

## EXA003 - Local Plan – Schedule of Suggested Additional Modifications. Version 1 – Published 05/07/24

### Main Local Plan Document

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason
	<b>Policy DS2</b>	<p>Modify policy text, 'Transport' first para.</p> <p>Development will be supported by transport improvements which will include public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements, <del>provision to support freight consolidation</del> and local highway improvements.</p>	There are no proposals for freight consolidation in Bristol Temple Quarter.
	<b>Policy H5</b>	<p>Modify paragraph 6.47</p> <p>For the purposes of this policy self-build and custom-build housing is where individuals are involved in building or managing the construction of their home or where they commission their home making key design and layout decisions. Community-led housing is housing developed and/or managed by people in self-organised not-for-profit groups and may include self-build or custom build housebuilding, self-help housing, co-housing, co-operatives, mutual housing and tenant-controlled housing where the homes are held in perpetuity by a community land trust (CLT). Community led schemes share three common principles: a requirement that meaningful community engagement and consent occurs throughout the process; the local community group or</p>	For clarification

		organisation own, manages or stewards the homes; and a requirement that the benefits to the local area and/or specified community are clearly defined and legally protected in perpetuity. Community-led housing groups may work in partnership with a Registered Provider to deliver and manage the homes. <u>Definitions of self-build and custom-build housing and community-led developments are provided in the National Planning Policy Framework.</u>	
	<b>Policy BG1</b>	Modify paragraph 9.1.11  Update the references to the nature recovery network, local nature recovery strategy etc. to ensure the correct information on ecological networks is brought into the scope of policies BG1-3.	As the LNRS has emerged, its limitations from a Bristol perspective have become clearer and there will be a continued need for a more detailed Bristol ecological network to ensure the policies work to best effect and to fully supersede the existing wildlife corridors.
	<b>Policy BG1</b>	Paragraph 9.1.16  Add additional paragraph afterwards with reference to Natural England Green Infrastructure Planning and Design Guide.	For information as raised by Natural England.
	<b>Policy BG2</b>	Policy text, first paragraph  Development in Bristol will be expected to take all available opportunities to <u>restore, connect to and enhance...</u>	As raised by Natural England and consistent with Sep 2023 NPPF para. 179b.
	<b>Policy BG2</b>	Paragraph 9.1.23  Add explanation that development that compromises the recovery of priority species will be contrary to the policy. Replace reference to BBAP with reference to LNRS.	For clarity and as raised by Natural England.
	<b>Policy BG3</b>	Text box preceding paragraph 9.1.25  Delete text box.	Text is no longer relevant.
	<b>Policy BG3</b>	Policy text, seventh paragraph	For clarity and as raised by Natural England.

		Biodiversity remediation and compensation (through habitat creation, restoration and enhancement) should be provided on site, avoiding, <del>where possible,</del> harm to existing designated and non-designated habitat and species features of conservation value.	
	<b>Policy BG3</b>	Paragraph 9.1.28  The latest Defra biodiversity metric <u>or, as appropriate, small sites biodiversity metric</u> (or prevailing metric in national policy) can be used to consider existing pre-development biodiversity values...	For clarity and as raised by Natural England.
	<b>Policy BG4</b>	Policy text, second paragraph  The size, species and placement of trees provided as part of the landscape treatment will be expected to take <u>all</u> practicable opportunities to:	For clarity and consistency and as raised by Natural England.
	<b>Policy BG4</b>	Paragraph 9.1.39  Add additional paragraph afterwards with reference to BS 8545:2014 Trees: from nursery to independence in the landscape.	For information as raised by Natural England.
	<b>Policy T4A</b>	Paragraph 10.37  Delete the existing text and replace with the following text: <u>Waste storage requirements including access are found in the Council's Waste and Recycling Storage and Collection Facilities Guidance for Developers of New Residential, Commercial and Mixed Use Properties (or subsequent update).</u>	For clarification
	<b>Policy NZC1</b>	Paragraph 12.1.8, final sentence  Remove final sentence of para 12.1.8: <del>The BREEAM methods should be used where required by policy, unless replaced by</del>	For clarity.

		<del>another standard which is approved by the local planning authority.</del>	
	<b>Policy FR1</b>	Additional modifications in response to the detailed representations made by the Environment Agency may be appropriate if these would assist shared understanding of the policy.	
	<b>Policy FR1</b>	Additional modifications to include reference to sustainable SUDs could be added in response to Natural England’s representation.	
	<b>Policy FR2</b>	Additional modifications may be appropriate to reflect the matters raised in the detailed representations of the Environment Agency.	

**Development Allocation Annex**

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason
	<p><b>Policy DA1, BDA2801</b></p>	<p>Add an additional development consideration for clarification.</p> <p>Development should:</p> <ul style="list-style-type: none"> <li>• Provide suitable access, with appropriate visibility and safety improvements, including widening to Crews Hole Road and footways enhancements;</li> <li>• Take account of the Avon Valley Conservation Area and retain green frontage with the River Avon;</li> <li>• Integrate and provide enhancements to the public right of way and cyclepath adjacent to the River Avon;</li> <li>• Respect the ‘agent of change’ principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;</li> <li>• Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;</li> <li>• Be supported by a site-specific flood risk assessment, flood risk management strategy and a drainage strategy for the lifetime of the development, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk to third parties as the site is subject to tidal river flood risk which could also cause potential surface water drainage constraints; <del>and</del></li> <li>• Maintain an 8m buffer adjacent to the River Avon, to ensure maintenance access to the river; <u>and</u></li> <li>• <u>not prejudice the implementation of the Bristol Avon Flood Strategy and will be expected to accommodate space for and/or deliver flood protection infrastructure required as part of the development of the area. Part of the site is within a Flood Defence Policy Area (Policy FR2: Bristol Avon Flood Strategy).</u></li> </ul>	<p>For clarification in response to the representation made by the Environment Agency.</p>

