

Local Plan – Schedule of Suggested Main Modifications.

Version x – published <<Date>> x 2025

Development allocations annex

Introduction

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
	Final paragraph	Once adopted, the precise number of homes to be developed will be determined through the planning application process, <u>and in accordance with the Urban Living Supplementary Planning Document</u> and draft Local Plan Policies UL1, UL2, DC1 and DC2.	To remove reference to a supplementary planning document.	Action Note 3 IN9

Ashley Ward

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
	BDA0103 Land at Cheltenham Road / Bath Buildings, Montpelier	Development considerations: <ul style="list-style-type: none"> Provide suitable access from Bath Buildings which does not compromise the operation of the adjacent junction <u>with Bath Buildings</u> and enhances access for pedestrians; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the Montpelier Conservation Area and preserve and enhance <u>safeguard</u> the setting of neighbouring <u>Grade II Listed Buildings at 11-26 Bath Buildings, Arley Congregational Church Arley Hill, 159-165 Cheltenham Road and 146-154 Cheltenham Road, including the Grade II Listed Buildings at Bath Buildings;</u> • Retain or re-provide existing tree on the <u>southern</u> boundary of the site <u>with Bath Buildings</u> and integrate this into new development; • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area; and • Provide a drainage strategy which prioritises sustainable drainage systems and ensures no increased flood risk. 		
	<p>BDA0105 Land to the rear of 64-68 Stokes Croft, St. Paul's</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide a contextual, heritage-led approach, taking account <u>Preserve or enhance the special character or appearance</u> of the Stokes Croft Conservation Area and respecting <u>safeguard</u> the setting of the Grade II Listed Building at 62 Stokes Croft; • Provide suitable access which takes account of servicing needs for <u>no.s 66-76</u> Stokes Croft properties fronting Stokes Croft; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<p>for remedial measures where required, as the site falls within a Coal Authority High Risk Area;</p> <ul style="list-style-type: none"> • Ensure that development would not cause harm to trees on adjacent land; • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate and respond to emerging policies on Air Quality</u>, as the site falls within an Air Quality Management Area; and • 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. 		
	SA501 Lakota Nightclub / Former Coroner’s Court, Upper York Street / Backfields	<p>Development should:</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance those elements which contribute to the special character or appearance</u> of the Stokes Croft conservation area; • Retain and sensitively restore the Grade II listed former Coroner’s Court and the Lakota nightclub building which is identified as an unlisted building of merit in the Stokes Croft Conservation Area Character Appraisal. • The incorporation of active ground floor uses to Upper York Street will be encouraged. <p>Estimated capacity of 60 <u>46</u> homes was established by <u>previous planning permission 19/00066/F</u></p>	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes
	SA509 Land at Wilder Street / Argyle Road	<p>Site area: 0.29 <u>0.17</u> hectares</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the Portland and Brunswick Square conservation area; 	Part of the site is under construction or complete and it is not necessary to progress the entire site as an allocation. For	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Create suitable frontages to <u>Argyle Road and Wilder Street</u> all the surrounding streets; • Retain a significant element of employment and/or commercial training uses on the site, particularly on the Brigstocke Road and/or Wilder Street frontages; • Retain and reuse Nos. <u>105-107</u> Wilder Street, which are <u>is</u> identified as <u>an</u> unlisted buildings of merit in the Portland and Brunswick Square Conservation Area Character Appraisal; • Be of a scale appropriate to a city centre location, but stepping down to reflect the more domestic-scaled residential context to the north of the site. <p>Estimated capacity of 30 <u>10</u> homes</p>	consistency and clarification to ensure the site allocation development considerations are justified and effective.	
	SA510 Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside	<p>Site area: 4.59 <u>1.71</u> hectares</p> <p>Proposed allocation: Housing/Office/Workspace/Community Facilities <u>commercial, business and service use</u></p> <p>Development should:</p> <ul style="list-style-type: none"> • Be comprehensive in nature, providing a mix of housing and employment uses; • Be permeable by a range of modes of transport without encouraging through traffic or rat-running; • Improve <u>pedestrian and cycling</u> connections between St. Paul's and Newfoundland Road, providing <u>enabling</u> new linkages to St. Paul's Park, Prince's Street and towards Halston Drive; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Incorporate active ground floor uses at appropriate locations to provide local services, which may include a small amount of retail to meet local needs; • Provide enhanced <u>passive</u> surveillance of St. Paul's Park through design; • Provide a significant element of green infrastructure to Dove Lane and the link between St. Paul's Park and Prince's Street as part of the proposed <u>St. Paul's green link designated by Policy BG7: The St. Paul's green link and</u> shown on the Policies Map. • Be supported by a flood risk assessment. <p>Estimated capacity of 250 <u>358</u> homes</p>		
	SA512 109 – 119 Newfoundland Road	<p>Development should:</p> <ul style="list-style-type: none"> • Provide or maintain a strategic cycle route along Newfoundland Road as part of the Concorde Way; • Provide a strong frontage to Newfoundland Road including enhanced <u>passive surveillance through design</u>. 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

Avonmouth and Lawrence Weston Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BSA0103 Land to the west and south-west of Deering Close,	<p>Development should:</p> <ul style="list-style-type: none"> • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for</u> 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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	Lawrence Weston	<p><u>mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery:</u></p> <ul style="list-style-type: none"> • retain the public right of way that passes through the southern part of the site, aiming to integrate this successfully into the development to enable its safe use; • be carried out in a comprehensive manner; • ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area, as parts of the site are likely to be undevelopable; • take account <u>preserve or enhance the special character or appearance</u> of the Kingsweston and Trym Valley Conservation Area; and • 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. <p>Development should also take account of the Lawrence Weston neighbourhood development plan.</p>		
	BSA0111 Land off Ermine Way, Shirehampton	<p>Development should:</p> <ul style="list-style-type: none"> • provide for improvements and ongoing maintenance and management to the adjacent open space; • provide natural surveillance over adjacent open space; • retain the footpaths running through the site; • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for</u> 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<p><u>mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery:</u></p> <ul style="list-style-type: none"> • be designed to take account of existing or established rights of access; • be designed to safeguard the amenity of neighbouring residential properties 		

Bedminster Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA0302 Land to the west of Ashton Gate Stadium, Marsh Road / Winterstoke Road, Ashton Gate Development considerations</p>	<p>Site area: 2.2 <u>3.64</u> hectares</p> <p>Proposed allocation: Mixed-use <u>with residential</u>, which could include <u>a sports and convention centre, a hotel, offices, retail, gym and club museum</u>. which could include: offices, hotel, sports, leisure and housing.</p> <p>Development considerations:</p> <ul style="list-style-type: none"> • Provide suitable access for uses proposed on site; • Provide a contextual, heritage-led response which has regard to long distance views, including views of the Avon Gorge and Suspension bridge from Bedminster Down, and which respects the visibility of the site, including in the setting of Ashton Court; • Be supported by a transport assessment which evaluates existing accessibility and makes development- 	<p>To properly reflect the local plan's intentions for the site, for consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<p>specific recommendations to enable access by walking, cycling and public transport;</p> <ul style="list-style-type: none"> • Be supported by a site-specific flood risk <u>assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development</u>, and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk from different flood sources, as the site is <u>subject to flood risk</u>, over 1 hectare in size and subject to surface water drainage issues; • Maintain an 8m <u>a suitable</u> buffer adjacent with, and consider opportunities to open up, the main river (Old Colliter's Brook) located on the eastern boundary, to ensure both maintenance access to the river and deliver environmental enhancements; • 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; • 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 <u>including the stadium</u>; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A3029 Winterstoke Road; and • Integrate green infrastructure within development. 		
	BDA0304 1 – 25 Bedminster	Proposed allocation: <u>Housing, or H</u> ousing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification to ensure the site allocation development	Action Note 3 IN9 / Examination

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	Down Road, Bedminster	<p>Reasons for allocation: Should the site become available or no longer be required in its current layout, redevelopment for <u>homes or</u> homes and workspace would represent a more efficient use of land. The site is in a sustainable and accessible location, through its proximity to Parson Street Station</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and highway, to ensure free-flow of public transport and general traffic; • Consider the potential for improved accessibility to Parson Street Railway Station; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent Bedminster Down Road and railway; • Maintain or strengthen the integrity and connectivity of the adjacent 'Parson Street Station' Wildlife Network Site; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area. 	considerations are justified and effective.	Hearing notes
	BDA0305 233 – 237 West	Proposed allocation: <u>Housing, or H</u> ousing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification to ensure the	Action Note 3 IN9 /

