

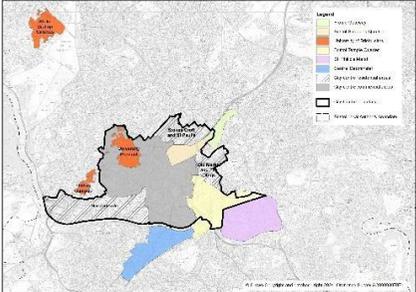
EXA002.1 - Local Plan – Schedule of Suggested Main Modifications. Version 2 – published 25/09/2024

Main Local Plan Document

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason
	<p>Chapter 1 – A new Local Plan for Bristol, para. 1.5</p>	<p>Is the whole local plan changing? <u>The new local plan</u></p> <p>1.5 The new Bristol Local Plan will comprises a single document with an annex about development allocations, supported by a Policies Map. When the review started it was expected that many existing policies ('retained policies') would be carried forward from the current local plan where they remained up to date and relevant. With the passage of time and changing strategic context it became necessary to rewrite the whole of the local plan. Some of the policies in this version of the local plan are very similar to those in the existing local plan where they continue to be consistent with national planning policy and support the local plan's overall aims and objectives. Its policies replace all those of the Bristol Core Strategy (June 2011), Site Allocations and Development Management Policies Local Plan (July 2014) and Bristol Central Area Plan (March 2015). Policies contained in made Neighbourhood Development Plans continue to be in effect as part of the development plan.</p>	<p>To provide clarity on the existing development plan policies which are expected to be superseded by policies of the new local plan, in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and as requested by the Inspectors' Preliminary Question PQ7.</p>

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason
	<p>Chapter 1 – A new Local Plan for Bristol, new paragraph following paragraph 1.1.5</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>	<p>To add a monitoring section covering monitoring and review including a commitment to an early plan review.</p>
	<p>Policy DS1, Policy text 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 elsewhere within the city centre will also be encouraged where they would accord with other relevant local plan policies;</p>	<p>Inclusion of the university and hospital precincts on the Policies Map will clarify the areas to which the policy applies.</p>
	<p>Policy DS1A, Policy text 7th paragraph</p>	<p>Major development will be expected to contribute to inclusive uses and activities by providing a minimum of 10% Where major development is proposed the council will seek a proportion of ground floor space suitably fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.</p>	<p>To clarify that a proportion of ground floor space will be sought with the specific proportion referred to in additional explanatory text (see below – 11.7A).</p>

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	Policy DS1A Paragraph 3.1.19	The detailed approach to space for community and cultural uses is <u>Where ground floor space for community and cultural uses is sought in accordance with this policy, the aim will be for the proportion to be 10% of the overall space as set out in the City Centre Development and Delivery Plan.</u>	For clarification and to accord with the policy text as modified.
	Policy UL2 Policy text 5th paragraph 3rd bullet	Where market signals, local housing market trends and local housing needs <u>local market conditions</u> and local housing needs demonstrate that higher density forms of development are not viable.	To clarify the wording.
	Policy H1 Paragraph 6.13	In first sentence delete 'ending 1 st April' – insert <u>31st March</u>	Correction
	Policy AH1, 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 H5, policy text, third paragraph	At least 5% of homes will <u>should</u> be in the form of self-build/custom-build housing and/or...	For consistency
	Policy H6, 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 Policy text, 4th section	Development of purpose-built student accommodation at other appropriate locations identified and demonstrably supported by local communities, including <u>for example</u> through Neighbourhood	For clarification

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		Development Plans or other community-led strategies, will be acceptable where it is consistent with other relevant provisions of this policy.	
	Policy H7, 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, 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, diagram 6.2	Amendments to diagram showing revised boundaries for University of Bristol Sites including Stoke Bishop Campus, University Precinct and Clifton Campus. 	For clarification
	Policy H7, paragraph 6.75	Development should also demonstrate how the accommodation needs of relevant higher education providers are being met in terms of the quantity, type and quality of accommodation to be provided. All larger scale development (<u>250 bed spaces or more</u>) will need to have the support of the relevant higher education	For clarification - provides a definition of larger scale development.

