by the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework, the examination will assess whether the Bristol Local Plan has been prepared in accordance with the duty to co-operate, legal and procedural requirements, and whether it is sound.

This note sets out how the submitted local plan meets these requirements. It is accompanied by a self-assessment which uses the template provided by the Planning Advisory Service (Appendix 1).

Contents

1. Planning for strategic cross-boundary matters	4
2. Soundness tests.....	5
Test 1) Positively prepared	5
Test 2) Justified	6
Test 3) Effective.....	6
Test 4) Consistent with national policy	6
3. Legal, procedural and other requirements	7
Planning and Compulsory Purchase Act 2004	7
Town and Country Planning (Local Planning) (England) Regulations 2012	7
Conservation of Habitats and Species Regulations 2010.....	8
Appendix 1 - Soundness self-assessment.....	9

1. Planning for strategic cross-boundary matters

- 1.1 This section sets out how the council has responded to the duty to co-operate set out in the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework.

Background

- 1.2 Strategic policy-making authorities are required to cooperate with each other, and other bodies, when preparing, or supporting the preparation of policies which address strategic matters. The National Planning Policy Framework sets out that these authorities should produce, maintain, and update one or more statement(s) of common ground, throughout the plan-making process.

How the duty to co-operate has been met

- 1.3 Two statements of common ground accompany the local plan:
- West of England Combined Authority Area Unitary Authorities: Bristol City, Bath & North East Somerset and South Gloucestershire Councils Joint Statement of Common Ground April 2024; and
 - Bristol City Council and North Somerset Statement of Common Ground at April 2024.
- 1.4 Both statements provide a written record of the progress made by the authorities during the process of planning for strategic cross-boundary matters. Together they provide the evidence required to demonstrate that the authorities have complied with the duty to cooperate.

2. Soundness tests

- 2.1 Paragraph 35 of the National Planning Policy Framework (September 2023) establishes four tests of soundness that local plans will be assessed against: that the plan should be positively prepared, justified, effective and consistent with national policy. This section sets out how the Bristol Local Plan responds to these tests.

Test 1) Positively prepared

- 2.2 Paragraph 35 of the National Planning Policy Framework states that the Local Plan should be positively prepared - providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

How the test has been met

Delivering a sufficient supply of homes

- 2.3 Policy H1 sets out a housing requirement of 1,925 homes per year with an intention to exceed that target. Matters of unmet housing need have been discussed with neighbouring authorities in accordance with the duty to cooperate.
- 2.4 The local plan's development strategy, policies and site allocations facilitate the highest level of residential development to have been included within a local plan for the city.
- 2.5 The plan provides for student housing needs by enabling the managed delivery of more than 8,900 bed spaces in purpose-built accommodation.

Building a strong, competitive economy

- 2.6 Policy E2 set outs a strategy for the delivery of specified levels of development of office, industry and warehousing uses.
- 2.7 Policy E4 allows for the continued development and regeneration of commercial areas at Avonmouth and Bristol Port, including the allocation of an additional 60 hectares of land for industrial development.
- 2.8 Policy E5 reserves existing industrial areas allowing for the retention and renewal of industrial uses.
- 2.9 The plan's development strategy has a focus on brownfield regeneration which enables investment in mixed-used development through renewal.

Ensuring the vitality of town centres

- 2.10 The local plan supports centres by the inclusion of a hierarchy which enables main town centre uses to be accommodated alongside diversification including the contribution of residential development. The economy and cultural economy are specifically supported by these policies.
- 2.11 The self-assessment further explores how the local plan has been positively prepared.

Test 2) Justified

- 2.12 Paragraph 35 of the National Planning Policy Framework indicates that a local plan will be justified where it is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

How the test has been met

- 2.13 The plan has been informed by a substantial body of evidence.
- 2.14 The Bristol Local Plan contains a development strategy with a set of policies which constitute an appropriate strategy for development of the city, having regard to the evidence. The self-assessment explores this in further detail.

Test 3) Effective

- 2.15 Paragraph 35 of the National Planning Policy Framework indicates that a local plan should be deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- 2.16 The council considers the proposed development strategy, development locations and development site allocations are deliverable over the plan period. The self-assessment explores this in further detail.
- 2.17 Viability assessment has been undertaken.

Test 4) Consistent with national policy

- 2.18 Paragraph 35 of the National Planning Policy Framework states that the local plan should enable the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Implementation - For the purposes of plan making

- 2.19 The NPPF (December 2023) paragraph 230 states:
The policies in this Framework (published on 19 December 2023) will apply for the purpose of examining plans, where those plans reach regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage after 19 March 2024. Plans that reach pre-submission consultation on or before this date will be examined under the relevant previous version of the Framework in accordance with the above arrangements.
- 2.20 The Bristol Local Plan reached pre-submission consultation on 21st November 2023, before the date referred to in paragraph 230. Therefore, it will be examined under the relevant previous version of the National Planning Policy Framework which is the version dated **September 2023**.

