

EXA002- Local Plan – Schedule of Suggested Main Modifications.

Version x – published <<Date>> x 2025

In this draft, superseded modifications are shown in **grey shading** for information.

Main Local Plan Document

Chapter 1 – A New Local Plan for Bristol

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struck through	Reason	Source of modification
MM1.1	Chapter 1 – A new Local Plan for Bristol, para. 1.5	<p>Is the whole local plan changing? The new local plan</p> <p>1.5 The new Bristol Local Plan <u>will</u> comprises a single document with an annex about development allocations, supported by a Policies Map. When the review started it was expected that many existing policies ('retained policies') would be carried forward from the current local plan where they remained up to date and relevant. With the passage of time and changing strategic context it became necessary to rewrite the whole of the local plan. Some of the policies in this version of the local plan are very similar to those in the existing local plan where they continue to be consistent with national planning policy and support the local plan's overall aims and objectives. Its policies replace all those of the Bristol Core</p>	To provide clarity on the existing development plan policies which are expected to be superseded by policies of the new local plan, in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012.	EXA002.1

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		<u>Strategy (June 2011), Site Allocations and Development Management Policies Local Plan (July 2014) and Bristol Central Area Plan (March 2015). Policies contained in made Neighbourhood Development Plans continue to be in effect as part of the development plan.</u>		
	Chapter 1 – A new Local Plan for Bristol, new paragraph following paragraph 1.1.5	<u>Monitoring and review</u> <u>Monitoring of local plan policies enables the council to understand their effectiveness in delivering the plan’s vision and objectives and informs whether review is required. The Authority’s Monitoring Report is the principal mechanism for monitoring the local plan. It will report on the progress made in achieving targets set for key strategic policies relating to housing and workspace provision. The council will review the local plan within three years of its adoption. The Authority’s Monitoring Report will inform this review as its findings may identify the need for a partial or full local plan update.</u>	To add a monitoring section covering monitoring and review including a commitment to an early plan review.	EXA002
	Chapter 1 – A new Local Plan for Bristol, new paragraph following paragraph 1.1.5	<u>Monitoring and review</u> <u>Monitoring of local plan policies enables the council to understand their effectiveness in delivering the plan’s vision and objectives and informs whether review is required. The Authority’s Monitoring Report is the principal mechanism for monitoring the local plan. It will report on the progress made in achieving targets set for key strategic policies relating to housing and workspace provision. The council will commence a review of the local plan in accordance the arrangements set out in the National Planning Policy Framework</u>	To add a monitoring section covering monitoring and review including the need for an early plan review.	Hearing statement BCC01

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification						
		<u>December 2024 paragraph 236. The Authority's Monitoring Report will inform this review.</u>								
MM1.2	Chapter 1 – A new Local Plan for Bristol, new paragraph following paragraph 1.1.5	<p><u>Monitoring and review</u></p> <p><u>Monitoring of local plan policies enables the council to understand their effectiveness in delivering the plan's vision and objectives and informs whether a full or partial review is required. The Authority's Monitoring Report is the principal mechanism for monitoring the local plan. It will report annually on the progress made in achieving targets for key strategic policies as set out in the monitoring framework below. The targets and indicators in the framework reflect the government's intention for monitoring requirements to be proportionate, achievable for planning authorities and with any duplication across reporting regimes minimised. The council will commence a review of the local plan in accordance with the arrangements set out in the National Planning Policy Framework December 2024 paragraph 236. A new plan under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 will be prepared as soon as the relevant provisions are brought into force. The Authority's Monitoring Report will inform this review.</u></p> <p><u>Monitoring framework</u></p> <table border="1" data-bbox="483 1193 1395 1393"> <thead> <tr> <th data-bbox="483 1193 714 1265">Policy</th> <th data-bbox="714 1193 999 1265">Target</th> <th data-bbox="999 1193 1395 1265">Indicator</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 1265 714 1393">IDC1: Development</td> <td data-bbox="714 1265 999 1393">Provision of infrastructure needed to</td> <td data-bbox="999 1265 1395 1393">Delivery of major transport schemes and</td> </tr> </tbody> </table>	Policy	Target	Indicator	IDC1: Development	Provision of infrastructure needed to	Delivery of major transport schemes and		Action note 1
Policy	Target	Indicator								
IDC1: Development	Provision of infrastructure needed to	Delivery of major transport schemes and								

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		contributions and CIL	maintain and improve quality of life and respond to the needs of the local economy	educational and health facilities		
		UL1: Effective and efficient use of land	Maximising opportunities to re-use previously developed	Percentage of new dwellings completed per annum on previously developed land		
		UL2: Residential densities	Residential development to take place at optimum density	Number of new dwellings completed per annum on sites with: <ul style="list-style-type: none"> i) Less than 50 dwellings per hectare ii) 50 - 59 dwellings per hectare iii) 60 - 99 dwelling per hectare iv) 100 - 119 dwellings per hectare 		