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	Street, Bedminster	<p>Development considerations:</p> <ul style="list-style-type: none"> • Provide suitable access to the site with appropriate servicing, which safeguards the free-flow of public transport and general traffic on West Street; • Be designed so that the buildings fronting West Street reflect the existing context, including building line; • <u>Provide Where workspace is included ensure it is of high quality compatible and flexible, workspace, which respects</u>ing the amenity of existing and future occupants and neighbouring residents; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area. 	site allocation development considerations are justified and effective.	Examination Hearing notes

Bishopston and Ashley Down Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA0401 Land at Gloucester Road / Merton Road, Horfield	<p>Proposed allocation: <u>Housing, or housing-led mixed uses with flexible workspace and community uses, if no longer required in its current use.</u> Comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses, if no longer required in its current use.</p>	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<p>Reasons for allocation: Should the site become available or no longer be required in its current layout, redevelopment for <u>housing or residential-led mixed uses</u>, which incorporates flexible workspace and community uses would represent a more efficient use of land in a predominantly residential context adjacent to a Town Centre.</p> <p>Development considerations:</p> <ul style="list-style-type: none"> • Provide suitable access to the site, including improvements to Merton Road, with appropriate servicing which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic; • Deliver high quality linkages / permeability through the site for pedestrians and cyclists, between Ashley Down Road and Gloucester Road; • Provide an element of mixed use on the site. Active ground floor uses should be maintained and enhanced where the site fronts Gloucester Road, as the site is adjacent to the Gloucester Road Town Centre; • Be informed by an assessment of potential <u>to identify</u> heritage assets and explore opportunities for adaptive re-use of any potential assets identified; • Be informed by a site-specific flood risk assessment, as the site is over a hectare and is at risk of flooding from surface water. Drainage strategies should prioritise sustainable drainage systems and ensure no increased flood risk; • Respect the ‘agent of change’ principle by providing an appropriate scheme of mitigation to ensure adequate levels of 		

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		<p>amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and</p> <ul style="list-style-type: none"> • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area. 		

Bishopsworth Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BSA1305	<p>BSA1305 Site area: 0.8 hectares Ward: Bishopsworth Site address / location: Land to the north-west of Vale Lane, Bedminster Down</p> <p>Site description: The land is currently undeveloped. Proposed allocation: Industry and Warehousing Reasons for allocation: An industry and warehousing allocation is appropriate as: It reflects the aspirations of the Development Strategy which seeks the provision of new industrial and warehousing land to support economic regeneration and growth in South Bristol. The site adjoins an established, functioning industrial estate which has seen recent investment in new buildings. This is considered to increase the likelihood of the delivery of this allocation.</p>	<p>The site is a Site of Nature Conservation Interest and development for industry is not essential for other policy objectives.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<p>In terms of their amenity and pollution impacts, industry and warehousing are likely to be land uses which are compatible with the surrounding context of industrial uses to the north, east and south and open space to the west.</p> <p>Development considerations: Development should: be designed to take account of long distance views towards the site; be informed by an ecological survey of the site and make provision for mitigation measures, which will include a financial contribution towards ecological enhancements within the adjacent Site of Nature Conservation Interest. The site currently has city wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features.</p>		

Brislington East Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA0601 Land at Latimer Close, Brislington</p>	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access; • Consider opportunities to enhance pedestrian linkages to adjacent green infrastructure; • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature</u> 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<p><u>conservation and recovery.</u> Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures including respecting the adjacent St Anne’s Site of Nature Conservation Interest (SNCI);</p> <ul style="list-style-type: none"> • Maintain or strengthen the integrity and connectivity of the ‘Brooklea Allotment’ Wildlife Network Site; and • Retain and integrate important trees located within the site. 		

Brislington West Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA0702 Land at Marmalade Lane (south), Brislington</p>	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access; • Consider the interface with, and safeguard delivery of, the proposed Callington Road Link; • Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, and ensure development is sited appropriately within lower risk areas, as the site is subject to flood risk and surface water drainage issues; 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures; • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • Maintain or strengthen the integrity and connectivity of the 'Land adjacent to Callington Road Hospital' Wildlife Network Site; and, • Incorporate sustainable drainage systems in the higher flood risk area to the south of the site to integrate the Wildlife Network Site and promote biodiversity.; <u>and</u> • <u>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.</u> 		
	BDA0703 Land at Marmalade Lane (north), Brislington	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access; • Consider the interface with, and safeguard delivery of, the proposed Callington Road Link; • Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • <u>Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface-water drainage issues;</u> 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures; and • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • Maintain or strengthen the integrity and connectivity of the 'Talbot Road Allotments' Wildlife Network Site; and • <u>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.</u> 		
	BSA1207	Development should: <ul style="list-style-type: none"> • Address noise and pollution issues from Bath Road; and <u>be informed by an air quality assessment and make provision for mitigation measures where appropriate, as the site falls within an Air Quality Management Area.</u> 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

Central Ward

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	BDA0801, Modify Development	Site area: 0.5 <u>0.49</u> hectares Development should:	Corrected policy reference and for consistency and clarification to ensure	Action Note 3 IN9 / Examination

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	<p>considerations and site area</p>	<ul style="list-style-type: none"> • Incorporate active ground floor uses to the Grove, Princes Street and the quayside walkway; • Provide a contextual, heritage-led response to design, <u>Preserve or enhance the special character or appearance of the City and Queen Square conservation area retaining safeguarding the listed and unlisted locally listed buildings of merit on the site (the Grade II listed Mud Dock quay walls and hand crane; and unlisted No. 59 Prince Street and No. 40 The Grove), and safeguarding the setting of adjacent listed and unlisted locally listed buildings of merit (the Grade II* listed 66, 68 and 70 and 72 and 74, Prince Street; the Grade II listed Prince Street Bridge Engine House and Accumulator Tower, Prince Street; The Grove Wharf, Welsh Back; and 1, The Grove; and the locally listed No. 30 Queen Square) taking account of the City and Queen Square Conservation Area;</u> • Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels; • Retain and enhance a high quality Quayside Walkway in accordance with planning policy <u>BCAP32: Quayside walkways</u> <u>BG5: Biodiversity and access to Bristol's waterways</u> and incorporate footway enhancements on The Grove and Prince Street; • Retain or re-provide existing trees as required by Policy BG4: Trees Green Infrastructure Provision; 	<p>the site allocation development considerations are justified and effective.</p>	<p>Hearing notes</p>

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		<ul style="list-style-type: none"> • 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; • Respond to Draft Policy HW2 'Air Quality' <u>Be informed by an air quality assessment and make provision for mitigation measures where appropriate, as the site falls within an Air Quality Management Area;</u> • Be informed by an ecological survey, be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery, and seek to maintain or strengthen the integrity and connectivity of the adjacent Floating Harbour Wildlife Network Site; • Retain secure, independent access to existing moorings and enable continued harbour operations, including the service and maintenance of boats and operation of the dockside crane; • Take account of underground <u>sewer connection point infrastructure;</u> • Retain or re-provide electric vehicle charging points; • Explore options for energy generation on site.; <u>and</u> • <u>Retain or reprovide access to retained car park to east.</u> 		
	<p>BDA0802 Land at Redcliffe Way</p>	<p>Site address / location: Land at Redcliffe Way <u>Redcliffe Wharf</u> Site description: The site covers a central area of</p>	<p>Modification of site boundary and allocated uses and development considerations for</p>	<p>Action Note 3 IN9 / Examination</p>

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		<p>the city accommodating a variety of uses including Redcliffe Wharf, road infrastructure, Chatterton's House and car parking <u>Land fronting the Floating Harbour</u></p> <p>Site area: 3.15 <u>0.67</u> hectares</p> <p>Proposed allocation: On appropriate sites the area would be suitable for residential led growth, supported by a mix of uses including offices, community infrastructure, leisure uses and culture / tourism uses, which may include hotel uses. An element of retail will be acceptable on appropriate sites subject to consideration of its impact on other designated shopping areas.</p> <p><u>Residential mixed use, which may incorporate, business, office, retail (subject to consideration of its impact on other designated shopping areas) community infrastructure, leisure uses, culture / tourism uses and hotel use.</u></p> <p>Reasons for allocation: Should the site within the area become available or no longer be required in their <u>its</u> current layout, redevelopment for a number of city centre uses including new homes would offer potential for more efficient use of the land.</p> <p>Development considerations: Development should:</p>	<p>consistency and clarification to ensure the site allocation is justified and effective.</p>	<p>Hearing notes</p>