How the test has been met

- 2.21 The Bristol Local Plan's policies, designations and proposals are consistent with the National Planning Policy Framework (September 2023). This is further explored in the self-assessment.

3. Legal, procedural and other requirements

- 3.1 This section explains that the council has responded to legal, procedural and other requirements in preparing the Bristol Local Plan.

Planning and Compulsory Purchase Act 2004

Local Development Scheme

- 3.2 In accordance with Section 19(1) of the 2004 Act, the Bristol Local Plan has been prepared in accordance with the Local Development Scheme of November 2022.

Documents which the Bristol Local Plan has had regard to

- 3.3 Section 19(2) states that the preparation of a local development document must have regard to specified matters and documents.
- 3.4 The local plan identifies and addresses the strategic priorities for the development and use of land in the city.
- 3.5 In accordance with Section 19(2)(a), the Bristol Local Plan has had regard to national policies and advice in guidance issued by the Secretary of State.
- 3.6 An infrastructure delivery plan has been prepared which has enabled the resources likely to be available for implementing the proposals in the local plan to be considered.

Statement of Community Involvement

- 3.7 In accordance with Section 19(3), the preparation of the Bristol Local Plan has been carried out in compliance with the council's Statement of Community Involvement (2015).
- 3.8 Further detail on the consultation methods used and who was consulted is set out in the Statement of Consultation, which has been submitted alongside the Bristol Local Plan Publication Version.

Sustainability Appraisal

- 3.9 In accordance with Section 19(5), sustainability appraisal has been carried out on the Bristol Local Plan and the report of its findings has been submitted alongside the Bristol Local Plan Publication Version.

Town and Country Planning (Local Planning) (England) Regulations 2012

Regulation 18 - Preparation of a local plan

- 3.10 The Statement of Consultation submitted alongside the Bristol Local Plan Publication Version describes how the council met regulation 18(1).

Regulation 19 - Publication of a local plan

- 3.11 The Appendix to the Statement of Representations Received submitted alongside the Bristol Local Plan Publication Version describes how the council has met regulation 19.

Conservation of Habitats and Species Regulations 2010

Regulation 102 - Assessment of implications for European sites and European offshore marine sites

- 3.12 A Habitats Regulations Assessment has been submitted alongside the Bristol Local Plan Publication Version.

Appendix 1 - Soundness self-assessment

The following table provides a soundness self-assessment based on the template provided by the Planning Advisory Service.

	KEY QUESTIONS	Assessment <i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>
	Growth Strategy	
A	<p>In no more than 100 words (excluding any referencing) summarise your strategy for delivering growth and development in your area</p>	<p>See Local Plan chapters 2 and 3.</p> <p>The local plan aims to:</p> <ul style="list-style-type: none"> • Establish a planning approach which sees development of new and affordable homes as a core objective in development decisions - enabling delivery of at least 1,925 new homes a year; • Enable the sustainable growth of the economy; • Promote urban living with a focus on brownfield land; • Secure diverse and vibrant centres; • Promote areas to increase densities and make efficient use of under-used land; • Manage development of student housing to safeguard existing communities whilst supporting thriving universities by meeting student accommodation needs; • Protect valued open spaces; • Achieve carbon net zero development at the earliest opportunity; • Safeguard environmental quality.

	KEY QUESTIONS	<p style="text-align: center;">Assessment</p> <p><i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i></p>
B	<p>In no more than 100 words (excluding any referencing) identify the key factors which informed the distribution of development in the local plan policies update</p>	<p>See Local Plan chapters 2 and 3. The plan has a regeneration orientation with a focus on development of previously developed land.</p>
C	<p>List each of the main growth areas and strategic sites and the key infrastructure needed to support delivery</p>	<p><i>Development Strategy Areas and Neighbourhood development plan areas:</i></p> <p>Central Bristol:</p> <ul style="list-style-type: none"> - Bristol City Centre (Policy DS1) - Bristol City Centre- Broadmead, Castle Park and the Old City (Policy DS1A) - Bristol Temple Quarter (Policy DS2) - St Philip’s Marsh (Policy DS3) - Western Harbour (Policy DS4) - Frome Gateway (Policy DS5) <p>East Bristol:</p> <ul style="list-style-type: none"> - Lawrence Hill (Policy DS6) - Central Fishponds (Policy DS7) <p>South Bristol:</p> <ul style="list-style-type: none"> - Central Bedminster (Policy DS8) - Brislington (Policy DS9) - Hengrove and Knowle West (Hengrove and Whitchurch Park Neighbourhood Development Plan) - The Green Belt (Policy DS10) - Development Allocations – South West Bristol (Policy DS11) - New neighbourhood Bath Road (Policy DS12) <p>North Bristol:</p> <ul style="list-style-type: none"> - Lockleaze (Policy DS13)