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				<ul style="list-style-type: none"> v) 120 - 199 dwellings per hectare vi) 200 or more dwellings per hectare 		
		H1: Delivery of new homes – Bristol’s housing requirement	<p>An annual average minimum of 1,925 new homes to be delivered over the plan period to 2040</p> <p>A 5 year supply of deliverable housing sites maintained throughout plan period.</p>	<p>Net additional dwellings completed per annum.</p> <p>Annual 5 year housing land supply position statement</p>		
		AH1: Affordable housing provision	A minimum of 12,000 new affordable homes delivered over the plan period	<p>Affordable dwellings completed per annum broken down as follows:</p> <ul style="list-style-type: none"> a) Social rented dwellings completed 		

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				b) Affordable home ownership dwellings completed c) Affordable dwellings completed without public subsidy d) Affordable dwellings completed with public subsidy e) Affordable dwellings total		
		H4: Housing type and mix	An appropriate mix of housing to support the creation of mixed, balanced and inclusive communities	Number and percentage of new market dwellings completed per annum by number of bedrooms and unit type to include: <ul style="list-style-type: none"> • Flats/maisonettes (1 to 4+ bedrooms) • Houses and bungalows (1 to 4+ bedrooms) Number and percentage of new affordable dwellings completed per annum by number of		

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				bedrooms and unit type to include: <ul style="list-style-type: none"> • Flats/maisonettes (1 to 4+ bedrooms) • Houses and bungalows (1 to 4+ bedrooms) 		
		H7: Managing the development of purpose-built student accommodation	The amount and location of purpose-built student accommodation to be carefully managed	Number of net additional student bed spaces completed per annum broken down as follows: <ul style="list-style-type: none"> • University of Bristol residential sites: <ul style="list-style-type: none"> ○ Clifton residential campus ○ Stoke Bishop residential campus (North Residential Village) • Areas of growth and regeneration: <ul style="list-style-type: none"> ○ University of Bristol city centre precinct 		

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"> ○ Bristol Temple Quarter ○ St. Philip's Marsh ○ Bristol Shopping Quarter (Broadmead) ○ Frome Gateway ○ Central Bedminster ● All other areas 		
		H10: Planning for traveller sites	Delivering the pitch need for travellers identified in the Gypsy and Traveller Accommodation Assessment	Net additional pitches for gypsies and travellers completed per annum		
		E2: Economic development land strategy	<ul style="list-style-type: none"> ● 164,000 [or revised figure] m² of net additional office floorspace 	Total amount of net additional office floorspace (Use Class E(g)(i)) completed per annum		

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			<ul style="list-style-type: none"> 164,000[or revised figure] m² of net additional industry and distribution floorspace 	Total amount of net additional industry and distribution floorspace (Use Classes E(g)(iii), B2 and B8) completed per annum		

Chapter 2 – Vision: Building a better Bristol

No main modifications at this time.

Chapter 3 – Development Strategy

Central Bristol

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough		Reason	Source of modification
	Policy DS1	Delete diagram showing regeneration areas within and adjacent to Bristol City Centre.		For clarity as the focus of policy DS1 is on the city centre itself, as shown on the Policies Map.	For clarity in light of other modifications made.

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DS1, policy text, 1 st para, 2 nd para and first four bullets	<p>Bristol City Centre’s role as a regional focus at the centre of a global 24-hour city will be promoted and strengthened. Development will include mixed uses for offices, residential, retail, leisure, tourism, entertainment and arts and cultural facilities.</p> <p><u>Development in Bristol City Centre (as shown on the Policies Map) up to 2040 will include:</u></p> <ul style="list-style-type: none"> • <u>At least 7,500 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;</u> • <u>High quality offices and flexible workspace consistent with Policy E2 ‘Economic development land strategy’ and the specific approaches to regeneration areas set out in Policies DS1A, DS2, DS4 and DS5;</u> • <u>Retail and leisure development consistent with Policy SSE2 ‘Development in Bristol’s centres’;</u> • <u>Tourism, entertainment and arts and cultural facilities;</u> • <u>Infrastructure, services and community facilities required to support the new development, including delivery of flood defences (policy FR2 ‘Bristol Avon Flood Strategy’);</u> 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected with cross-references to policies E2, SSE2, DS1A, DS2 and DS5; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies; 	Action note 1

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"> Improved transport systems and connectivity, including new and improved public transport, walking and cycling routes; 	<ul style="list-style-type: none"> Referring to a specific infrastructure requirement (flood defences). 	
	Policy DS1, Policy text 2 nd paragraph, 5 th bullet.	<ul style="list-style-type: none"> Continuing consolidation and expansion on the University of Bristol and Bristol Royal Infirmary sites (as shown on the Policies Map), at which the development of new facilities or the redevelopment and renewal of existing facilities will be encouraged. The development of university or hospital facilities elsewhere within the city centre will also be encouraged where they would accord with other relevant local plan policies; 	Inclusion of the university and hospital precincts on the Policies Map will clarify the areas to which the policy applies.	EXA002
MM3.1	Policy DS1, Policy text 2 nd paragraph, 5 th bullet.	<ul style="list-style-type: none"> Continuing consolidation and expansion on the University of Bristol and Bristol Royal Infirmary sites (as shown on the Policies Map), at which the development of new facilities or the redevelopment and renewal of existing facilities will be encouraged. <u>Development that would impede the consolidation and expansion of university and hospital facilities within the sites will not be permitted.</u> The development of university or hospital facilities elsewhere within the city centre will also be encouraged where they would accord with other relevant local plan policies; 	<p>Inclusion of the university and hospital precincts on the Policies Map will clarify the areas to which the policy applies.</p> <p>To ensure that development does not impede consolidation and expansion of facilities.</p>	Action note 1 / SoCG with University of Bristol