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		<ul style="list-style-type: none"> • provide improved pedestrian and cycle routes between Temple Meads and Queen Square and between Redcliffe and Bedminster on relevant sites; • include residential development to encourage a stable, mixed residential population, including family housing and affordable housing; • significantly improve the setting for St. Mary Redcliffe church; • improve links between north and south Redcliffe and improve links between south and west Redcliffe • provide an alignment for the proposed Bristol MetroBus route; • include the reuse and sensitive restoration of the Grade II listed Thomas Chatterton's house and school; • Enhance the quality and accessibility of the network of green spaces in the area; • Provide high architectural and environmental design standards to contribute to the place-making objectives for the area and the sustainability of the area; • reduce the impact of traffic on the area; • Be supported by a site specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems, ensure no increased flood risk and provide appropriate mitigation, where the site is subject to flood risk and / or is at risk of flooding from 		

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		<ul style="list-style-type: none"> • surface water; or is larger than one hectare in size. • Be supported by a flood risk sequential test undertaken within the development allocation area which takes account of all reasonably available sites in the area, where the site is at risk of flooding now or with climate change. <p>It is proposed to continue the approach to the area taken in Bristol Central Area Plan (2015), Policy BCAP40: Redcliffe Way (site KS10)</p> <ul style="list-style-type: none"> • <u>Preserve or enhance the special character or appearance of the Redcliffe Conservation Area including the listed structures: Floating Harbour (South side) Redcliff Wharf quays and bollards; and hand crane on Redcliffe Wharf (grade II); and the locally listed Benjamin Perry Boathouse, Phoenix Wharf within the site; and the setting of adjacent listed buildings at 1-2 Redcliffe Parade West (grade II); no.s 3-13 Redcliffe Parade West (grade II); no.s 2-12 Redcliffe Parade East (grade II), Severn Shed, The Grove (grade II), St Mary Redcliffe (grade I); and locally listed buildings: Redcliffe Bridge and Riverstation;</u> • <u>Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels;</u> • <u>Retain and enhance a high quality Quayside Walkway in accordance with planning policy BG5:</u> 		

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		<p><u>Biodiversity and access to Bristol's waterways, and provide a pedestrian and cycle link to the adjacent Quakers' Burial Ground open space;</u></p> <ul style="list-style-type: none"> • <u>Retain or re-provide existing trees as required by Policy BG4: Green Infrastructure Provision;</u> • <u>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;</u> • <u>Be informed by an air quality assessment and make provision for mitigation measures where appropriate, as the site falls within an Air Quality Management Area;</u> • <u>Be informed by an ecological appraisal and assessment of impacts, and provide mitigation where appropriate; and seek to maintain or strengthen the integrity and connectivity of the adjacent Floating Harbour Wildlife Network Site; and</u> • <u>Retain secure, independent access to existing moorings and ensure harbour operations would not be impeded, including the service and maintenance of boats and operation of the dockside crane.</u> 		
	<p>SA101 Wapping Wharf</p>	<p>Site address / location: Wapping Wharf <u>North</u>, Wapping <u>Ward Road</u> Site description: The site comprises cleared land that is being brought forward in phases <u>as part of</u> for a mixed-use development.</p>	<p>Modification of site boundary, allocated uses and development considerations to reflect development has progressed on much of</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		<p>Site area: 3.45 <u>0.88</u> hectares</p> <p>Proposed allocation:</p> <p><u>Mixed use H</u>ousing/offices / commercial / retail / leisure</p> <p>Development should:</p> <ul style="list-style-type: none"> • <u>Be guided by the masterplan of the larger Wapping Wharf site;</u> • Incorporate active ground floor uses to Prince's Wharf / Wapping Wharf <u>Museum Street;</u> • Provide the secondary pedestrian route between the quayside walkway and Gaol Ferry Bridge; • Provide an enhanced public realm in the area around M-Shed; • Take account <u>Preserve or enhance the special character or appearance</u> of the City Docks conservation area; • Integrate surviving heritage assets such as building fragments and stone walls into its design; • <u>Any retail use should be in accordance with Policy SSE4: Town centre first approach to development; and</u> • Be supported by a Flood Risk Assessment <u>to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels, with evacuation routes provided to higher ground to the south of the site.</u> 	<p>the site and therefore it is not necessary to progress allocation of all of the original site. Also for consistency and clarification to ensure the site allocation is justified and effective.</p>	

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		Estimated capacity of 600 homes <u>subject to current planning application (23/02946/P).</u>		
	SA202 p.58-59	<p>SA202 Site area: 0.1 hectares Ward: Central Site address / location: Land to the west of Lodge Street Site description: The site comprises long-term vacant land adjacent to Trenchard Street car park. Proposed allocation: Housing, specialist student accommodation Reasons for allocation: Development considerations: Development should:</p> <ul style="list-style-type: none"> • Take account of the Tyndall's Park conservation area; • Reflect the descending rhythm, height, scale and massing of development on the east side of Lodge Street; • An active ground floor use to the Trenchard Street / Lodge Street corner will be encouraged. <p>Estimated capacity of 20 homes</p>	Site is no longer considered suitable for allocation	Action Note 3 IN9 / Examination Hearing notes
	SA301 55 – 59 St. Michael's Hill	<p>Development should:</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the St. Michael's Hill and Christmas Steps conservation area; • Reflect the descending rhythm, height, scale and massing of nearby buildings on the west side of St. Michael's Hill; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		<ul style="list-style-type: none"> • Respect <u>Safeguard</u> the character and setting of adjoining listed buildings, <u>the Grade II listed 53 St Michael's Hill and 61-63 St Michael's Hill</u>; • Retain the historic pedestrian route through the site. 		
	<p>SA403 Old Seaman's Chapel, Royal Oak Avenue, fronting Princes Street</p>	<p>Development should:</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the City & Queen Square conservation area; • Reuse the existing chapel building; • Be supported by a Flood Risk Assessment. • <u>Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels.</u> <p>The incorporation of active ground floor uses will be encouraged.</p>	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9/ Examination Hearing notes</p>
	<p>SA404 Gap Site, 16 Narrow Quay</p>	<p>Development should:</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the City & Queen Square conservation area; • Be supported by a Flood Risk Assessment <u>to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels;</u> • <u>Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate</u> 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9/ Examination Hearing notes</p>

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		<p><u>levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.</u> The incorporation of active ground floor uses will be encouraged.</p>		
	<p>SA506 97 – 101 Stokes Croft</p>	<p>Development should:</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the Stokes Croft conservation area; • Retain and reuse the existing buildings on the Stokes Croft frontage of the site, which are identified as unlisted buildings of merit in the Stokes Croft Conservation Area Character Appraisal; • Incorporate active ground floor uses appropriate to a secondary shopping frontage; <u>and</u> • Address noise and pollution issues from Stokes Croft. • <u>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; and</u> • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.</u> 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>
	<p>SA507 27 – 33 Jamaica Street</p>	<p>Development should:</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the Stokes Croft conservation area <u>and create a suitable frontage to Jamaica Street that</u> 	<p>For consistency and clarification to ensure the site allocation development</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		<p><u>contributes positively to the character of the Conservation Area; and</u></p> <ul style="list-style-type: none"> • Incorporate employment uses or active uses to the ground floor; • Create a suitable frontage to Jamaica Street that contributes positively to the character of the Conservation Area. 	<p>considerations are justified and effective.</p>	
	<p>SA608 Land and buildings at Victoria Street / Temple Street</p>	<p>Site address / location: Land and buildings at Bristol House, <u>Victoria Street / Temple Street</u></p> <p>Site area: 0.59 <u>0.11</u> hectares</p> <p>Development should:</p> <ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance of the Redcliffe conservation area and safeguard the setting of the adjacent Grade II Listed Cornubia;</u> • Provide a strong frontage to all surrounding streets; • Respond positively to the scale and character of surviving historic buildings on Victoria Street / Temple Street; • Reinststate a pedestrian link between Victoria Street and the Cornubia, with reference to the historic street alignment of Long Row; • Provide public realm improvements to Temple Street as part of the proposed primary pedestrian route shown on the Policies Map; • Provide active ground floor uses to Temple Street as part of that primary pedestrian route; 	<p>Modification of site boundary, allocated uses and development considerations to reflect development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site. For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		<ul style="list-style-type: none"> • Address noise and pollution issues from Victoria Street <u>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; and</u> • <u>Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels.</u> <p>A comprehensive solution will be encouraged to the development of the site. Opportunities should be explored to narrow Temple Street closer to its historic alignment, create a new public space to the northwest of Temple Church and reinstate a flatiron building to the corner of Victoria Street and Temple Street as set out in SPD3.</p> <p>Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.</p>		
	<p>SA610 Railway Cutting, Lower Guinea Street</p>	<p>Development should:</p> <ul style="list-style-type: none"> • Maintain vehicular access for maintenance purposes to the railway tunnel; • Take account <u>Preserve or enhance those elements which contribute to the special character or appearance of the Redcliffe conservation area;</u> • <u>Ensure that the height of development and uses proposed</u> Ssafeguard the amenity of adjoining residential development; 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9/ Examination Hearing notes</p>

