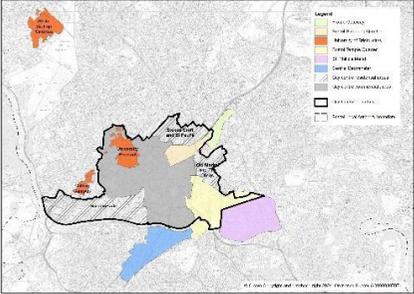


EXA002 - Local Plan – Schedule of Suggested Main Modifications. Version 1 – Published 05/07/24

Main Local Plan Document

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason
	Chapter 1 – A new Local Plan for Bristol	<p>Add new paragraph after 1.15:</p> <p><u>Monitoring and review</u></p> <p><u>Monitoring of local plan policies enables the council to understand their effectiveness in delivering the plan’s vision and objectives and informs whether review is required. The Authority’s Monitoring Report is the principal mechanism for monitoring the local plan. It will report on the progress made in achieving targets set for key strategic policies relating to housing and workspace provision. The council will review the local plan within three years of its adoption. The Authority’s Monitoring Report will inform this review as its findings may identify the need for a partial or full local plan update.</u></p>	To add a monitoring section covering monitoring and review including a commitment to an early plan review.
	Policy DS1	<p>Modify 2nd paragraph, 5th bullet:</p> <p>Continuing consolidation and expansion on the University of Bristol and Bristol Royal Infirmary sites (<u>as shown on the Policies Map</u>), at which the development of new facilities or the redevelopment and renewal of existing facilities will be encouraged. The development of university or hospital facilities</p>	Inclusion of the university and hospital precincts on the Policies Map will clarify the areas to which the policy applies.

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		elsewhere within the city centre will also be encouraged where they would accord with other relevant local plan policies;	
	Policy H1	Modify paragraph. 6.13 In first sentence delete 'ending 1 st April' – insert 31 st March	Correction
	Policy AH1	Modify paragraph. 6.19 This policy applies to all residential development <u>unless otherwise indicated by other development plan policies</u> . Policy BTR1 'Build to Rent housing' sets out the approach to affordable housing in build to rent development.	For clarification
	Policy H6	Modify paragraph. 6.63, 2nd bullet More than 10% of the total dwelling stock is occupied as HMOs within approximately 100 metres of the site (including the proposal).	For clarification
	Policy H7	Modify Policy text 5th section 1st bullet Not result in a local imbalance of purpose-built student accommodation within any residential <u>area</u> , city centre commercial area or town centre;	For clarification – inserts a missing word
	Policy H7	Modify Policy text 6th section 2nd paragraph Bed spaces provided as affordable student housing should <u>where feasible</u> be allocated by the relevant higher education provider to students it considers most in need of the accommodation.	To acknowledge that higher education providers will not have control over all student accommodation developed.
	Policy H7	Modify diagram 6.2	For clarification

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		<p>Amendments to diagram showing revised boundaries for University of Bristol Sites including Stoke Bishop Campus, University Precinct and Clifton Campus.</p> 	
	Policy BTR1	<p>Modify Policy text 2nd section criterion iii</p> <p>There is unified ownership and management of all residential units <u>or individual blocks</u> within the development;</p>	<p>For clarification. To take account of developments with separate stand- alone affordable housing blocks owned and managed by a different landlord (usually a registered provider).</p>
	Policy BTR1	<p>Modify paragraph. 6.115</p> <p>All homes <u>or individual blocks</u> are expected to be under unified ownership and management. This ensures the integrity of the development is maintained over time and simplifies contact between tenants and landlord.</p>	<p>For clarification. To take account of developments with separate stand- alone affordable housing blocks owned and managed by a different landlord (usually a registered provider).</p>
	Policy BTR1	<p>Modify paragraph. 6.121</p> <p>Where scheme viability prevents the delivery of the stated affordable housing percentage the developer will be expected to undertake viability testing at a later stage in the development process, prior to occupation of the units, to identify any potential for additional affordable housing where market conditions have</p>	<p>To provide flexibility in the delivery of any uplift in affordable housing identified through later stage viability testing.</p>