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	Policy DS1, policy text, 2 nd para 6 th -9 th bullets; 3 rd -11 th paras	<ul style="list-style-type: none"> • Purpose-built student accommodation will be carefully managed and directed towards identified areas both in the city centre and elsewhere (Policy H7 ‘Managing the development of purpose-built student accommodation’); • Regeneration across the city centre with a focus on areas of growth and regeneration <u>–the creation of new mixed-use areas / neighbourhoods at Broadmead, Western Harbour, Temple Quarter and Frome Gateway (Policies DS1A, DS2, DS4 and DS5);</u> • New open space, which should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development; • New and enhanced public realm and green infrastructure. <p><i>Culture and diversity of uses</i> Facilities and services, including those of a small scale, which contribute to the diversity and vitality of the city centre which will be encouraged and retained. Cultural provision will be expected to be diverse and to reflect the wider city and region as well as the local communities within and around the area.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	Action note 1

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		<p>Existing cultural and community facilities will be expected to be retained in accordance with the relevant policies in the plan.</p> <p><i>Bristol Temple Quarter</i> <u>A sustainable and flourishing new urban quarter will be developed at Bristol Temple Quarter, centred on an improved 21st century transport hub at Temple Meads (Policy DS2 'Bristol Temple Quarter').</u></p> <p><i>St Philip's Marsh</i> <u>Growth and regeneration for mixed uses including workspace and provision of new homes in a regenerated city quarter which complements the adjacent Bristol Temple Quarter (Policy DS3 'St. Philip's Marsh').</u></p> <p><i>Floating Harbour</i> <u>The Floating Harbour will be maintained as a location for maritime industries and water related recreation activities alongside its role as a visitor destination and heritage asset (consistent with the vision set out in the Harbour Place Shaping Strategy).</u></p> <p><u>Waterfront areas adjacent to the Floating Harbour, Feeder Canal and River Avon will continue to be revitalised, delivering a high quality, publicly accessible quayside and water space that can support Bristol's growing population,</u></p>		

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		<p>comfortably accommodate an increasing number of visitors and better support nature recovery.</p> <p><i>Western Harbour</i> A new city quarter will be developed at Western Harbour (Policy DS4 'Western Harbour').</p> <p><i>Broadmead</i> Through regeneration the Broadmead area will become an inclusive, sustainable and re-connected city centre neighbourhood. Development will include new homes, diverse retail provision, workspace, cultural facilities and evening economy uses (Policy DS1A 'Bristol City Centre - Broadmead, Castle Park and the Old City').</p> <p><i>Frome Gateway</i> A new mixed use neighbourhood will be developed (Policy DS5 'Frome Gateway').</p>		
	Policy DS1, policy text, between 'Frome Gateway' and 'Place Principles' sections	<p><u><i>Redcliffe Way</i></u></p> <p><u>The Redcliffe Way corridor is suitable for a residential-led development, supported by a mix of uses including offices, community infrastructure, leisure uses and culture / tourism uses, which may also include hotel uses and an element of retail subject to consideration of its impact on other designated shopping areas. The development will provide:</u></p>	The text is proposed to be added to policy DS1 in lieu of the development allocation BDA0802 (to be removed) due to the complexities of the proposed development, which would be more effectively expressed	Action note 3

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>New homes, including affordable housing;</u> • <u>Improved pedestrian and cycle routes between north and south Redcliffe and between Temple Meads and Queen Square, potentially including the removal of the existing roundabout and the realignment of roads;</u> • <u>A significantly improved setting for the Grade I Listed St. Mary Redcliffe church and the Grade II listed Thomas Chatterton’s house and school; and</u> • <u>Enhancements to the quality and accessibility of the network of green spaces in the area.</u> 	though a development strategy policy.	
	Policy DS1, policy text, ‘Place principles’ section	<p>The design of development will be expected to demonstrate high quality place making in terms of appearance, function, conservation of heritage assets, sustainability and maintaining and enhancing green infrastructure:</p> <ul style="list-style-type: none"> •—Proposals will have regard to the area’s important heritage assets and respond appropriately to key views and landmarks set out in the relevant Conservation Area Character Appraisals and other supporting policy and guidance. •—Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development, in accordance with Policy DC2 ‘Tall buildings’. •—Street design will give priority to pedestrian access, cycling and public transport. •—Active and inclusive ground floor uses will be encouraged. 	For clarity and effectiveness, removing inappropriate bullet formatting.	Hearing statement BCC04