		Assessment				
KEY QUESTIONS		<p><i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i></p>				
		<ul style="list-style-type: none"> - Central Southmead (Policy DS14) - Lawrence Weston (Lawrence Weston Neighbourhood Development Plan) <p>Site Allocations Centres Transport improvements</p>				
1.	Overall does the local plan policies update clearly articulate the strategy for <u>where</u> and <u>how</u> sustainable development will be delivered and that this is ‘an appropriate strategy’ within the context of paragraph 35 of the NPPF?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		<p>Reason for score: The local plan sets out a clear housing requirement (policy H1) and employment floorspace requirements (policy E2). The Development Strategy (policies DS1-14) sets out where and how approximately half of the total housing requirement will be delivered through mixed-use development in Areas of Growth and Regeneration. Development Allocations including three Green Belt sites (policies DA1 and DS11-12) make a significant further contribution to delivering the requirement. The remainder of the requirement will be delivered through existing planning permissions and windfall development as set out in the Strategic Housing Land Availability Assessment (SHLAA). The employment floorspace requirements will be delivered through continued investment in office development in Bristol City Centre and other appropriate locations (policy E3) and in industry and distribution at the Avonmouth Industrial Area and designated Industry and Distribution Areas (policies E4 and E5). Four additional Development Allocations are made at Avonmouth specifically for industrial and distribution uses (policy E4). Workspace is among the uses sought in Areas of Growth and Regeneration and Development Allocations elsewhere in the city. A network of centres throughout the city (policy SSE1) provide further opportunities for the delivery of this requirement.</p>				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
		Reviewer Comments:				
2.	Is it clear how the amount of development identified for any growth areas or major site allocations has been determined – and that the level proposed is deliverable and justified?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The Areas of Growth and Regeneration and Development Allocations are assessed individually in the SHLAA, with reference to best available information on constraints and deliverability.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
3.	Is it clear that the local plan policies update provides for the most appropriate level of housing growth using the standard methodology as a starting point? Can you clearly articulate why planned growth levels should not be higher or lower? If you are proposing any material change away from the level of housing indicated by the standard method, can you clearly justify this through evidence?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The LHNA provides a detailed assessment of local housing need and identifies the most appropriate local housing need for Bristol (2,503 homes per annum) as being the locally derived element of the Government’s standard method figure for Bristol. The additional 35% uplift the standard method applies to the largest cities and urban centres represents an additional contribution to nationally derived housing need and is identified as unlikely to be deliverable within the city. The local plan (policy H1) proposes a housing requirement of 1,925 homes per annum which is to be met and, if possible, exceeded. As set out in the SHLAA, this is an ambitious requirement based on a thorough and generous assessment of Bristol’s potential capacity to deliver new homes within its boundary.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

KEY QUESTIONS		Assessment				
		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	Does the level of housing provide for an appropriate and justified buffer?	Reviewer Comments:				
4.	Is the distribution of development justified in respect of the need for, and approach to, Green Belt release and can you demonstrate that alternatives to Green Belt release have been fully considered? Can you demonstrate that exceptional circumstances exist to justify green belt release?	-2 No, we do not meet this requirement	-1 No, we may not fully meet this requirement	0 Unclear whether our plan meets this requirement or not	+1 Yes, we are likely to meet this requirement	+2 Yes, we are confident our plan will meet this requirement
		Reason for score: Exceptional circumstances are addressed in the local plan. Alternatives are limited and have been addressed.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
5.	Is it clear how sites have been selected and have site allocations been made on a consistent basis having regard to the evidence base, including housing and employment land availability assessments, the Sustainability Appraisal and viability assessment? If not, can you justify why?	-2 No, we do not meet this requirement	-1 No, we may not fully meet this requirement	0 Unclear whether our plan meets this requirement or not	+1 Yes, we are likely to meet this requirement	+2 Yes, we are confident our plan will meet this requirement
		Reason for score: The Areas of Growth and Regeneration and Development Allocations are assessed individually in the SHLAA, with reference to best available information on constraints and deliverability.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
6.	Does the local plan policies update	-2	-1	0	+1	+2