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		improved. The number of affordable units initially identified alongside any additional units identified through <u>affordable housing uplift identified through</u> later stage viability testing (delivered as units on site or through alternative mechanisms agreed with the council) would be secured through a section 106 planning agreement.	
	Policy H10	<p>Modify paragraph. 6.136, 1st sentence</p> <p>As set out in national planning policy, travellers refers to people of nomadic habit of life whatever their race or origin, including people who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily <u>or permanently</u>, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</p>	To reflect new definition of 'gypsies and travellers' set out in Planning policy for traveller sites updated 19 December 2023
	Policy H10	<p>Modify paragraph. 6.137, 2nd sentence</p> <p>This includes people who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily <u>or permanently</u>, but excludes travellers as defined above.</p>	To reflect new definition of 'gypsies and travellers' set out in Planning policy for traveller sites updated 19 December 2023
	Policy BG3	<p>Modify policy text, third paragraph</p> <p>Using the Defra Biodiversity Metric, or latest nationally endorsed metric, proposals must demonstrate their ability to achieve biodiversity net gain through a Biodiversity Gain Plan which is required to be submitted alongside a planning application.</p>	To reflect regulations and national guidance.

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	Policy BG4	<p>Modify tree replacement standard table.</p> <p>Change minimum existing trunk diameter from 7cm to <u>7.5cm</u>.</p>	To align with BNG requirements and Conservation Area notification requirements, both of which are 7.5cm
	Policy NZC2	<p>Policy text</p> <p><i>Energy use efficiency in new development</i></p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • Calculate and report predicted energy use intensity using an energy performance model; • Be highly energy efficient, minimising the demand for heating, cooling, hot water, auxiliary energy, lighting and unregulated energy consumption through energy efficiency measures; then • <u>Minimise demand through energy efficiency measures, then</u> • Meet its remaining heating and/or cooling demand sustainably as set out below; then • Maximise on-site renewable energy generation to achieve a net zero energy balance; and then • <u>Meet the specific standards below and offset any outstanding regulated CO₂ emissions. Meet any outstanding reduction in residual energy use through energy offsetting.</u> 	To reflect the written ministerial statement of December 2023

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		<p>New development should demonstrate through an energy strategy set out as part of its Sustainability Statement how these requirements will be met, including the specific standards set out below.</p> <p><i>Specific standards for development</i></p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • <u>For homes, achieve a 100% reduction in regulated CO₂ emissions from the Target Emission Rate calculated using the in-force version of SAP, Home Energy Model or future replacement.</u> • <u>For non-residential development, achieve a 100% reduction in regulated CO₂ emissions from the Target Emission Rate calculated using National Calculation Methodology compliant software or future replacement.</u> • <u>For major non-residential development, achieve the mandatory operational energy and carbon requirements of BREEAM ‘Excellent’ consistent with policy NZC1.</u> • Achieve a maximum 15-20 kWh/m²/yr space heating demand; • Achieve the following standards: <ul style="list-style-type: none"> ○ In the case of new homes and other forms of accommodation, a maximum energy use intensity of 35kWh/m²/yr; ○ In the case of major non-residential development, the operational energy/carbon requirements of 	

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		<p style="text-align: center;">BREEAM 'Excellent' consistent with policy NZC1; and</p> <ul style="list-style-type: none"> • Provide on-site renewable electricity generation with an output equivalent to at least the annual energy consumption of the development, as calculated using an energy performance model. <p><u>Where it is clearly demonstrated that onsite emissions reduction has been maximised and it is not technically feasible for the development to achieve a 100% reduction on the Target Emissions rate onsite, the remaining regulated CO₂ emissions should be offset as set out below.</u></p> <p>Where it is clearly demonstrated that it is not technically feasible for the development to generate sufficient on-site renewable energy equivalent to at least its own annual energy consumption, the Development should maximise on-site renewable energy to generate at least 105 kWh/m²fp/yr – where m²fp is the area of the footprint of the building(s). <u>Where it is clearly demonstrated that this is not technically feasible, the applicant should offset the remaining generating capacity needs of the development should be met by offsetting measures as set out below.</u></p> <p><u><i>Energy Carbon offsetting</i></u></p> <p>Where the above requirements for <u>energy use CO₂ emission reduction</u> cannot be met by on-site measures alone, any remaining <u>CO₂ emissions</u> will be met by either:</p> <ul style="list-style-type: none"> • A financial contribution towards the council's energy offset fund; or 	