Main Mod Ref	Policy / Page / Para	Suggested Main Modification	Reason	Source of modification
		<ul style="list-style-type: none"> Be supported by a Flood Risk Assessment. <p>Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.</p>		
	SA612 The Bell and adjoining buildings, Prewett Street	<p>Development should:</p> <ul style="list-style-type: none"> Retain the existing public house building and features to contribute to local character and distinctiveness. Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site. Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery. 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

Clifton Ward

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
		New text <u>underlined</u> and deleted text struckthrough		
	BDA0901 2 – 16 Clifton Down Road, Clifton	<p>Development should:</p> <ul style="list-style-type: none"> Provide suitable access and servicing arrangements from Kings Road, and provide appropriate pedestrian enhancements; Provide a contextual response that takes account <p><u>Preserve or enhance the special character or appearance of the Clifton Conservation Area and respects safeguard the setting of neighbouring Listed Buildings (the Grade II* Mortimer House, Clifton Down Road and Grade II 7A and 8, Boyce's Avenue, 16-22 King's Road and 2, Portland Street);</u></p>	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Provide an element of mixed use on the site with active ground floor uses that maintain and enhance the function of the Clifton Town Centre designation; and • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface-water flood risk. 		

Clifton Down Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA1001 Land west of Hampton Lane, Cotham	Development should: <ul style="list-style-type: none"> • Provide suitable access and appropriate enhancement to footways along Hampton Lane, ensuring built form, parking and waste storage is set back from Hampton Lane; • Take account of the Whiteladies Road Town Centre including ensuring the ongoing operation and servicing of existing mixed uses along Whiteladies Road to the west; • Provide a contextual heritage-led response to design, which takes account <u>Preserve or enhance the special character or appearance</u> of the Whiteladies Road Conservation Area, respecting and restoring the local pattern and grain of development, including the historical development of the area - reflecting locally characteristic architectural rhythms, patterns, features and themes; • Be mews style development subservient in height, scale, mass and form to the surrounding frontage buildings including Grade II Listed Buildings along Whiteladies Road; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface water drainage issues; • Be informed by a Tree Survey and seek to retain trees subject to a Tree Preservation Orders (TPO); • Take account of impact of development on amenity for occupants of properties along Whiteladies Road and east of Hampton Lane; and • 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. 		
	BDA1002 Land at Whiteladies Gate, Cotham	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access and extend the existing public footways; • Ensure that development would not be harmful to <u>Retain or reprovide trees on the north-west and south-east boundaries of the site as required by Policy BG4: Trees;</u> • Address noise issues from the railway and road; • Respect privacy and amenity of neighbouring residential properties to the south; • Provide a context-led heritage response to design, which takes account <u>Preserve or enhance the special character or appearance of the Whiteladies Road Conservation Area;</u> • Be informed by an up-to-date preliminary ecological appraisal, <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery, and seek to maintain or</u> 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		strengthen the integrity and connectivity of the adjacent Wildlife Network Site; <ul style="list-style-type: none"> • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface water drainage issues; and • Be informed by a contamination risk assessment, making recommendations for remedial measures where required. 		
	BDA1003 Land adjacent to Alma Vale Road and Alma Court, Clifton	Development should: <ul style="list-style-type: none"> • Provide suitable access to the site from Alma Vale Road, with appropriate enhancements to footways; • Retain green infrastructure, including mature trees to the south of the site; • Be informed by both a land contamination and land stability risk assessment, making recommendations for <u>and make provision</u> for remedial measures where required; • 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; • Not prejudice the existing and future amenity of neighbouring residential units to the west and south; and • Provide a context-led heritage response to design, which takes account <u>Preserve or enhance the special character or appearance of the Whiteladies Road Conservation Area and safeguard the setting of the</u> neighbouring Grade II listed buildings on Whiteladies Road (<u>Alma Road, 77-95, West Clifton Terrace, 54, Whiteladies Road</u>). 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes
	BDA1004 Barley House,	Development should:	For consistency and clarification to ensure the site allocation	Action Note 3 IN9 / Examination

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	Oakfield Grove, Clifton	<ul style="list-style-type: none"> • Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, including its setting; • Where possible, be encouraged to adopt a heritage-led masterplan based approach which identifies neighbouring Listed Buildings and heritage assets <u>Safeguard the setting of the adjacent Grade II listed buildings (The White House and its former stables; 26, Oakfield Road; and 16-38 Southleigh Road)</u> • Not prejudice the existing or future amenity of neighbouring residential occupiers and create a high-quality environment for future occupiers; and • Take account <u>Preserve or enhance the special character or appearance</u> of the Whiteladies Road Conservation Area. Estimated capacity of 20 homes, subject to the suitability of converting the Listed Building. 	development considerations are justified and effective.	Hearing notes

Cotham Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA1101 Land at Gibson Road, Cotham	<p>Development should:</p> <ul style="list-style-type: none"> • Respect and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Preserve and enhance the special historic and architectural character of <u>Safeguard the setting of the</u> adjacent Grade II Listed Buildings fronting Sydenham Road (<u>Nos. 19-30</u>); • Take account <u>Preserve or enhance the special character or appearance</u> of the Cotham and Redland Conservation Area; • Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers; • Maintain existing green infrastructure focusing development on previously developed land <u>Retain or reprovide existing trees as required by Policy BG4: Trees</u>; • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface-water flood risk; • Provide appropriate enhancements to footways and consider servicing access to each plot; • Make provision to fully contain parking on site within garages; and • Be informed by both a land contamination and land stability risk assessment, making recommendations <u>provision</u> for remedial measures where required. 		
	BDA1102 Land at Sydenham Lane, Cotham	<p>Development should:</p> <ul style="list-style-type: none"> • Respect, build upon and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers; • Preserve and enhance the special historic and architectural character of adjacent Grade II Listed Buildings fronting Sydenham Road <u>Safeguard the setting of the adjacent Grade II listed buildings which back on to Sydenham Lane (159-165 Cheltenham Road)</u> • Take account <u>Preserve or enhance the special character or appearance</u> of the Cotham and Redland Conservation Area; • Maintain existing green infrastructure focusing development on previously developed land <u>Retain or reprovide existing trees as required by Policy BG4: Trees;</u> • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface water drainage issues; • <u>Provide appropriate enhancements to footways and consider servicing access to each plot;</u> • Make provision to fully contain any parking on-site; and • Be informed by both a land contamination and land stability risk assessment, making recommendations <u>provision</u> for remedial measures where required. 		

Easton Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA1201 16 – 20 Fishponds Road, Eastville	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access to the site, with appropriate footway enhancements and servicing, which safeguards the operation of the adjacent <u>junctions of the A432 with both Stapleton Road and Robertson Road</u> and free-flow of public transport and general traffic on Fishponds Road; • Be informed by a site-specific flood risk assessment and drainage strategy, <u>to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development, with no residential uses on the ground floor and no lowering of existing ground levels and evacuation routes provided to higher ground to the immediate east of the site</u>, as the site is subject to flood risk and is identified as being at risk of flooding from surface water; • Be informed by an air quality <u>assessment and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area; • 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; • 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; and, • Provide a mix-use active ground floor with high quality, compatible and flexible workspace, which respects the amenity 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		of existing and future residents, as the site is located within the Stapleton Road District Centre.		