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	identify a housing requirement for designated neighbourhood areas?	No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		<p>Reason for score: The Local Plan does not currently specify housing requirements for individual neighbourhood plan areas. The relevant NPPF requirement (para.67) links the requirement to be set for neighbourhood plan areas to “the overall strategy for the pattern and scale of development and any relevant allocations”. A precise figure is difficult to determine for individual neighbourhoods within a large and complex urban area such as Bristol, as opposed to, say, a rural parish, where the potential contribution to housing requirements may be clearer.</p> <p>Some flexibility on this requirement is implied by NPPF para.68 which states “Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.” There are no emerging neighbourhood plans in Bristol where this has been requested at this time.</p>				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
7.	Do site allocations include sufficient detail on the mix and quantum of development, including, where appropriate any necessary supporting infrastructure?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		<p>Reason for score: The development allocations and site allocations include details on mix and amount of development and include relevant references to infrastructure.</p>				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

KEY QUESTIONS		Assessment				
		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
D	<p>What targets have you set for non-residential floorspace or employment land and, if relevant, the number of jobs to be created over the plan period?</p> <p>List these targets and the evidence source for this 'need' target?</p>	<p>Policy E2: Economic development land strategy 164,000m² of net additional office floorspace 164,000m² of net additional industry and distribution floorspace (with 61 hectares of new development allocations to accommodate part of this provision).</p> <p>Source: Employment land topic paper.</p>				
8.	<p>Where and how are the targets referred to above to be delivered? Do the sites and indicative capacities that you have identified demonstrate that these targets are achievable? If you are not allocating sites to meet needs identified, can you justify and explain how those needs will be met?</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		<p>Reason for score: The target of 164,000m² of net additional office floorspace contained within Policy E2 is not tied to the supply of a definitive list of sites. It has been informed by a quantum relating to a number of sites in Central Bristol where proposals have been progressed, taken as only an indication of potential supply. The scale of the informal office pipeline is significant and new space could come forward on a broad range of sites, including existing office sites. The Employment Land topic paper provides further detail.</p> <p>The target of 164,000m² of net additional industry and distribution floorspace contained within Policy E2 is based broadly on JLL's work to identify 5 years' worth of future supply subject to adjustments to account for lower plot ratios at Avonmouth and higher densities in urban parts of the city. Similar to the target for office floorspace, the target for industry and distribution space is not tied to the supply of a definitive list of sites but is rather reflective of a potential capacity. The Employment Land topic paper provides further detail.</p>				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				

KEY QUESTIONS		Assessment				
		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
		Reviewer Comments:				
9.	Does the local plan policies update: (i) identify infrastructure that is necessary to support planned growth; and (ii) enable provision of this infrastructure?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Section 4, particularly IDC1 sets out what is being prioritised and how it will be achieved.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
10.	Can you demonstrate that the transport and other infrastructure needed to support <u>each</u> growth area or strategic site identified in the local plan policies update: (i) can be funded and delivered; and (ii) is supported by the relevant providers/ delivery agents in terms of funding and timescales indicated? Have you identified the extent of any funding gap? If so, are you able to explain why you are confident that any gap can be	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Further information regarding the specific detail of major transport schemes and the associated funding, delivery and potential timescales can be found in documents including the Infrastructure Delivery Plan, Transport Delivery Plan, JLTP4, City Region Sustainable Transport settlements, the 10 Year Rail Delivery Plan and the Cycling and Walking Infrastructure Delivery Plan. This includes the transport infrastructure contained within the local plan which is needed to support the development strategy.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	addressed?					
Process and Outcomes (see also Toolkit Parts 2 and 3)						
E	What are the cross boundary strategic matters affecting your local plan policies update? List these.	As set out in statements of common ground.				
11.	Does your Duty to Cooperate Statement(s) of Common Ground: (i) identify these issues; (ii) identify the bodies you have engaged with or continue to engage with; and (iii) clearly set out not just the process, but the outcomes of this engagement highlighting areas of agreement and of difference?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: As set out in statements of common ground.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
F	<p>Are there any aspects of the local plan policies update not in conformity with national policy (or where you will be relying on transitional provisions)? Please set these out and provide justification with reference to evidence for these. Are you satisfied you can robustly defend this on the basis of local evidence?</p> <p><i>For instance, are you seeking to require affordable housing on sites which are below the threshold of major development as defined by national planning policy?</i></p>	<p>Part of the approach to energy efficiency found in policy NZC2 does not conform with the content of the Written Ministerial Statement issued on 13 December 2023 (Planning – Local Energy Efficiency Standards Update) which post-dated the plan’s publication. The approach proposed uses Energy Use Intensity as the metric for assessing compliance with the policy instead of percentage uplift on TER (SAP).</p> <p>The council proposes to prepare an alternative approach that is in line with the content of the Written Ministerial Statement and which uses percentage uplift on TER. Further details of this will be provided as part of the examination process and additional evidence work will be prepared to supplement the existing evidence base which shows that the EUI approach is viable and feasible in new development.</p>				
12.	<p>Are there any specific policies in the local plan policies update where there are differences to any policy approach set out in a relevant strategic planning framework (e.g. the London Plan, or a plan produced by a Combined Authority or through voluntary agreement).</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The Bristol Local Plan does not sit within a wider strategic planning framework				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
13.	<p>Is the local plan policies update:</p>	-2	-1	0	+1	+2