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		<ul style="list-style-type: none"> • Securing the provision of acceptable directly linked or near-site new additional renewable electricity generation provision. <p>The financial contribution required will be a one-off payment equivalent to the cost of <u>mitigating the remaining CO₂ emissions off-site over a 30 year period. The value of a tonne of CO_{2e} is tied to the high scenario in the valuation of Energy Use and Greenhouse Gas supplementary guidance to the treasury’s Green Book (currently £403).</u></p> <p><u>Where development does not meet the minimum onsite renewable energy requirement, a one off-payment equivalent to the cost of providing equivalent additional small scale solar PV energy generation elsewhere in the city over a 30 year period, index linked. This cost is tied to the most recent DESNZ solar PV cost data for small scale solar PV, and includes a 15% administrative charge (currently £99 per MWh).</u></p> <p><i>Development involving existing buildings</i></p> <p>Where work is being carried out to existing buildings and it is not feasible for the full residential and non-residential targets above to be met, the energy strategy should show that <u>CO₂ emissions have</u> has been reduced to the lowest practical level using energy efficiency measures, heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and that on-site renewable energy generation will be maximised.</p>	

	<p><i>PassivHaus buildings</i></p> <p>An alternative route to compliance is through the certified PassivHaus Classic or higher standard. Where development is proposed to be built and certified to this standard, the specific policy requirements above relating to <u>CO₂ emissions</u>, <u>on-site renewables</u>, <u>and energy carbon offsetting and minimising the performance gap</u> will not need to be met.</p> <p>Where this route to policy compliance is pursued, a full energy strategy will not be required. It will be sufficient to submit the technical information required to demonstrate that the PassivHaus standard can be achieved and for the Sustainability Statement to demonstrate that residual heating/cooling demand for the development has been met sustainably as set out below.</p> <p><i>System flexibility</i></p> <p>Development should demonstrate how it has incorporated smart and flexible technologies to support the wider decarbonisation of the energy system, taking account of the latest best practice and guidance. Measures may include, among others:</p> <ul style="list-style-type: none"> • Minimising energy demand at peak times; • Smart controls; • Allocating space for internal and/or external thermal and electrical energy storage; and • Provision for vehicle-to-grid charging. <p><i>Heating and Cooling Systems</i></p> <p>Development will be expected to demonstrate through its energy strategy that sustainable heating and cooling systems have been selected in accordance with the following hierarchy:</p>	
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		<ul style="list-style-type: none"> • Where possible, connection to an existing classified heat network or a new classified heat network from the point of occupation; • Elsewhere, employing communal or individual renewable heating system which is fossil fuel free. <p>Major development in an area where a classified heat network is planned but connection from the point of occupation cannot be provided will be expected to incorporate, where feasible, infrastructure for future connection to the district heat network.</p> <p>The creation of new heat networks should be considered in the case of proposals that would provide more than 100 homes or 10,000m² floorspace within or adjacent to areas of growth and regeneration identified in the development strategy or other areas of significant development. In these cases, a feasibility study should be undertaken to establish whether a new heat network could be established, and if found to be feasible a heat network should be provided as part of the development proposals.</p> <p>Development should seek to eliminate the need for cooling systems throughout the life-cycle of the development and, where cooling systems are required, minimise their capacity and energy consumption in accordance with the following hierarchy:</p> <ul style="list-style-type: none"> • Minimise the amount of heat entering buildings during warmer months through orientation, form, shading, surface finish, glazing design and insulation; then • Minimise internal heat generation through energy efficient design and specification; then 	