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>•—New development should include measures to secure public access and routes for walking, cycling and public transport, including access to waterfront areas consistent with policy BG5 ‘Biodiversity and access to Bristol’s waterways’</p>		
	<p>Policy DS1, policy text, ‘Place principles’ section</p>	<p><i>Place principles</i> Throughout the city centre higher density, mixed use development will be encouraged <u>consistent with policies UL1 ‘Effective and efficient use of land’ and UL2 ‘Residential densities’ and the specific approaches to regeneration areas set out in Policies DS1A, DS2, DS4 and DS5.</u></p> <p>Major developments should demonstrate measures to create a city centre that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of existing communities close to the city centre. Opportunities will be taken to reduce the severance of parts of the city centre from neighbouring communities caused by major roads and other physical barriers.</p> <p>The design of development will be expected to demonstrate high quality place making in terms of appearance, function, conservation of heritage assets, sustainability and maintaining and enhancing green infrastructure.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies; • Removing unclear reference to ‘inclusive’ ground floor uses; • Removing inappropriate bullet formatting. 	<p>Action note 1</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>Great weight will be given to the conservation and enhancement of to the area’s important heritage assets and proposals should respond appropriately to key views and landmarks set out in the relevant Conservation Area Character Appraisals and other supporting policy and guidance. Development affecting heritage assets will be assessed in accordance with Policy CHE1 ‘Conservation and the historic environment’.</u></p> <p>————Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development, in accordance with Policy DC2 ‘Tall buildings’.</p> <p>————Street design will give priority to pedestrian access, cycling and public transport.</p> <p>————Active and inclusive ground floor uses <u>will be encouraged</u>.</p> <p>————New development should include measures to secure public access and routes for walking, cycling and public transport, including access to waterfront areas consistent with policy BG5 ‘Biodiversity and access to Bristol’s waterways’.</p> <p>The design of development <u>should have regard to any will be expected to accord with</u> local design guides and codes and any design guidance within other relevant city centre frameworks and strategies.</p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DS1, policy text, after 'Place principles' section	<u>Flood risk</u> <u>Development in areas at risk of flooding will be assessed in accordance with policies FR1 'Flood risk and water management' and FR2 'Bristol Avon Flood Strategy' and the specific approaches to regeneration areas set out in Policies DS1A, DS2, DS4 and DS5.</u>	To make the policy more effective by: <ul style="list-style-type: none"> Ensuring a consistent and effective approach to flood risk is taken across all development strategy policies. 	Action note 1
MM3.2	Policy DS1, paragraph 3.1.10	3.1.10 Residential development will continue to be an important feature of the city centre, helping to bring vitality to the area and support its diversity. The new housing development referred to in this policy would be primarily for apartments and town houses with densities appropriate to a city centre location (Policies UL2 'Residential densities' and DC1 'Liveability in residential development including space standards'). This will include an estimated 2,500 homes within the City Centre Development and Delivery Plan area.	For clarity	Hearing statement BCC04
MM3.3	Policy DS1, paragraph 3.1.13	3.1.13 Additional policy detail <u>Further planning guidance may be prepared in the future</u> regarding university and hospital development may be added as supporting planning guidance in the future in the form of masterplans or other agreed documents.	For clarity	Hearing statement BCC04
	Policy DS1A, policy text, 1 st to 5 th paras	In accordance with Policy DS1 'Bristol City Centre', development of this <u>Development proposals in the Broadmead, Castle Park and the Old City area (shown on the Policies Map) will be developed for a mix of uses will be expected to accord with having regard to the City Centre Development and Delivery Plan, which will</u>	To make the policy more effective by: <ul style="list-style-type: none"> Incorporating a clear reference to the Policies Map; 	Action note 1

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		<p>coordinate the approach to development across the area and the relationship with surrounding locations.</p> <p>As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to the Development and Delivery Plan.</u></p> <p>More efficient use of land and a greater mix of uses will be encouraged within Broadmead.</p> <p>The Broadmead and Cabot Circus area will remain the city’s principal shopping location including redeveloped sites and a diversified offer which generates activity by day and in the evening (Policy SSE1 ‘Supporting Bristol’s Centres - network and hierarchy’). This role will be supported by the development of <u>around 2,500 new homes and workspace student accommodation in accordance with Policy H7 ‘Managing the development of purpose-built student accommodation’.</u> <u>Development will also include retail and leisure provision, offices, cultural facilities and evening economy uses</u> to create a mixed-use city centre neighbourhood.</p> <p>Development will include infrastructure, services and community facilities required to support the new development.</p>	<ul style="list-style-type: none"> • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Changing the way non-local plan documents are referenced in local plan policies; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	