KEY QUESTIONS		Assessment				
		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	<ul style="list-style-type: none"> • in conformity with any 'higher level' plans prepared by the Council; and • properly reflecting provisions of any made neighbourhood plan? 	No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score:				
		a) There are no up-to-date 'higher level' plans prepared by the council that the new Local Plan needs to be in conformity with. The Local Plan will replace the existing three Local Plan documents and will set out the council's approach to meeting its strategic development needs in the new plan period to 2040.				
		b) The Local Plan makes appropriate references to the three neighbourhood plans which have been made within the council's administrative area. It states that, as part of the development plan, the neighbourhood plans will steer the approach to development in their respective areas.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
14.	<p>Does your Consultation Statement demonstrate how you have complied with the specific requirements of the Town and Country Planning (Local Plan) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement to date [you should revisit and update this following the publication of your Regulation 19 local plan policies update]?</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Requirement met.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

KEY QUESTIONS		Assessment				
<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>						
15.	Has the Sustainability Appraisal – incorporating the requirements of the Strategic Environmental Assessment legislation - evaluated all reasonable alternatives? Is it clear why alternatives have not been selected?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The SA has considered alternatives, which are limited having regard to the characteristics of the city's administrative area.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
16.	Does the Sustainability Appraisal adequately assess the likely significant effects of policies and proposals?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Significant effects are assessed				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
17.	Is it clear how the Sustainability Appraisal has influenced the local plan policies update including how	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: As set out in the report				
		Implications of taking no further action:				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	any policies or site allocations have been amended as a result and does it show (and conclude) that the local plan policies update is an appropriate strategy?	Mitigation / Action required (if necessary) to move scale to right: Reviewer Comments:				
18.	Is it clear how an Equalities Impact Assessment has influenced the local plan policies update?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The EQIA shows positive or neutral impacts arising from policies.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
19.	Does the Habitats Regulations Assessment consider the local plan policies update in combination with other plans and projects?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: HRA process is comprehensively and proportionately considers in combination effects.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
		Reviewer Comments:				
20.	If the Habitats Regulations Assessment has identified, through 'Appropriate Assessment' that mitigation measures are required, does the local plan policies update adequately identify the measures required and the mechanisms for delivering them?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: This is addressed in the submitted assessment.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
21.	Is it clear how the outcomes and conclusions of the Habitats Regulations Assessment have influenced the local plan policies update?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The effects of the local plan will be primarily addressed through in-plan mitigations measures.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
Housing Strategy						
22.		-2	-1	0	+1	+2

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
	Can you demonstrate that the policies and proposed allocations in your local plan policies update meet your housing requirement in full and that this can be achieved as a minimum? If not [for instance, because another local authority has agreed to plan for your unmet need], can you explain and robustly justify why?	<p>Reason for score: The local plan (policy H1) proposes a housing requirement of 1,925 homes per annum which is to be met and, if possible, exceeded. As set out in the SHLAA, this is an ambitious requirement based on a thorough assessment of Bristol's potential capacity to deliver new homes within its boundary.</p> <p>The Development Strategy (policies DS1-14) sets out where and how approximately half of the total housing requirement will be delivered through mixed-use development in Areas of Growth and Regeneration. Development Allocations including three Green Belt sites (policies DA1 and DS11-12) make a significant further contribution to delivering the requirement. These locations are assessed individually in the SHLAA. The remainder of the requirement will be delivered through existing planning permissions and appropriate allowances for windfall development as also set out in the SHLAA.</p> <p>The housing requirement is a capacity-based figure that realistically reflects the number of new homes that can potentially be delivered in Bristol. It does not include Bristol's unmet housing need, which is separate to the local plan and is subject to Duty to Co-Operate discussions with neighbouring authorities.</p> <p>Implications of taking no further action for local plan soundness and/or effectiveness:</p> <p>Mitigation / Action required (if necessary) to move scale to right:</p> <p>Reviewer Comments:</p>				
G	Is there any unmet need in neighbouring areas that you have been formally asked to accommodate? If yes, then list the amount by each local authority area.	<ul style="list-style-type: none"> Not applicable as Bristol City Council administrative area will not be accommodating unmet need from neighbouring Local Planning Authorities 				
23.	Does your local plan policies	-2	-1	0	+1	+2