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		provider where accommodation is being provided for students of that institution. This could take the form of a nomination agreement between the institution and the accommodation provider.	
	Policy H7, paragraph 6.81	Other appropriate locations will include those identified by local communities, <u>including for example</u> through Neighbourhood Development Plans, Neighbourhood Development Orders and other published community strategies or plans.	For clarification
	Policy BTR1, policy text, 2nd section criterion iii	There is unified ownership and management of all residential units <u>or individual blocks</u> within the development;	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).
	Policy BTR1, paragraph 6.1115	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.	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).
	Policy BTR1, paragraph 6.121	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 improved. The number of affordable units initially identified alongside any additional units identified through <u>affordable housing uplift identified through later stage viability testing</u> (delivered as units on site or through alternative mechanisms	To provide flexibility in the delivery of any uplift in affordable housing identified through later stage viability testing.

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		<u>agreed with the council</u>) would be secured through a section 106 planning agreement.	
	Policy H10, paragraph 6.136, 1st sentence.	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.	To reflect new definition of 'gypsies and travellers' set out in Planning policy for traveller sites updated 19 December 2023
	Policy H10, paragraph 6.137, 2nd sentence.	Modify paragraph 6.137, 2nd sentence 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.	To reflect new definition of 'gypsies and travellers' set out in Planning policy for traveller sites updated 19 December 2023
	Policy E6, paragraph 7.43, 3rd sentence	Thus, this policy enables development proposals to provide affordable workspace in areas where it is needed, <u>where it would be consistent with the viability of development proposals.</u>	To allow a caveat for developments which may face financial viability challenges.
	Policy E6, policy text, 1st section, 1st sentence.	The provision of affordable workspace will be <u>sought, required where viable, from proposed mixed use development schemes, in regeneration areas, which are providing one or more of the following:</u> <ul style="list-style-type: none"> • <u>1000sqm of commercial space;</u> • <u>A minimum of 100 residential units;</u> • <u>250 Purpose Built Student Accommodation (PBSA) units;</u> <u>or</u>	To provide greater detail on the policy approach, by defining the scale and type of developments that affordable workspace will be sought from. Descriptions are given to the levels of appropriate development, indicating a reasonable policy trigger.

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		<ul style="list-style-type: none"> <u>The equivalent in scale if schemes are proposing a mix of PBSA and residential units.</u> 	
	<p>Policy E6, policy text, 1st section, 2nd sentence</p>	<p>in areas identified in the Affordable Workspace SPD <u>The policy aims to promote affordable workspace</u> where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area.</p>	<p>For clarity.</p>
	<p>Policy E6, paragraph 7.47, 2nd sentence</p>	<p>The council will use conditions and/or planning obligations to limit uses consented within Class E and B in order to achieve the objectives of this policy. The policy requirements will apply to net additional floorspace brought forward as part of new development, including redevelopment or extension of existing floorspace.</p>	
	<p>Policy E6, new paragraph in Explanation, following paragraph 7.47</p>	<p><u>7.47A - Through engagement with affordable workspace operators, the minimum quantum of space that is commercially viable to manage is c1000sqm. This could be delivered as part of one development or across several schemes that are in proximity. It is acknowledged that it will not be viable to deliver affordable workspace on all sites, and therefore the level of affordable workspace that will be sought will be subject to each site's viability.</u></p>	<p>To show the minimum scale of affordable workspace provision which is commercially viable to manage and allows flexibility for schemes to aggregate affordable workspace delivery. Also reiterates the potential for concerns around viability to be addressed as part of negotiations.</p>
	<p>Policy E6, paragraph 7.51, 2nd sentence</p>	<p>This requirement will be secured as a planning obligation and a monitoring fee will be sought from the developer. Further information will be provided in the Affordable Workspace SPD.</p>	

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	Policy SSE1, policy text, 2nd section, centres network and hierarchy	The primary shopping areas at: Bristol Shopping Quarter (Broadmead); Park Street & Queen’s Road; and Old City St Nicolas Market. Other distinctive parts of the City Centre including Christmas Steps Arts Quarter; Harbourside and Wapping Wharf; Hotwell Road; Old City Baldwin Street; Old Market; Redcliff Hill/Prewett Street; Stokes Croft; Victoria Street.	For clarification
	Policy SSE1	A map will be created to give further clarification of which areas of the city centre are located inside the plan’s proposed primary shopping areas. This will be placed at the end of the policy text for Policy SSE1.	For clarification
	Policy SSE1, policy text, 2nd section, centres network and hierarchy	Centre Network and Hierarchy The primary shopping areas at: Bristol Shopping Quarter (Broadmead); Park Street & Queen’s Road; and Old City St Nicolas Market. Other distinctive parts of the City Centre including Christmas Steps Arts Quarter; Harbourside and Wapping Wharf; Hotwell Road; Old City Baldwin Street; Old Market; Redcliff Hill/Prewett Street; Stokes Croft; Victoria Street.	For clarification
	Policy SSE2, policy text, 2nd and 3rd paragraph	The primary shopping areas within Bristol city centre, <u>Bristol Shopping Quarter (Broadmead), Queen’s Road/Park Street and St Nicholas Market</u> , as shown on the Policies Map, will be the focus for retail uses and new retail development. The city centre primary shopping areas of Bristol Shopping Quarter (Broadmead) and Queen’s Road/Park Street will be the priority location for major shopping facilities. Proposals for new retail development within the primary shopping areas will be supported and encouraged. Active uses including leisure and hospitality which	For clarification / correction