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MM3.4	Policy DS1A, Policy text 6 th paragraph	<p>New text <u>underlined</u> and deleted text struckthrough</p> <p>Major development will be expected to contribute to inclusive uses and activities by providing a minimum of 10%. <u>Where major development is proposed the council will seek a proportion of ground floor space suitably fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.</u></p>	To clarify that a proportion of ground floor space will be sought with the specific proportion referred to in additional explanatory text (see below – 11.7A).	EXA002.1
	Policy DS1A, policy text, ‘Place principles’ section and onwards	<p><i>Place principles for Broadmead, Castle Park and Old City</i></p> <p>In addition to the place principles set out in Policy DS1, the design of development will be expected to:</p> <ul style="list-style-type: none"> • Create liveable residential environments by being designed in accordance with the relevant policies in the plan and with <u>regard to any local design guidance or codes;</u> • Ensure that the public realm is enhanced to be welcoming, animated, of a human scale and provides pedestrian priority; • Create new routes through urban blocks and to <u>where practicable and appropriate, restore the historic street patterns;</u> • Deliver better connections between Broadmead, Castle Park and the surrounding communities; and • Incorporate and enhance the area’s built and cultural heritage <u>in accordance with Policy CHE1.</u> <p><u>In Broadmead, Castle Park and the Old City, city centre residential densities of at least 200 dwellings per hectare will be sought in accordance with policy UL2 ‘Residential densities’.</u> Tall buildings in the right setting and of the</p>	To make the policy more effective by: <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies; • Ensuring a consistent and effective approach to flood risk is taken across all 	Action note 1

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		<p>right design may be appropriate as part of the overall approach to development, in accordance with Policy DC2 'Tall buildings'.</p> <p>...</p> <p><i>Old City</i></p> <p>Development in the Old City will be expected to preserve, enhance and, where appropriate, reinstate the area's historic character, particularly in its scale and massing, grain and the choice of materials used, and should contribute where appropriate to the reinstatement of historic routes through the area. Development will be expected to reduce the impact of traffic on the area, contribute to public realm improvements and support the growth of independent retail at St. Nicholas' Market and St. Mary-le-Port.</p> <p>This approach will continue to allow a wide variety of uses to develop in the area, while retaining a requirement for development to respond to the historic context, including reinstating the historic grain of the area where it has been eroded.</p> <p><u><i>Flood risk</i></u></p> <p><u>Development of sites within Broadmead, Castle Park and the Old City that are at risk of flooding should be</u></p>	<p>development strategy policies.</p>	

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		<p>New text <u>supported by a site-specific flood risk sequential test undertaken within the policy area, taking account of all reasonably available sites in the area. The development of sites that are at risk of flooding or are larger than one hectare in size should be supported by a site-specific Flood Risk Assessment.</u></p>		
	<p>Policy DS1A paragraph 3.1.18</p>	<p>3.1.18 The estimated capacity for new homes in the City Centre Development and Delivery Plan area is around 2,500.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Specifying a number of homes and student beds expected to be developed in the area in the policy text rather than the explanation. 	<p>Action note 1</p>
<p>MM3.5</p>	<p>Policy DS1A Paragraph 3.1.19</p>	<p>The detailed approach to space for community and cultural uses is <u>Where ground floor space for community and cultural uses is sought in accordance with this policy, the aim will be for the proportion to be 10% of the overall space as set out in the City Centre Development and Delivery Plan.</u></p>	<p>For clarification and to accord with the policy text as modified.</p>	<p>EXA002.1</p>
	<p>Policy DS1A, after para. 3.1.20</p>	<p>3.1.20A <u>Where required by policy DS1A, the growth in independent retail will be supported through the inclusion in new development of smaller units and/or through mechanisms which facilitate the occupation of parts of the development by small and independent businesses.</u></p>	<p>To make the policy more effective by explaining the approach to supporting independent retail.</p>	<p>Action note 1</p>

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
	Between Policy DS1A and Policy DS2, insert new heading and paragraph	<p><u>Bristol Temple Quarter Regeneration</u></p> <p><u>3.1.20B The transformation of Bristol Temple Quarter is one of the UK's largest regeneration projects. The regeneration vision is to transform 135 hectares of brownfield land over 25 years into a series of thriving, well-connected, mixed-use communities. The regeneration of the area has the stated aim to create 10,000 new homes and thousands of new jobs. Policies DS2 Bristol Temple Quarter and DS3 St Philip's Marsh combine to provide the planning policy context for this ambitious regeneration project. Delivery of the development referred to in these policies will extend through and beyond the local plan period.</u></p>	To clarify the overarching vision and regeneration objectives linking policies DS2 and DS3.	Action Note 1
	Policy DS2, policy text, 2 nd para, 1 st and 2 nd bullets	<p><u>Development of Bristol Temple Quarter (as shown on the Policies Map) up to 2040 will include:</u></p> <ul style="list-style-type: none"> • <u>The provision of around 100,000m² of additional high quality offices and flexible workspace;</u> • <u>At least 3,000 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';</u> 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Specifying a number of homes and an amount of workspace expected to be developed in the area. 	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DS2, policy text, 'Place principles' section	<p><i>Place principles</i></p> <p>Development of <u>proposals in Bristol Temple Quarter</u> will be expected to accord with <u>should have regard to any approved development framework, masterplan and infrastructure delivery plan for the area.</u> Development will be expected to take a comprehensive or coordinated approach consistent with delivering high quality place-making and creating a coherent and balanced new city quarter. As part of securing comprehensive change in the regeneration area, development will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to any the development framework or masterplan.</u> Individual development proposals should not prejudice the comprehensive and <u>coordinated</u> regeneration of the area.</p> <p>Development will have a form, scale and density consistent with a city centre location. <u>City centre residential densities of at least 200 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.</u> Tall buildings of an appropriate design and setting may be appropriate as part of the development mix in accordance with Policy DC2 'Tall Buildings'.</p> <p>Residential developments in the area should contribute towards an appropriate mix of housing types.</p> <p><u>Development affecting heritage assets will be assessed in accordance with Policy CHE1 'Conservation and the</u></p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density; • Specifically addressing the setting of Bristol Temple Meads Station; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p> <p>Hearing Statement BCC04</p>