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	update accommodate any of this unmet need where you can sustainably to do so?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		<ul style="list-style-type: none"> Reason for score: Not applicable as Bristol City Council administrative area will not be accommodating unmet need from neighbouring Local Planning Authorities 				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						
24.	Is there a housing trajectory which illustrates the expected rate of housing delivery and ensures the maintenance of a 5-year supply during the plan period? Is your strategy for delivery and implementation clearly articulated and justified to support the trajectory?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: A trajectory and 5-year housing land supply position are set out in the SHLAA.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						
25.	Can you confirm: (i) that the local plan policies update will provide for a 5-year supply of specific deliverable sites on adoption; and (ii) that beyond this 5 year period sites are developable and (iii) if	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: A trajectory and 5-year housing land supply position are set out in the SHLAA. Beyond 5 years the sites are developable but do not currently have full planning permission. Under the 2023 Housing Delivery Test results there is no				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	relevant, you have included a 5 or 20 percent buffer to deal with under-delivery.	requirement for Bristol to include a buffer.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
26.	Does the level of supply provide any 'head room' (that is additional supply above that required) to enable you to react quickly to any unforeseen changes in circumstances and to ensure that the full requirement will be met during the plan period?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The SHLAA sets out that Bristol has more than a 5-year housing land supply against the local plan housing requirement. In the longer term the SHLAA identifies a total capacity slightly greater than the local plan housing requirement which provides some headroom against non-delivery in individual sites or locations.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
27.	Is the Council reliant on the delivery of any 'windfall' sites (sites not specifically identified in the development plan) during the plan period and if so, how many and when? Is there compelling evidence to confirm that such sites	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The council's windfall assumptions are set out in the SHLAA. The small site windfall allowance is based on a robust trend-based assessment while the large site windfall allowance is based on a detailed urban potential study which includes consideration of the likelihood of sites coming forward.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

KEY QUESTIONS		Assessment				
		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	will continue to come forward?	Mitigation / Action required (if necessary) to move scale to right: Reviewer Comments:				
28.	Does the local plan policies update make it clear what size, type and tenure of housing is required?	-2 No, we do not meet this requirement	-1 No, we may not fully meet this requirement	0 Unclear whether our plan meets this requirement or not	+1 Yes, we are likely to meet this requirement	+2 Yes, we are confident our plan will meet this requirement
		Reason for score: Proposed policies AH1, H5, H6, H7, H8, BTR1 and H10 support the provision of different types and tenures of housing across the city including affordable homes, self-build and community-led housing, HMOs, student accommodation, older peoples housing, build-to rent housing and residential sites for travellers and travelling showpeople. Proposed policy H4 sets out a criteria-based approach to determine the appropriate size and form of housing in any development.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
29.	Does the local plan policies update specifically address the needs of different groups in the community?	-2 No, we do not meet this requirement	-1 No, we may not fully meet this requirement	0 Unclear whether our plan meets this requirement or not	+1 Yes, we are likely to meet this requirement	+2 Yes, we are confident our plan will meet this requirement
		Reason for score: Proposed policies AH1, H5, H6, H7, H8, BTR1 and H10 support the provision of housing across the city for different groups in the community including affordable homes, self-build and community-led housing, HMOs, student accommodation, older peoples housing, build-to rent housing and residential sites for travellers and travelling showpeople.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