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		<p>support the vitality and viability of these areas will be suitable within primary shopping areas.</p> <p>At Old City, Harbourside and Wapping Wharf, Christmas Steps Arts Quarter, Stokes Croft and Old Market/Baldwin Street there will be an emphasis on retaining a mix of uses to maintain the character and sustainability of these locations. This will include retaining and enhancing existing markets, supporting smaller scale and independent retail and leisure uses, including new market provision and encouraging uses that contribute to the evening and night-time economy.</p>	
	<p>Policy SSE2, policy text final paragraph – new sub-heading</p>	<p>Policy SSE2, policy text, final paragraph, add sub-heading: <i><u>Environmental enhancement and public realm improvements</u></i></p> <p>Major development proposals will be expected to contribute to environmental enhancement and public realm improvements within the city centre, and town, district and local centres and parades.</p>	<p>For clarification</p>
	<p>Policy BG3, 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>	<p>To reflect regulations and national guidance.</p>
	<p>Policy GI A, paragraph 9.2.6</p>	<p>The council's strategies <u>Parks and Green Spaces Strategy</u> provides further guidance on the approach to open space for recreation.</p>	<p>For clarification.</p>
	<p>Policy BG4, policy text, modify tree</p>	<p>Change minimum existing trunk diameter from 7cm to <u>7.5cm</u>.</p>	<p>To align with BNG requirements and Conservation Area notification requirements, both of which are 7.5cm</p>

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	replacement standard table.		
	Policy FR1, paragraph 12.2.6:	<p>12.2.6 The level and distribution of development set out in the local plan is considered to pass the sequential test. In short, however:</p> <ul style="list-style-type: none"> • Since there is sufficient capacity in Flood Zone 1, development of sites lying in undefended Flood Zone 3 as existing or with climate change will not be required in order to meet the target of 1,925 homes per year. • It is not proposed to designate greenfield sites for industrial and warehousing use where that land is at undefended risk of flooding and does not already benefit from planning permission. • Some office development may be necessary on land at risk of flooding in the city centre in order to meet identified employment development needs, given that there are insufficient sites on Flood Zone 1 either in the city centre or elsewhere in the city that would accord with the approach to locating main town centre uses as set out in national planning policy and would therefore be considered 'reasonably available' for the purpose of the Sequential Test as set out in national policy. 	To delete the incorrect paragraph, which is not required for the interpretation and application of policy FR1
	Policy DPM1, 2nd paragraph	Major applications <u>development proposals</u> will be expected to show how the design of development has been informed by early,	To provide consistency when referring to major development proposals.

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	of policy text following 1 st paragraph bullet points	proactive and effective engagement with the community and how proposals have responded to the results of that engagement.	
	Policy DPM1 the end of paragraph 13.1.9	<u>Major development for the purposes of this policy is defined as residential development of ten or more dwellings, or where the number of dwellings is not known, a site area of 0.5ha or more, or non-residential development of over 1,000m² or 1ha or more.</u>	To provide the definition of major development directly for clarity.
	Policy DPM1 Paragraph 13.1.1	As set out in the National Planning Policy Framework, the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 1 st paragraph of policy text 1 st bullet point: Deliver high quality, beautiful, safe, healthy and sustainable buildings and places;	To align the policy wording with the government's proposed amendments to the NPPF July/August 2024.