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
		<p>New text <u>underlined</u> and deleted text struckthrough</p> <p><u>historic environment</u>. This will include giving great weight to the historic significance of the Grade I listed Bristol Temple Meads Station and safeguarding its setting with particular regard to the key views to and from the station buildings.</p> <p>Development will preserve and enhance the Silverthorne Lane conservation area, adjoining conservation areas and other heritage assets, incorporating them imaginatively into new development to deliver a strong sense of place.</p> <p>Development of sites bordering the Totterdown Basin area will be expected to complement its enhancement as a fully accessible natural green space with a wildlife function, including provision of pedestrian and cycle links through the area.</p>		
	<p>Policy DS2, policy text, 'Transport' section</p>	<p>Development will be supported by transport improvements which will include public transport enhancements, improved station access, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements in accordance with <u>having regard to</u> the approved infrastructure delivery plan.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; 	<p>Action note 1</p>
	<p>Policy DS2, paragraph 3.1.26</p>	<p>3.1.26 The estimated capacity for new homes in this regeneration area is around 2,500, in addition to the proposed purpose-built student accommodation.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Specifying a number of homes expected to be developed in the 	<p>Action note 1</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
			area in the policy text rather than the explanation.	
	Policy DS3, policy text, 3 rd para	<p>Development <u>of St Philip’s Marsh (as shown on the Policies Map) up to 2040</u> will include:</p> <ul style="list-style-type: none"> • <u>Around 40,000m² of high quality offices;</u> • <u>Around 110,000m² of industry and distribution premises including provision for research and development and flexible workspace;</u> • <u>At least 7,000 Thousands of new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;</u> • Student accommodation in accordance with Policy H7 ‘Managing the development of purpose-built student accommodation’; • <u>Retail and leisure development consistent with Policy SSE4 ‘Town centre first approach to development’.</u> • <u>Infrastructure, services and community facilities required to support St Philip’s Marsh, including delivery of flood defences (policy FR2 ‘Bristol Avon Flood Strategy’);</u> • Maintained and safeguarded transport and utility infrastructure where required; 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies; 	Action note 1

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"> • New and enhanced walking and cycle routes to connect the developments to the city centre and surrounding neighbourhoods; • New and enhanced public realm and green infrastructure, including improvements to the setting of the River Avon and Feeder Canal; and • The retention, enhancement and creation of open space to serve the new developments. New and enhanced open space should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development. 	<ul style="list-style-type: none"> • Referring to a specific infrastructure requirement (flood defences). 	
	<p>Policy DS3, policy text, ‘North west St. Philip’s Marsh’ section, 1st para</p>	<p>This location close to Bristol Temple Quarter will be developed as a knowledge based, employment led innovation area. It is suitable for higher intensity workspace/offices/ research and other more intensive forms of use appropriate to a location adjacent to the city centre. <u>Residential and other uses may be suitable where they would not be detrimental to achieving the employment-led vision for this location and would accord with all the other relevant policies in this plan .</u></p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Clarifying whether or not other uses would be resisted in each sub-area. 	<p>Action note 1</p>
	<p>Policy DS3, policy text, ‘South St. Philip’s Marsh’ section, 1st para</p>	<p>This location will be developed as a sustainable, residential led mixed-use neighbourhood focused along a new riverside linear park. Development may also include leisure or sport uses. <u>Other uses may also be acceptable where they would not be detrimental to achieving the residential led mixed-use vision for this location and</u></p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Clarifying whether or not other uses would be resisted in each sub-area. 	<p>Action note 1</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>would accord with all the other relevant policies in this plan.</u>		
MM3.7	Policy DS3, policy text, 'South St. Philip's Marsh', insert the following after the 3rd paragraph	<u>Sparke Evans Park will be enhanced to serve the wider area and provide space for recreation.</u>	For clarity.	Hearing statement BCC04
	Policy DS3, policy text, 'North east St. Philip's Marsh' section	This location will be developed for mixed residential and workspace uses, including small-scale manufacturing and maker-spaces. <u>Other uses may also be acceptable where they would not be detrimental to achieving the main residential and workspace focus for this location and would accord with all the other relevant policies in this plan.</u>	To make the policy more effective by: <ul style="list-style-type: none"> Clarifying whether or not other uses would be resisted in each sub-area. 	Action note 1
MM3.8	Policy DS3, policy text, 'Place principles', first bullet	Development will have a form, scale and density consistent with its central urban location. <u>Tall buildings of an appropriate design and setting may be appropriate as part of the development mix in accordance with Policy DC2 'Tall Buildings';</u>	For clarity and for consistency with policies UL1 and DC2.	Hearing statement BCC04
	Policy DS3, policy text, 'Place principles' section, 1 st to	Development of <u>proposals in St. Philip's Marsh</u> will be expected to accord with <u>should have regard to</u> any approved masterplan and infrastructure delivery plan for the area.	To make the policy more effective by: <ul style="list-style-type: none"> Changing the way non-local plan documents are 	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	3 rd paras and 1 st bullet	<p>As part of securing comprehensive change in the regeneration area and cohesive placemaking, development will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to any</u> the masterplan. Individual development proposals should not prejudice the comprehensive <u>and coordinated</u> regeneration of the area.</p> <p>The following place principles will also apply:</p> <ul style="list-style-type: none"> • Development will have a form, scale and density consistent with its central urban location. <u>City centre residential densities of at least 200 dwellings per hectare will be sought in accordance with policy UL2 ‘Residential densities’. Tall buildings of an appropriate design and setting may be appropriate as part of the development mix in accordance with Policy DC2 ‘Tall Buildings’;</u> 	<p>referenced in local plan policies;</p> <ul style="list-style-type: none"> • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	
	Policy DS3, policy text, ‘Place principles’, 5th bullet	<p>• New development should facilitate and contribute towards the delivery of eastern access to Temple Meads Station;</p>	For clarity since the entrance falls outside the DS3 area and has already been delivered.	BCC notes of hearing session
MM3.9	Policy DS3, policy text, ‘Place principles’, 6th bullet	<p>Development will ensure the provision of appropriate green infrastructure and open space. Sparke Evans Park will be enhanced to serve the wider area and provide space for recreation;</p>	For clarity	Hearing statement BCC04