KEY QUESTIONS		Assessment				
		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
30.	<p>Can your affordable housing requirements, including any geographical variations, be justified?</p> <p>Does the local plan policies update provide for the delivery of the full need for affordable housing? If not, can you explain and justify why?</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Affordable housing requirements relating to proportions and tenures sought are justified having regard to evidence set out in the <i>Bristol City Council: Local Plan Viability Assessment</i> and the <i>City of Bristol Local Housing Needs Assessment</i> .				
		Assessed viability restricts delivery of the full assessed affordable housing need for Bristol as set out in the <i>City of Bristol Local Housing Needs Assessment</i> .				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
31.	<p>Have the needs for travellers and travelling show people been adequately assessed in accordance with national policy and have they been based on robust evidence?</p> <p>Does the local plan policies update make adequate provision for the identified needs?</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Gypsy and Traveller Accommodation Assessment (2020) has been undertaken and is published.				
		Proposed policy H10 supports the provision of residential sites for travellers and travelling showpeople.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
		Reviewer Comments:				
32.	Will the local plan policies update provide for a 5-year supply of deliverable travellers and travelling show people pitches to meet identified needs?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The local plan has a criteria based policy which enables provision of sites.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
H	List any travellers and travelling show people sites identified to meet need and the timescales for their delivery					
Justified approaches to plan policy and content						
33.	Where thresholds are set in policies which trigger specific policy requirements, are these thresholds justified by evidence	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	and is this clear in the supporting text? [You may wish to check each policy setting a threshold]	Reason for score: Proposed policy H6 relating to HMOs includes a threshold approach. Explanation of the approach and the justification for it are set out in the <i>Managing the development of houses in multiple occupation SPD</i> (and supporting evidence document) referred to in the explanatory text to the policy.				
	Implications of taking no further action:					
	Mitigation / Action required (if necessary) to move scale to right:					
	Reviewer Comments:					
34.	Does the local plan policies update avoid deferring details on strategic matters to other documents? If it does, is it clear <i>why</i> matters will be covered in other Development Plan Documents or Supplementary Planning Documents and why this is appropriate?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Local Plan policies address strategic matters appropriately. Where additional detail would be helpful for policy implementation, this is signposted in the relevant policy with reference to further guidance that has been published or is forthcoming.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
35.	Where the local plan policies update defines a hierarchy do policies throughout the Plan consistently: (i) reflect this hierarchical approach; (ii) make clear the level of protection afforded to designations	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The hierarchy of centres set out at policies SSE1-SSE4 is consistent with national planning policy and is also consistent with local plan policies for AGR, Urban Living, Housing, Economy etc.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				

		Assessment					
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>					
	<p>depending on their status within the hierarchy; and (iii) is the approach consistent with National Policy?</p> <p>[For example, hierarchies could relate to nature conservation, heritage assets, town centres/retail, settlements.]</p>	<p>The hierarchy of nature conservation sites set out at policy BG2 is consistent with national planning policy and reflects the differing status of international, national and locally designated sites. The constraints represented by nature conservation sites have been reflected appropriately in the process of selecting and allocating sites for development.</p> <p>Implications of taking no further action:</p> <p>Mitigation / Action required (if necessary) to move scale to right:</p> <p>Reviewer Comments:</p>					
	36.	<p>Where policies seek to limit certain uses, is this justified by evidence and is the rationale clear in the supporting text to the policy and in the evidence.</p> <p>[For example, policies relating to town centres, employment or retail may seek to limit certain uses.]</p>	-2	-1	0	+1	+2
		<p>No, we do not meet this requirement</p>	<p>No, we may not fully meet this requirement</p>	<p>Unclear whether our plan meets this requirement or not</p>	<p>Yes, we are likely to meet this requirement</p>	<p>Yes, we are confident our plan will meet this requirement</p>	
		<p>Reason for score: Policies have been prepared in accordance with national planning policy and guidance</p>					
<p>Implications of taking no further action:</p>							
<p>Mitigation / Action required (if necessary) to move scale to right:</p> <p>Reviewer Comments:</p>							
37.	<p>Is it clear that any standards proposed for development are justified and deliverable, taking into account the scale of the</p>	-2	-1	0	+1	+2	
	<p>No, we do not meet this requirement</p>	<p>No, we may not fully meet this requirement</p>	<p>Unclear whether our plan meets this requirement or not</p>	<p>Yes, we are likely to meet this requirement</p>	<p>Yes, we are confident our plan will meet this</p>		