Eastville Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA1301 Stapleton Road Cricket Club, Park Road, Stapleton Road	Development should: <ul style="list-style-type: none"> • Provide suitable access into the site from Park Road ensuring adequate visibility for road users. This will require third party land and relocation of existing bus stop; • Respect the amenity of existing and future residential occupants, particularly along Park Road and The Chine; • Take account <u>Preserve or enhance the special character or appearance</u> of the Stapleton and Frome Vale Conservation Area and adjacent Listed Buildings; • Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is over 1 hectare and is subject to surface water drainage issues; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area; and 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • Retain and integrate green infrastructure on site, including an important oak tree to the north-east of the site and boundary hedgerows. 		
	BDA1303 Land at Hendys Yard, Lower Grove Road, Fishponds	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access to the site, with appropriate footway enhancements and servicing; • 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; • Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; • Be expected to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site to the north; • Be supported by a preliminary ecological appraisal, including appraisal of protected species, priority species and habitats; and <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; and</u> • Retain and integrate important trees located on the north <u>boundaries</u> of the site. 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes
	BDA1305 525 Stapleton Road, Eastville	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, with improved visibility and reinstated footways; 	For consistency and clarification to ensure the site allocation development	Action Note 3 IN9 / Examination

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		<ul style="list-style-type: none"> • 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; • Promote adaptive re-use of the <u>Seek to retain the stone wall of the former tramways depot building, both where it fronts Stapleton Road and the returning wall to the north-eastern elevation where it is set back from the boundary of the site;</u> • Address noise issues from the adjacent roads; • Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and is impacted by surface water drainage issues; and, • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area. 	considerations are justified and effective.	Hearing notes

Filwood Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA1401 Previously developed land at Hartcliffe Way, Bedminster	<p>Proposed allocation: <u>Housing, or H</u>housing-led mixed uses with flexible workspace, if no longer required in its current use.</p> <p>Reasons for allocation: Should the site become available or no longer be required in its current layout, redevelopment for <u>housing or</u> residential mixed-</p>	To properly reflect the local plan's intentions for the site and for consistency and clarification to ensure the site allocation	Action Note 3 IN9 / Examination Hearing notes

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		<p>use with workspaces would represent a more efficient use of land in a mixed residential and industrial context.</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and the free-flow of public transport and general traffic along the adjacent Hartcliffe Way; • 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; • <u>Where workspace is included, Provide ensure it is of high quality, compatible and flexible, and compatible with existing and proposed residential properties, workspace, which respects</u> the amenity of existing and future occupants and neighbouring residents; • Maintain or strengthen the integrity and connectivity of the adjacent ‘Malago through Novers Hill Trading Estate’ Wildlife Network Site; • Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; • an 8m <u>Maintain a suitable</u> buffer adjacent to the Malago main river to the east, to ensure maintenance access to the river; 	<p>development considerations are justified and effective.</p>	

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4174 Hartcliffe Way on future occupiers of the site. 		
	<p>BDA1402 Previously developed land to the west of Redford House, Nover's Hill</p>	<p>Proposed allocation: <u>Housing, or H</u>ousing-led mixed uses with flexible workspace, if no longer required in its current use.</p> <p>Reasons for allocation: Should the site become available or no longer be required in its current layout, redevelopment for <u>homes or</u> residential mixed-use with workspaces would represent a more efficient use of land in a mixed residential and industrial context. The site is in close proximity to recently developed residential units in the north.</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access; • Provide necessary improvements to the surrounding highway transport network; • 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; • <u>Where workspace is included as part of a mixed-use scheme, Provide ensure it is of high quality, compatible and flexible and compatible with proposed residential properties, workspace, which respects</u>ing the amenity of existing and future occupants and neighbouring residents; 	<p>To properly reflect the local plan's intentions for the site and for consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface-water flood risk; • Maintain an 8m <u>a suitable</u> buffer adjacent to the main river Malago to the west, to ensure maintenance access to the river; • Maintain or strengthen the integrity and connectivity of the adjacent ‘Malago through Novers Hill Trading Estate’ Wildlife Network Site; • Undertake an up-to-date preliminary ecological appraisal, and make provision for relevant mitigation and enhancement measures <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery,</u> including respecting the adjacent Pigeonhouse Stream Site of Nature Conservation Interest; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Consider cumulative impact of development on <u>Be informed by an air quality assessment and make provision for mitigation measures where appropriate.</u> 		
	BSA1108A, Development considerations	<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> <ul style="list-style-type: none"> • be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site; 	Correction in order to properly reflect the local plan’s intentions for the site. Also for consistency and clarification to ensure the site allocation development	Action Note 3 IN9 / Examination Hearing notes

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • 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 appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery, which may include a buffer to the adjacent Site of Nature Conservation Interest;</u> • integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained, including links to the Northern Slopes and Crox Bottom; • maintain or strengthen the integrity and connectivity of the Wildlife Network; • 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>considerations are justified and effective.</p>	

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		<ul style="list-style-type: none"> • provide for necessary improvements to the surrounding highway / transport network; • be designed to take account of nearby industrial uses by addressing any noise, pollution and nuisance issues; • provide a children’s playground on the site; • 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. 		
	BSA1109 Land adjoining Hartcliffe Way and Hengrove Way, Inn’s Court	<p>Site area: 8.8 <u>7.19</u> hectares</p> <p>Development should:</p> <ul style="list-style-type: none"> • integrate housing with existing and new development at Inn’s Court; • consider the relationship with and links to the development of adjacent site BSA1116; • retain good vehicular, cycle and pedestrian links to the neighbourhood; • create a link with Wills Way to allow better pedestrian and cycle movement across, to and from Inn’s Court; • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • maintain or strengthen the integrity and connectivity of the Wildlife Network; 	Modification of site boundary and site area to reflect planning permission on part of the site and for consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • face onto the adjoining open space; • address noise issues from Hartcliffe Way and Hengrove Way; • 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; • 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. <p>There is a planning permission (22/02345/F) on part of the site for a Youth Zone facility including a 5 a side (Multi Use Games Area) pitch.</p> <p>The estimated number of homes for the whole of site BSA1109 is 430 (Site Allocations and Development Management Policies Local Plan July 2014).</p> <p><u>Estimated capacity of 360 homes.</u></p>		
	BSA1115	<p>BSA1115</p> <p>Ward: Filwood</p> <p>Site address / location: Former Florence Brown School, west of Leinster Avenue</p> <p>Site description: The previously developed site was last used for a school.</p> <p>Site area: 1.7 hectares</p> <p>Proposed allocation:</p> <p>Housing</p> <p>Reasons for allocation:</p>	Site is under construction or complete and it is not necessary to progress it as an allocation.	Action Note 3 IN9 / Examination Hearing notes

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		<p>The Knowle West Regeneration Framework process identified this site as suitable for housing. Development considerations: Development should: be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; be designed to safeguard the amenity of neighbouring residential properties; provide a well-surveilled cycle route and public footpath from Novers Road to Leinster Avenue; ensure that, through the design of the access to the site, the safety and security of users of both the school and children's centre opposite the site are adequately addressed; 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. Estimated capacity of 85 homes.</p>		
	<p>BSA1116 Open spaces either side of Inn's Court</p>	<ul style="list-style-type: none"> • include space for a children's playground and formal green space; • consider the relationship with and links to the development of adjacent site BSA1109; • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • maintain or strengthen the integrity and connectivity of the adjacent Inns Court Open Space Wildlife Network Site; 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • be designed to safeguard the amenity of neighbouring residential properties; • retain good vehicular, cycle and pedestrian links to the neighbourhood; • 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. 		
	<p>BSA1118 Broad Plain House and associated land, Broadbury Road</p>	<p>BSA1118 Site area: 1 hectare Ward: Filwood Site address / location: Broad Plain House and associated land, Broadbury Road Site description: The site comprises a commercial premises and undeveloped land to the rear. Proposed allocation: Housing</p> <p><u>Reasons for allocation: The Knowle West Regeneration Framework process identified this site as suitable for housing.</u></p> <p><u>Development considerations:</u> <u>Development should:</u></p> <ul style="list-style-type: none"> • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; • be designed to safeguard the amenity of neighbouring residential properties; • explore opportunities for allotments / food growing; • be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a 	<p>Site is under construction or complete and it is not necessary to progress it as an allocation.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<p style="text-align: center;">requirement of the Government's National Planning Policy Framework.</p> <p><u>Estimated capacity of 50 homes.</u></p>		
	BSA1120 Land and buildings between 2 to 20 Filwood Broadway	<p>Site address / location: Land and buildings between 2 to 20 <u>4-16</u> Filwood Broadway</p> <p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • contribute towards the implementation of public realm improvements along the full length of Filwood Broadway, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking; • be designed so that the buildings fronting Filwood Broadway reflect the existing context of Filwood Broadway, including building line and building heights; • be designed to safeguard the amenity of <u>future and</u> neighbouring residential properties; • provide active ground floor uses where it fronts onto Filwood Broadway; • ensure the off-street shoppers car park is well connected to Filwood Broadway with strong and safe pedestrian links. <p>The development would be expected to include 1,000m² (net) of convenience retail floorspace.</p>	Boundary change to reflect that part of the site is under construction or and it is not necessary to progress the entire site as an allocation and for consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes
	BSA1122 Sports court and former swimming	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • contribute towards the implementation of public realm improvements along the full length of Filwood Broadway and at 	For consistency and clarification to ensure the site allocation development	Action Note 3 IN9 / Examination

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	pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction.	<p>the junctions with Creswicke, Hartcliffe and Barnstaple Roads, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;</p> <ul style="list-style-type: none"> • be designed to safeguard the amenity of neighbouring residential properties; • provide <u>encourage</u> active ground floor uses where it fronts onto Filwood Broadway; • be designed so that the buildings fronting Filwood Broadway reflect the existing context, including building line and building heights; • ensure retail use is limited to small scale retail facilities; <p><u>and</u></p> <ul style="list-style-type: none"> • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.</u> 	considerations are justified and effective.	Hearing notes