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
	Policy DS4, policy text, 1 st and 2 nd paras	<p>New text <u>underlined</u> and deleted text struckthrough</p> <p>Western Harbour will be developed as a new city quarter. Development will create a mixed and inclusive community with a diversity of land uses providing opportunities for new homes, workspace, leisure and services.</p> <p><u>Development in Western Harbour (as shown on the Policies Map) will include:</u></p> <ul style="list-style-type: none"> • A reconfigured road system, replacing the present network of roads and bridges with a simplified system; • <u>Around 1,000</u> new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’; • A mix of workspace; • Retail and leisure development consistent, as required, with Policy SSE4 ‘Town centre first approach to development’; • Infrastructure, services and community facilities required to support the new development, <u>including delivery of flood defences (policy FR2 ‘Bristol Avon Flood Strategy’)</u>; • The retention and provision of high quality public open spaces incorporating green infrastructure and public realm enhancements. New open and enhanced space should be provided in accordance with local plan policy GI A ‘Open space for recreation’ and will be secured from new development; 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies; • Referring to a specific infrastructure requirement (flood defences). 	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
		<p>New text <u>underlined</u> and deleted text struckthrough</p> <ul style="list-style-type: none"> New walking and cycling routes to connect to the development to the city centre, surrounding neighbourhoods, public transport facilities and the wider cycle network. 		
MM3.10	Policy DS4 policy text, 'Place principles', add a final bullet point	<p><u>The conservation and enhancement of the Grade II* listed Brunel's Swing Bridge.</u></p>	To respond appropriately to heritage assets at risk in the area.	Hearing statement BCC04
	Policy DS4 policy text, 'Place principles' section	<p>Development of <u>proposals in Western Harbour</u> will be expected to accord with a <u>should have regard to the masterplan</u> which will coordinate the approach to development across the area and the relationship with surrounding locations.</p> <p>As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to the masterplan.</u></p> <p>Proposals will have regard to the area's important heritage assets and respond appropriately to key views and landmarks set out in set out in the relevant Conservation Area Character Appraisals and other supporting policy and guidance <u>in accordance with policy CHE1.</u></p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> Changing the way non-local plan documents are referenced in local plan policies; Setting out a specific approach to density; Responding appropriately to heritage assets at risk in the area; Reducing repetition and ambiguity by rationalising wording and 	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>Inner urban residential densities of at least 120 dwellings per hectare will be sought in accordance with policy UL2 ‘Residential densities’.</u></p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. <u>Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</u></p> <p>Development will be expected to provide appropriately for the following:</p> <ul style="list-style-type: none"> • The provision of flood defences and flood mitigation measures in accordance with the Bristol Avon Flood Strategy. Any defences should be appropriately incorporated into the development and provide for enhanced public realm, green infrastructure provision and enhancements to the historic environment; • A network of accessible pedestrian walkways along the Cumberland Basin, Floating Harbour and River Avon New Cut, including new and improved/restored crossing points, consistent with Policy BG5 ‘Biodiversity and access to Bristol’s waterways’; • Strengthened pedestrian and cycle links, including wayfinding, between Hotwells, Spike Island, Southville, Ashton Gate and the strategic cycle network. 	<p>introducing cross-references to other relevant policies.</p>	