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	<p>development? Where relevant, are they consistent with the principles set out in the National Design Code and National Model Design Code?</p> <p>[For example, onsite provision of open space, optional technical standards, internal and external space standards.]</p>					requirement
		Reason for score: All standards set out in the plan have been viability tested and so are considered deliverable and are justified in accordance with evidence.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
Deliverability						
38.	<p>Has the viability of the local plan policies update been suitably tested and does this testing cover all requirements including in respect of any required standards, affordable housing provision and transport and other infrastructure needs and if relevant the implications of CIL?</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The viability of the local plan has been tested with all cost implications of relevant proposed policies and CIL included within the assessment.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						
39.	<p>Does the local plan policies update reflect the conclusions and recommendations of your viability evidence?</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: All cost implications of relevant proposed policies and CIL have been included within the viability assessment with recommendations on the approach to affordable housing proportions reflected in proposed policy AH1. The viability				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	Is it clear the viability and delivery of development will not be put at risk by the requirements in the local plan policies update?	assessment demonstrates that policy requirements as a whole will not put at risk the viability and delivery of development.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
40.	Does the monitoring framework clearly set out what matters will be monitored, and the indicators used? Are these measurable and can the data be readily secured/captured?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The existing monitoring framework set out in the authority's monitoring report will continue, with adjustments, to be a suitable basis for monitoring the local plan. A reference to plan period and review is included in local plan paragraph 6.9. It is considered that the adopted local plan could usefully incorporate some additional information about monitoring and review. This will be put forward as a suggested modification during the course of the examination.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
41.	Does the local plan policies update and monitoring framework identify a clear framework for plan	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	<u>review?</u>	Reason for score: See above				
	Where triggers for plan review and/or update are identified are they justified and proportionate?	Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
Plan effectiveness (and associated policy clarity)						
42.	Does the local plan policies update clearly set out the timeframe that it covers? Is it clear which policies are strategic? Will the strategic policies provide for a minimum of 15 years from adoption? Does the evidence relied on to support those policies correspond/cover this whole period? Where larger scale developments are proposed as part of the strategy, does the vision look further ahead (at least 30 years)?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		<ul style="list-style-type: none"> Reason for score: Until 2040 – i.e. 15 years. Review will occur well ahead of plan period. Plan prepared in accordance with national planning policy and guidance. 				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						
43.	Does the local plan policies update clearly set out which <u>adopted</u> Development Plan policies it supersedes?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Set out within the plan introduction. The local plan replaces the entire Bristol Local Plan (with the exception of the West of England Joint Waste Core Strategy which is unchanged).				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
44.	Are the objectives the policies are trying to achieve clear, and can the policies be easily used and understood for decision making?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Prepared in accordance with national policy and guidance				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
45.	For each policy area you have designated or defined in the Plan: (i) are these clearly referenced and explained in the Plan; and (ii) clearly defined on the Policies Map? Where you have included maps or graphics within the local plan policies update are these legible and is it clear if and how they are to be used in decision making?	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: i) yes, ii) yes. The Policies Map, the Key Diagram and other diagrams in the local plan are clear and legible. The local plan generally relies on words for the explanation and implementation of the policies.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
46.	Does each local plan policies	-2	-1	0	+1	+2

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	<p>update policy: (i) make clear the type of development it will promote; (ii) use positive rather than negative wording?</p>	No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Prepared in accordance with national policy and guidance.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
47.	<p>Do policies make clear where they are intended to be applied differently for the purposes of decision-making dependent on (i) scale; (ii) use; or (iii) location of development proposed.</p> <p>[Note: If you have said ‘all development’ this implies equal application irrespective of the development scale/use/location and this may not be either justified or deliverable]</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Policies indicate applicability by scale or use.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
I	<p>State how many policies are in your local plan update?</p> <p>Can you list any policies within the</p>	95 policies. The policies avoid internal repetition or inappropriate repetition of national planning policy (whilst noting the NPPF is not part of the development plan).				

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
	<i>local plan update that: (i) repeat parts of other policies within the plan; (ii) replicate or repeat paragraphs in the NPPF (iii) cross reference other policies.</i>					
48.	<p>Based on the above, have you tried to avoid unnecessary repetition (of the NPPF or other policies within the local plan policies update) and cross referencing in policies?</p> <p>If you find duplication or repetition you may want to take minute to consider whether this is appropriate.</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Unnecessary repetition has been consciously avoided.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				
49.	<p>Do policies avoid duplicating other regulatory requirements (for example, building regulations)?</p>	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: The plan’s policies do not duplicate other regulatory requirements apart from instances where it is acceptable to do so in order to go beyond them (NZC2).				
		Examples of unintentional duplication may be identified in representations. Modifications will be suggested as appropriate.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
Reviewer Comments:						

		Assessment				
KEY QUESTIONS		<i>Note: In answering the questions, you should be able to reference the document(s) in the plan evidence base (which may include any Statement(s) of Common Ground - both Examination focused and in relation to the Duty to Cooperate). Try to be as precise as possible when referencing evidence sources, including identifying specific sections/ paragraphs where appropriate.</i>				
50.	Does the wording of plan policies avoid ambiguity? Are requirements clear to the decision-maker? [For instance, policies should avoid using overly subjective terms such as “to the Council’s satisfaction”, “considered necessary by the Council” or “appropriate” without associated clarification.]	-2	-1	0	+1	+2
		No, we do not meet this requirement	No, we may not fully meet this requirement	Unclear whether our plan meets this requirement or not	Yes, we are likely to meet this requirement	Yes, we are confident our plan will meet this requirement
		Reason for score: Representations may identify examples of unintentional ambiguity. Modifications may be suggested to provide clarification.				
		Implications of taking no further action:				
		Mitigation / Action required (if necessary) to move scale to right:				
		Reviewer Comments:				