Frome Valley Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA1501 Land at College Road, Fishponds	<p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access into the site which considers the impact on the junction with Glaisdale Road <u>Avenue</u> and appropriate footway enhancements; • Support pedestrian links through the site, including connections to the Public Right of Way running along the western boundary; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface water drainage issues; and, • Take account <u>Preserve or enhance the special character or appearance</u> of the Stapleton and Frome Vale Conservation Area; and • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.</u> 		
	<p>BSA0502 Glenside Campus, Blackberry Hill, Fishponds</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • be led by a masterplan for the site to be guided by community involvement. The masterplan should consider the wider area, including nearby sites BSA0501 and BAS0503, and adopt a heritage-led approach identifying the key listed buildings and structures and other heritage assets to be retained. <u>which safeguards the special architectural and historic interest and setting of the grade II listed buildings Glenside Hospital; and Glenside Hospital Lower Lodge, gate piers and perimeter wall to south and west.</u> • <u>retain or re-provide existing trees as required by Policy BG4: Trees Green Infrastructure Provision and have regard to the adjoining ancient and semi-natural woodland Grove Wood to the north of the site which is subject to a to the Tree Preservation Orders bounding the site;</u> • take account <u>preserve or enhance the special character or appearance</u> of the Stapleton and Frome Vale Conservation Area and <u>safeguard the character and appearance of the Local Historic Parks and Gardens designation;</u> 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery,</u> having regard to the adjacent Site of Nature Conservation Interest; • consider potential for a <u>pedestrian</u> link to land to north at Oldbury Court Estate; • maintain or strengthen the integrity of the Wildlife Network; • address transport implications <u>which may include improvements to Blackberry Hill;</u> • be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining; • 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; • 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. <p>A proportion of mixed-use development including business use would also be acceptable given the relatively large size of the site, the historic character and internal layout of the buildings and the desire to preserve local employment opportunities.</p>		

Hartcliffe and Withywood Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA1601 Land to the rear of 96 Church Road / Orchard Drive, Bishopsworth</p>	<p>Proposed allocation: <u>Housing, or H</u>ousing-led mixed uses with flexible workspace, if no longer required in its current use.</p> <p>Reasons for allocation: Should the site become available or no longer be required in its current layout, redevelopment for <u>homes or homes with workspace</u> would represent a more efficient use of land in a residential context.</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access to the site, improving visibility and providing appropriate servicing, which safeguards the free-flow of public transport and general traffic on Church Road; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • <u>Where workspace is included as part of a mixed-use scheme, Provide ensure it is of high quality, compatible and flexible and compatible with existing and proposed residential properties, workspace respecting the amenity of existing and future occupants and neighbouring residents;</u> • Preserve the amenity of future and existing occupiers of properties fronting Orchard Drive; and, • <u>Provide a context-led approach, which takes account Preserve or enhance those elements which contribute to the special character or appearance</u> of the Bishopsworth and Malago Conservation Area. 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

Henbury and Brentry Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA1702 14 Wyke Beck Road, Brentry	Site address / location: 14 Wyke <u>Wyck</u> Beck Road, Brentry Development should: <ul style="list-style-type: none"> • Provide suitable access into the site and appropriate servicing, which takes account of and complements emerging public transport enhancement works along the A4018; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4108 Wyck Beck; • Be informed by an air quality assessment <u>and make provision for mitigation measures</u> where appropriate, as the site is adjacent to the A4018; • Retain and integrate green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to Wyck Beck; and • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface water drainage issues. 	Address correction. For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

Hengrove and Whitchurch Park Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BSA1402 Former New Fosseway	Development should: <ul style="list-style-type: none"> • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; 	For consistency and clarification to ensure the site allocation development	Action Note 3 IN9 / Examination

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	School, Hengrove	<ul style="list-style-type: none"> • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • 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; • 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. <p>Estimated capacity Estimated capacity of 175 homes <u>up to 200 homes, including as extra care facility, has been established by planning permission 22/01199/PB</u></p>	considerations are justified and effective.	Hearing notes

Hillfields Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BSA0513 Garage site, Woodland Way, Chester Park / Hillfields	<p>Development should:</p> <ul style="list-style-type: none"> • address noise, <u>and</u> pollution and nuisance issues from nearby industrial uses (unit entrances and yards adjoin site); • <u>Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of</u> 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<p><u>amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;</u></p> <ul style="list-style-type: none"> • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; and</u> • be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining. 		

Horfield Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA2002 272 – 276 and 290 – 298 Southmead Road</p>	<p>Site address / location: 272—276 and 290 – 294 298 Southmead Road</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access into the site with appropriate servicing, which avoids obstruction to public transport and general traffic using the B4056 Southmead Road; • 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; 	<p>Address correction. For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface water drainage issues; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Respect the amenity of existing and future residential occupants and neighbouring residents along <u>Kingsholm Road</u> Doncaster Road and Southmead Road. 		

Hotwells and Harbourside Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA2101 94 – 96 and 119 Cumberland Road, Spike Island</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Enhance <u>pedestrian and cycling</u> connections from Cumberland Road through to Caledonian Road; • Take account <u>Preserve or enhance the special character or appearance</u> of the City Docks Conservation Area and respect <u>safeguard</u> the setting of both neighbouring character buildings at <u>1 and 2 Harbour Walk, 91 Cumberland Road; and 119 Cumberland Road</u> and the <u>grade II</u> Listed Buildings to the east at 81-91 Cumberland Road; • Be informed by both a land contamination and land stability risk assessment, which considers land stability associated with the Chocolate Path and makes recommendations for remedial measures where required; and 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9/ Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • Provide a suitable flood risk management strategy for the lifetime of the development, given the site is within a future Flood Zone 3; and • Be informed by an air quality <u>assessment and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area. 		
	<p>BDA2102 Maritime Heritage Centre Public Car Park, Gas Ferry Road. Modify Development Considerations 3</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access to the site which is likely to be located off Caledonia Road to avoid potential conflicts with the Quayside Walkway on Gasferry Road; • Incorporate appropriate <u>agreed</u> levels of car, coach and cycle parking (including appropriate waiting/boarding and alighting space); This may include reproviding parking in a suitable location off site. • 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>; • Provide active frontages onto the walkways adjacent to the quayside, Museum Square and Gasferry Road; • Be designed to safeguard the amenity of neighbouring residential properties; • Provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future and existing occupiers from any incorporated car, coach and cycle parking (including waiting/boarding and alighting space for coach passengers) to serve the SS Great Britain; 	<p>Corrected policy reference and for consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • Take account <u>Preserve or enhance the special character or appearance</u> of the City Docks conservation area; • Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels, <u>with evacuation routes provided to higher ground to the immediate west and south of the site;</u> • Retain or reprovide existing trees as required by Policy BG4: Green Infrastructure Provision; • Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required. • Explore options for energy generation on site. 		
	SA102 Waterfront Site, Millennium Square	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Be of high quality design to reflect the site's prominent position on the Floating Harbour <u>including key views of Cabot Tower;</u> • Provide improved enclosure to Millennium Square, the Amphitheatre and Bordeaux Quay and include active ground floor uses to all three frontages; • Retain and enhance a high quality Quayside Walkway as shown on the Policies Map; • Retain suitable access for vehicles and people to the Amphitheatre, recognising the importance of the area for events; • Take account <u>Preserve or enhance the special character or appearance</u> of the City Docks conservation area; 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • 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; • Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels; <u>and</u> • <u>Retain or reprovide existing trees as required by Policy BG4: Green Infrastructure Provision.</u> 		

Knowle Ward – N/A

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification

Lawrence Hill Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA2301 Land to the South of Warwick Road / Oxford Place, Easton	Site area: 0.2 <u>0.18</u> hectares Development considerations: Development should: <ul style="list-style-type: none"> • Provide <u>appropriate</u> access from Warwick Road or Oxford Place with appropriate servicing to properties on Stapleton Road 	Boundary change and change to site area and reduction in estimated capacity to reflect that part of the site has planning permission. For	Action Note 3 IN9 / Examination Hearing notes

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		<p>to be provided without obstruction to through traffic and appropriate footway enhancements along frontage;</p> <ul style="list-style-type: none"> • Take account <u>Safeguard the setting</u> of the Grade II Listed Building at 268 Stapleton Road, located to the south of the site; • Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents; • 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; and • 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. <p>Estimated capacity of 25 <u>20</u> homes.</p>	<p>consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	
	<p>BDA2302 Former Barton Hill Nursery School, Queen Ann Road, Barton Hill</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access and appropriate enhancements to footways and crossings; • Retain existing locally listed building on site through an adaptive, heritage-led approach which protects <u>preserving</u> and enhancing the <u>its</u> special architectural and historic interest; • Maintain or strengthen the integrity and connectivity of the ‘Railway land Barrow Road to River Avon’ Wildlife Network Site adjacent to the land; 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9/ Examination Hearing notes</p>

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats; • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • Consider <u>Address surface water drainage issues through mitigation strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water flood risk drainage issues;</u> • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent railway; and • Respect the ‘agent of change’ principle and provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses. 		