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	<p>Policy DPM1, 2nd paragraph of policy text under heading ‘Public art and cultural activity’ page 185.</p>	<p>New development should enable the delivery of permanent and temporary public art and other cultural activity.</p> <p><u>This provision applies to development proposals which are over 100 dwellings or non-residential development of 1,000m² or more and which either:</u></p> <ul style="list-style-type: none"> i. Are open to the public or which interact with significant areas of public realm; or ii. Create significant areas of public realm. <p><u>Development proposals that meet this threshold will be expected to demonstrate how the provision/promotion of public art and cultural activity has been addressed.</u></p>	<p>To provide greater clarity to the policy threshold which at present suggests there are three thresholds rather than one.</p>
	<p>Policy DC1, paragraph 13.1.22</p>	<p>Private open <u>outdoor</u> space can make an important contribution to quality and liveability of new housing developments. Private and communal open <u>outdoor</u> space should be designed to be safe, accessible, inviting and well used, without the fear of crime. It should encourage an appropriate sense of ownership and should be managed to ensure that it remains useful and welcoming to all residents. Where appropriate this should creatively integrate opportunities for children’s play. The council’s SPD on urban living provides guidance on the appropriate size and design of private and communal outdoors spaces.</p>	<p>For clarification. The intended phrase is private outdoor space.</p>
	<p>Policy DC2 Paragraph 13.1.29</p>	<p>Landscape and Visual Impact Assessments <u>should be submitted for applications for tall buildings</u> will be necessary to enable the visual impact of tall buildings from near and distant viewpoints to be assessed.</p>	<p>For clarification.</p>

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	<p>Policy CHE1, Paragraph 13.2.5</p>	<p>13.2.5 This local plan includes an objective to cherish the city’s historic environment and harness the benefits of heritage sensitive regeneration. This policy sets out how the council proposed to secure the conservation and enhancement of heritage assets. It should be read in conjunction with the wider suite of design policies and the council’s design guides and codes. The submission of other documents such as a Heritage Statements may be required to demonstrate compliance with this policy in accordance with heritage guidance.</p> <p>13.2.9 A heritage statement should be submitted with planning applications <u>which will or are likely to impact heritage assets</u> to show how the proposal addresses this policy. The heritage statement should set out and address any impacts the proposed development may have on heritage assets.</p>	<p>To provide greater clarity to when heritage statements are required by the policy.</p>
	<p>Policy CHE1 Paragraph 13.2.8</p>	<p>The concept of the significance of an asset is an important consideration in assessing and determining applications that may affect a heritage asset. The definition of significance is given in the National Planning Policy Framework and the various means by which the significance of an asset can be measured are set out in the <u>National Planning Practice Guidance (Historic Environment)</u>. Practice Guide to PPS5: Planning for the Historic Environment.</p>	<p>To correct erroneous reference to outdated guidance.</p>
	<p>Policy f, Policy text,</p>	<p>Where major developments would generate a need for new or extended community facilities they will be expected to provide the <u>the</u></p>	<p>To clarify that a proportion of ground floor space will be sought with the specific</p>

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	3 rd paragraph	<u>council will seek a proportion minimum of 10% of ground floor space suitably fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.</u>	proportion referred to in additional explanatory text (see below – 11.7A).
	Policy CF1, New paragraph following paragraph 11.7	<u>11.7A Where ground floor space is sought in accordance with this policy, the aim will be for the proportion to be 10% of the overall space depending on the scheme, its location and the identified needs.</u>	For clarification and to accord with the policy text as modified.
	Policy NZC2 Policy text	<p><i>Energy use <u>efficiency</u> 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 	To reflect the written ministerial statement of December 2023

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		<ul style="list-style-type: none"> • <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> <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: 	

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		<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 BREEAM ‘Excellent’ consistent with policy NZC1; and ● 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><i><u>Energy Carbon offsetting</u></i></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 • 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 CO₂e 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><u>Development involving existing buildings</u></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</p>	
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		<p>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</u> <u>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> <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 	
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		<ul style="list-style-type: none"> • Minimise internal heat generation through energy efficient design and specification; then • 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><i>Delivering modelled performance</i> <u><i>Minimising the performance gap</i></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

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	<p>BSA1108A, 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>maintain or strengthen the integrity and connectivity of the Wildlife Network;</p>	<p>Correction in order to properly reflect the local plan’s intentions for the site.</p>

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		<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>	
	<p>BDA0801, 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>	<p>corrected policy reference</p>
	<p>BDA2102 Modify Development Considerations 3</p>	<p>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>;</p>	<p>corrected policy reference</p>

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason
	<p>BDA2502, 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>	<p>To reflect land stability matters</p>

Policies Map

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason
	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.