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		<ul style="list-style-type: none"> • Maximise the use of passive ventilation to manage internal temperatures; and then • Having minimised the need for cooling, meet any residual requirement through energy efficient mechanical ventilation and active cooling systems. <p>Delivering modelled performance <u>Minimising the performance gap</u></p> <p>Proposed <u>Major</u> development will be expected to minimise the potential performance gap between design aspiration and completed development by implementing a recognised quality regime from design through to handover.</p> <p><u>Major development should calculate and report predicted energy use using an energy performance model.</u></p> <p><i>(and any further consequential amendments to the introduction and explanation sections)</i></p>	

Development allocations annex

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason
	BSA1108A	<p>Modify Development considerations</p> <p>Development considerations to be corrected to read as below, as they do not reflect amendments already decided before publication:</p> <p>Development should:</p> <p>be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site;</p> <p>be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of the ‘Lowland Meadow’, ‘Lowland Calcareous Grassland’ and semi-improved neutral grassland. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features; <u>be informed by an ecological survey of the site and make provision for mitigation measures where appropriate, which may include a buffer to the adjacent Site of Nature Conservation Interest;</u></p> <p>integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained; including links to the Northern Slopes and Crox Bottom;</p>	<p>Correction in order to properly reflect the local plan’s intentions for the site.</p>

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		<p>maintain or strengthen the integrity and connectivity of the Wildlife Network;</p> <p>be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework. The flood risk assessment should also consider the impacts of the development on the wider Malago catchment to ensure that proposed and existing properties are not subject to increased flood risk; <u>and</u></p> <p>provide for necessary improvements to the surrounding highway / transport network; <u>and</u></p> <p>be designed to take account of nearby industrial uses by addressing any noise, pollution and nuisance issues;</p> <p>provide a children’s playground on the site;</p> <p>be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.</p>	
	BDA0801	<p>Modify Development considerations (4)</p> <p>Retain and enhance a high quality Quayside Walkway in accordance with planning policy BCAP32: Quayside walkways <u>BG5: Biodiversity and access to Bristol’s waterways</u> and incorporate footway enhancements on The Grove and Prince Street;</p>	corrected policy reference
	BDA2102	Modify Development Considerations 3	corrected policy reference

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		Retain, enhance and contribute towards a continuous, traffic-free, high quality Quayside Walkway in accordance with planning policy BCAP32: Quayside walkways <u>BG5: Biodiversity and access to Bristol's waterways</u> ;	
	BDA2502	<p>Modify Development considerations and capacity</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, with sufficient visibility; • Ensure that development would not cause harm to trees on adjacent land; • Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts; and, • Take account of the adjacent Cotham and Redland Conservation Area and the relationship with the adjacent green space- ; <u>and</u> • <u>be informed by an investigation of land stability, including proposed remediation measures.</u> <p>Estimated capacity Estimated capacity of 10-12 homes.</p>	To reflect land stability matters

Policies Map

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	Reserved Open Green Space	Remove the permitted/implemented residential development from part of 'Railway Line at Ashton Vale ROGS03012'	Part of site is subject of planning permission which is being implemented.
	University precinct/Hospital precinct	Add university and hospital precincts.	Consequential addition of university and hospital precincts on the Policies Map (See DS1)
	G11 Local Green Space	Add park known as Filwood Park as a Local Green Space designation.	The park has strong recreational, tranquillity and beauty qualities and therefore meets the criteria for Local Green Space.
	Sites of Nature Conservation Interest	Amend SNCI boundaries at: <ul style="list-style-type: none"> • Gloucester Road Railway Sidings (raised by Bristol Port Company in representations) • Hallen Marsh Junction • Novers Common (land at Sidford Road as raised by Northern Slopes Initiative in representations) • Site west of Concorde Drive 	To remove changed / developed areas in accordance with the latest information identified by the local sites partnership.