Lockleaze Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA2401 Bridge Farm, Land at South	Development considerations: Development should:	For consistency and clarification to ensure the site allocation	Action Note 3 IN9 / Examination

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	Hayes, Eastville.	<ul style="list-style-type: none"> • Be sensitively designed to p <u>Preserve or</u> and enhance the <u>special character or appearance</u> spacious and open character of this part of the Stapleton and Frome Vale Conservation Area; • Respect the setting of, and be subservient to, <u>Have no adverse impact on those elements which contribute to the special architectural or historic interest of</u> the Grade II Listed Bridge Farm, <u>including its setting;</u> • Be supported by a masterplan and design code, which are informed by a landscape and visual impact assessment and heritage impact assessment; • Provide enhanced landscaping on boundaries of the site and retain existing trees, including those along M32 corridor; • Provide suitable pedestrian and vehicular access to the site, taking into account slope and frontage with Glenfrome Road; • Be expected to maintain or strengthen the integrity and connectivity of both the ‘Glenfrome Primary School Playing Fields’ and the ‘River Frome and the Stapleton Bridge’ Wildlife Network Site; • 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; • Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate, make provision for mitigation measures, <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2:</u> <u>Nature conservation and recovery,</u> as it is adjacent to Stoke Park 	development considerations are justified and effective.	Hearing notes

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>Site of Nature Conservation Interest and Stoke Park Regionally Important Geological Site;</p> <ul style="list-style-type: none"> • Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is larger than 1 hectare and is partially impacted by surface water drainage issues; • Take account of noise implications of proximity to the M32 on future occupiers of the site; and • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area and is adjacent to the M32 motorway. <p>Estimated capacity of 15 homes (including adaptive re-use of the buildings). The estimated capacity is subject to achieving sensitive design which respects heritage considerations. Any proposal is required to be supported by a landscape and visual impact assessment and a heritage statement</p>		

Redland Ward

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
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	<p>BDA2501 Land south of Zetland Road, Redland</p>	<p>Development considerations:</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access to the site with appropriate off-street servicing, which prevents obstruction to public transport, cyclists and general traffic; • Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts; • 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; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent railway; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • Consider <u>Address</u> surface water mitigation, as the site is potentially subject to surface water drainage issues; • Be expected to maintain or strengthen the integrity and connectivity of the adjacent ‘Railway Land between St Andrews and Duchess Road’ Wildlife Network Site; • Be supported by a preliminary ecological appraisal and where appropriate make provision for mitigation measures; • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • Consider potential air quality impacts from Zetland Road; and • Take account <u>Preserve or enhance the special character or appearance</u> of the Cotham and Redland Conservation Area. 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>
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	<p>BDA2502, Land at Cossin Road, Redland. 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 <u>Preserve or enhance the special character or appearance</u> 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 and for consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>
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Southmead Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA2901 Land at Lanercost Road, Southmead</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access and appropriate footway enhancements along Lanercost Road; • Enhance pedestrian linkages with adjacent site for new homes, park and existing rights of way; • Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate make provision for mitigation measures; 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • Be expected to maintain or strengthen the integrity and connectivity of the 'Charlton Road Open Space and adjacent land' Wildlife Network Site; • Retain green infrastructure, including trees and hedgerows, within the development, which will be identified by a tree survey; and • Consider <u>Address</u> surface water mitigation and <u>utilise</u> drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues. 		
	<p>BDA2902 Works at Felstead Road, Southmead</p>	<p>Proposed allocation: Housing or H<u>housing</u>-led mixed uses with flexible workspace, if no longer required in its current use.</p> <p>Reasons for allocation: Should the site become available or no longer be required in its current layout or use, redevelopment for <u>homes or</u> homes with workspace would represent a more efficient use of land in a predominately residential context.</p> <p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, which may require third party land <u>and is likely to require two access points given the narrow nature of both existing access roads;</u> 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<ul style="list-style-type: none"> • <u>Where workspace is included, Provide ensure it is of high quality, compatible and flexible and compatible with existing and proposed residential properties, workspace, which respects</u> the amenity of existing and future occupants and neighbouring residents; and • Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues. • <u>Be informed by a site-specific flood risk assessment and drainage strategy, to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels in flood zone 3, with evacuation routes provided to higher ground to the south of the site, as the site is subject to flood risk and is identified as being at risk of flooding from surface water.</u> 		
	BSA0212 19 – 21 Pen Park Road, Southmead	<p>Proposed allocation: Housing/Business, or housing-led mixed uses with flexible workspace, if no longer required in its current use. <u>Housing/Business, or housing-led mixed uses with flexible workspace, if no longer required in its current use.</u></p> <p>Reasons for allocation: A housing and business <u>or mixed use</u> allocation is appropriate as:</p>	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

Southville Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA3002 1 – 7 Symth Road, Ashton Gate	<p>Proposed allocation: Redevelopment for Housing, or housing-led mixed uses with flexible workspace, if no longer required in its current use.</p> <p>Reasons for allocation: Should the site become available or no longer required in its current layout or use, redevelopment for <u>homes or</u> homes with workspace would represent a more efficient use of land in a predominantly residential context.</p> <p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access and appropriate pedestrian crossing improvements at Luckwell Road / Smyth Road; • <u>Where workspace is included, Provide ensure it is of high quality, compatible and flexible, and compatible with existing and proposed residential properties, workspace, which respectsing</u> the amenity of existing and future occupants and neighbouring residents; • Be informed by a Coal Mining Risk Assessment and an investigation of contamination and land stability, providing mitigation as appropriate, as the site falls within a Coal Mining High Risk Area; and, • Consider <u>Address</u> surface water mitigation and <u>utilise</u> drainage strategies which prioritise sustainable drainage systems and which ensure no increased flood risk, as the site is potentially subject to surface water drainage issues. 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes
	BSA1011 Site adjacent to	Development considerations:	For consistency and clarification to ensure the	Action Note 3 IN9 /

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Holy Cross Church, Dean Lane, Bedminster	Development should: <ul style="list-style-type: none"> • be designed to provide natural surveillance over the park; • not harm trees on the adjacent park; • be informed by investigations as to whether sewerage infrastructure would constrain development of the site; • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; and</u> • <u>be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk.</u> 	site allocation development considerations are justified and effective.	Examination Hearing notes

St George Central Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA2601 Land at Two Mile Hill Road / Charlton Road, St George	Proposed allocation: Comprehensive development of h <u>Housing, or housing-led mixed uses with flexible workspace</u> , if no longer required in its current use. Reasons for allocation: Should the site become available or no longer be required in its current layout or use, redevelopment for <u>homes</u> or homes with workspace would represent a more efficient use of land in a predominately residential context.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, that explores opportunities from Charlton Road and away from existing bus stops; appropriate footway enhancements; and servicing, which safeguards the free-flow of public transport and general traffic along Two Mile Hill Road; • Respect <u>Safeguard</u> the setting of the Listed Buildings at 217 - 227 Two Mile Hill Road; • Consider <u>Address</u> surface water mitigation and <u>utilise</u> drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; • <u>Where workspace is included, Provide ensure it is of high quality, compatible and flexible and compatible with existing and proposed residential properties</u> workspace, which respects the amenity of existing and future occupants and neighbouring residents; • 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; • Be informed by an air quality assessment <u>and make provision for mitigation measures</u> as appropriate, and consider cumulative impact of development on adjacent areas of poor air quality; • Ensure that development would not cause harm to trees on adjacent land to the north. 		

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA2603 Land at Two Mile Hill Road / Waters Road, St George	<p>Proposed allocation: <u>Housing, or H</u>housing-led mixed uses with flexible workspace, if no longer required in its current use</p> <p>Reasons for allocation: Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes <u>or homes with workspace</u> would represent a more efficient use of land in a predominately residential context.</p> <p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, exploring opportunities from Waters Road; • <u>Where workspace is included, Provide ensure it is of high quality, compatible and flexible, and compatible with existing and proposed residential properties, workspace, which respects</u> the amenity of existing and future occupants and neighbouring residents; • 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; • <u>Consider Address</u> surface water mitigation and <u>utilise</u> drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		remedial measures where required, as the site falls within a Coal Authority High Risk Area.		
	BDA2605 Land at Broad Road / Lodge Road, St George	Development considerations: Development should: <ul style="list-style-type: none"> • Provide suitable access with an appropriate footway along the Broad Road frontage; • 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; • 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; and • Promote <u>Consider</u> adaptive re-use of No. 17 Broad Road which is identified as a local landmark building. 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes
	BSA0906 Car sales site at 62 – 74 Bell Hill Road, St George	Development should: <ul style="list-style-type: none"> • create a frontage to Bell Hill Road; • be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining; <u>and</u> • <u>be informed by a site-specific flood risk assessment and drainage strategy, to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development, prioritising sustainable drainage systems and ensuring no increased flood risk to third parties, with no residential uses on the ground floor in areas at high risk of flooding from surface water.</u> 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

St George Troopers Hill Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA2702 Land at the corner of Bryants Hill and Furber Road, St George	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, a new pedestrian footway along Furber Road, and servicing from Furber Road; • 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; • Be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery. This will include the including</u> provision of a buffer to protect the adjacent Magpie Bottom Site of Nature Conservation Interest on the eastern boundary; and • Retain tree subject to a Tree Preservation Order (TPO) along the eastern boundary of the site. 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

St George West Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA2801 Land to the south of Blackswarth	<p>Proposed allocation: <u>Housing, or H</u>ousing-led mixed uses with flexible workspace.</p>	To properly reflect the local plan's intentions for the site. For clarification in response to the	Action Note 3 IN9 / Examination

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Road, St George	<p>Reasons for allocation: Should the site become available or no longer be required in its current layout or use, redevelopment for homes <u>or housing-led mixed uses with flexible workspace</u> would represent a more efficient use of land in a mixed residential / industrial context adjacent to the River Avon. The site provides an opportunity to enhance the Avon Valley Conservation Area.</p> <p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, with appropriate visibility and safety improvements, including widening to Crews Hole Road and footways enhancements; • Take account <u>Preserve or enhance the special character or appearance</u> of the Avon Valley Conservation Area and retain green frontage with the River Avon; • Integrate and provide enhancements to the public right of way and cyclepath adjacent to the River Avon; • 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; • 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; • 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 	<p>representation made by the Environment Agency. For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Hearing notes</p>

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		<p>risk to third parties as the site is subject to tidal river flood risk which could also cause potential surface water drainage constraints; and</p> <ul style="list-style-type: none"> • <u>Be informed by a site-specific flood risk assessment and drainage strategy, to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels in areas subject to Flood Zone 3, with evacuation routes provided to higher ground elsewhere on the site and to its immediate north, as the site is subject to tidal river flood risk and is identified as being at risk of flooding from surface water. It will be expected to prioritise sustainable drainage systems and ensure no increased flood risk to third parties;</u> • Maintain an 8m <u>a suitable</u> buffer adjacent to the River Avon, to ensure maintenance access to the river; <u>and</u> • <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> 		
	<p>BDA2802 Part of Soaphouse Industrial Estate, Howard Street, Whitehall</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access, which may include improvements to Hudds Vale Road to enable servicing; • Take account of <u>Safeguard</u> the setting of <u>the adjacent St George's Park local historic park and garden</u> and adjacent locally listed building <u>(Former workhouse, Hudd's Vale Road);</u> 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • Consider <u>Address</u> surface water mitigation and <u>utilise</u> drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as a culvert runs from east to west, through the site; • 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; • 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; and • Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) along the western boundary of the site. 		
	<p>BDA2803 222 – 232 Church Road, St George</p>	<p>Proposed allocation: Housing-led mixed use, with active ground floor uses, if no longer required in its current use.</p> <p>Reasons for allocation: Development considerations: Should the site become available or no longer be required in its current layout or use, redevelopment for residential-led mixed use, with active ground floor uses would represent a more efficient use of land in a Town Centre.</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide suitable access with appropriate improvements to footways along Seneca Street; 	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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		<ul style="list-style-type: none"> • Incorporate a mixed-use active ground floor, to maintain and enhance the function of St George (Church Road) Town Centre; • Consider <u>Address</u> surface water mitigation and <u>utilise</u> drainage strategies which prioritise sustainable drainage systems and ensures no increased flood risk, as the site is potentially subject to surface water drainage issues; • 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; • 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; and • Be informed by an air quality assessment <u>and make provision for mitigation measures where appropriate</u>, as the site falls within an Air Quality Management Area. 		

Stockwood Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA3101 Greville building, Lacey Road, Stockwood	Development considerations: Development should: <ul style="list-style-type: none"> • Provide suitable access; • Be designed to limit any impact upon neighbouring residential properties; 	For consistency and clarification to ensure the site allocation development	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats; • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • Be informed by a tree survey and impact assessment, seeking to retain and integrate trees into the new development; and • Consider <u>Address</u> surface water mitigation and <u>utilise</u> drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues. 	considerations are justified and effective.	

Stoke Bishop Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA3201 Land at Sanctuary Gardens, Sneyd Park	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Provide suitable access and consider opportunities for pedestrian connections to Chancel Close; • Take account of <u>Preserve or enhance the special character or appearance</u> of the Sneyd Park Conservation Area; • Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to former access to <u>on</u> the site; and 	For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

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		<ul style="list-style-type: none"> • Be informed by an up-to-date preliminary ecological appraisal of the site which makes provision for appropriate mitigation measures. • <u>Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.</u> 		

Westbury-on-Trym and Henleaze Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>BDA3301 Former St Ursula's High School, Brecon Road</p>	<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> • Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, and improve its setting; • Take account <u>Preserve or enhance the special character or appearance</u> of the Downs Conservation Area; • Retain or reprovide <u>suitable</u> existing trees as required by Policy BG4: Green Infrastructure Provision; • Consider the relationship with adjacent open space / parking area to west; • Provide suitable access to the site, which may require the relocation of existing parking on adjacent land. <p>Estimated capacity of 35 homes., subject to the suitability of converting the Listed building.</p>	<p>For consistency and clarification to ensure the site allocation development considerations are justified and effective.</p>	<p>Action Note 3 IN9 / Examination Hearing notes</p>

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Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BSA0302 Coombe House Elderly Persons' Home, Westbury-on-Trym	<p>Site address / location: Coombe House Elderly Persons' Home, Westbury-on-Trym</p> <p>Development considerations: Development should:</p> <ul style="list-style-type: none"> be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.</u> This may include a buffer to the adjacent Blaise Castle Estate Site of Nature Conservation Interest. 	Address correction. For consistency and clarification to ensure the site allocation development considerations are justified and effective.	Action Note 3 IN9 / Examination Hearing notes

Windmill Hill Ward

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	BDA3401 p.252-253	<p>BDA3401</p> <p>Site area: 0.1 hectares</p> <p>Ward: Windmill Hill</p> <p>Site address / location: 122 Bath Road, Totterdown</p> <p>Site description: The site is currently used for car sales and repair.</p> <p>Proposed allocation: Housing, which may incorporate compatible workspace, if no longer required in its current use.</p> <p>Reasons for allocation: Redevelopment for homes would represent a more efficient use of land in a residential context.</p>	Site is under construction or complete and it is not necessary to progress it as an allocation.	Action Note 3 IN9 / Examination Hearing notes

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		<p>Development considerations: Development should:</p> <ul style="list-style-type: none"> ▪ Provide suitable access from County Street, with appropriate servicing to be accommodated within the site; ▪ Respect the setting of the adjacent Listed Building at 124 Bath Road; ▪ 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. Capacity may be reduced as a result of this; ▪ Be informed by an air quality assessment, as the site falls within an Air Quality Management Area and is adjacent to Bath Road; ▪ Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent Bath Road (A4) on future occupiers of the site; ▪ Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and ▪ Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate make provision for mitigation measures. <p>Estimated capacity of 20 homes.</p>		
	BSA1101 Bath Road Open Space (west of	<p>Development should:</p> <ul style="list-style-type: none"> • <u>provide suitable access, which may require a signalled access;</u> 	For consistency and clarification to ensure the site allocation	Action Note 3 IN9 / Examination

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	Totterdown Bridge), Totterdown	<ul style="list-style-type: none"> • be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: <u>Nature conservation and recovery;</u> • be designed to respect the landscape character of the area, taking account of the prominence of the site when viewed from the north; • address noise and pollution issues from nearby industrial and waste uses and Bath Road (A4); <u>• be informed by an air quality assessment and make provision for mitigation measures where appropriate, as the site falls within an Air Quality Management Area;</u> • integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained; • seek to provide a pedestrian and cycle route adjacent to the riverside. 	development considerations are justified and effective.	Hearing notes