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>Have regard to the conservation and enhancement of the Grade II* listed Brunel's Swing Bridge.</u> 		
MM3.11	Policy DS4 policy text, after paragraphs on flood risk	<p><u>Recreational impacts – mitigation strategy</u></p> <p><u>Development of new homes in Western Harbour will be expected to accord with a mitigation strategy, prepared with the involvement of the local planning authority and relevant landowners / managers, that will assess any potential impact of additional recreational pressures on the Avon Gorge Woodlands Special Area of Conservation and provide any necessary mitigation measures.</u></p>	To address potential impacts on Avon Gorge Woodlands SAC identified by Natural England.	Hearing statement BCC01
MM3.12	Policy DS4, after para. 3.1.38	<p><u>3.1.38A The Grade II* listed Brunel's Swing Bridge is presently identified on the Historic England Heritage at Risk Register. Acknowledging this current status Policy DS4 expects development to have regard to its conservation and enhancement as part of the development of the area.</u></p>	To respond appropriately to heritage assets at risk in the area.	Hearing statement BCC04
MM3.13	Policy DS4, after para. 3.1.38A (as inserted above)	<p><u>3.1.38B The Western Harbour area is relatively close to the Avon Gorge Woodlands Special Area of Conservation (SAC), which could potentially experience effects from increased recreational pressures arising from the development of new homes. To ensure that any increased demand for outdoor recreation does not adversely impact the SAC, policy DS4 incorporates a requirement for development in Western Harbour to accord with a mitigation strategy. Mitigation measures which may be appropriate to address any potential adverse impact on the SAC include enhancements to green</u></p>	To address potential impacts on Avon Gorge Woodlands SAC identified by Natural England.	Hearing statement BCC01

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>spaces within the Western Harbour area and/or financial contributions to off-site mitigation measures.</u>		
	Policy DS5, policy text, 1 st and 2 nd paras, 1 st to 4 th bullets	<p>Frome Gateway (as shown on the Policies Map) will be developed as a new mixed use neighbourhood.</p> <p>Development will create a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services.</p> <p>Development will include:</p> <ul style="list-style-type: none"> • <u>Around 1,000 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’;</u> • <u>The provision of around 9,000m² of high quality offices;</u> • <u>Provision of around 8,000m² of industry and distribution premises workspace, including affordable workspace for a range of employment uses as part of mixed-use development.</u> This would include logistics provision adjacent to M32 Junction 3; • Up to 500 student bedspaces in addition to the new homes in accordance with Policy H7 ‘Managing the development of purpose-built student accommodation’; • <u>Retail and leisure development to meet local needs consistent, as required, with Policy SSE4 ‘Town centre first approach to development’;</u> 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DS5, policy text, 'Place-making principles' section, 1 st to 4 th paras	<p>Development of <u>proposals in Frome Gateway should have regard to the Frome Gateway Spatial Regeneration Framework</u> will be expected to accord with a regeneration framework which will coordinates the approach to development across the area and the relationship with surrounding locations.</p> <p>As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to the regeneration framework.</u></p> <p>Development in Frome Gateway will be expected to make efficient use of land and will be of a scale and design appropriate to Frome Gateway's city centre location. <u>City centre residential densities of at least 200 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.</u></p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	Action note 1
	Policy DS5, paragraph 3.1.41	3.1.41 The Frome Gateway Spatial Regeneration Framework was approved by the council in February 2024. will shape	To make the policy more effective by:	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		development in the area. The framework is accompanied by a Health Impact Assessment which should also be taken into account.	<ul style="list-style-type: none"> Changing the way non-local plan documents are referenced in local plan policies. 	
	Policy DS5, paragraph 3.1.42	3.1.42 The estimated capacity for new homes in this regeneration area is around 1,000, in addition to the proposed purpose-built student accommodation.	To make the policy more effective by: <ul style="list-style-type: none"> Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. 	Action note 1
	Policy DS5, paragraph 3.1.45	3.1.45 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with the development <u>have regard to the regeneration framework</u> for the area and <u>be</u> informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.	To make the policy more effective by: <ul style="list-style-type: none"> Changing the way non-local plan documents are referenced in local plan policies. 	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DS6, 1 st and 2 nd paras, 1 st and 2 nd bullets	<p>Sites within the Lawrence Hill area of growth and regeneration will be developed for a mix of residential, workspace and community uses. Development will reinforce the Lawrence Hill area as a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, and access services.</p> <p>Development <u>within the Lawrence Hill area (as shown on the Policies Map)</u> will include:</p> <ul style="list-style-type: none"> • <u>Around 1,500</u> new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’; • <u>Provision of around 6,400m² of high quality offices;</u> • <u>Provision of around 40,000m² of industry and distribution premises high quality workspace, providing for a range of business uses,</u> as part of mixed-use development; 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	Action note 1

	<p>Policy DS6, 'Place principles' section, 1st to 4th paras</p>	<p><u>Development of proposals in Lawrence Hill should have regard to any will be expected to accord with a regeneration framework which will coordinates the approach to development across the area and the relationship with surrounding locations.</u></p> <p>As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to any the regeneration framework.</u></p> <p>Development in the Lawrence Hill area will be expected to make efficient use of land. Development will be of a city centre density <u>City centre residential densities of at least 200 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'</u>. Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development (Policy DC2 'Tall buildings').</p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. <u>Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</u></p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p>
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	<p>Policy DS6, para. 3.2.8</p>	<p>3.2.8 The estimated capacity for new homes in this regeneration area is around 1,500 with the potential for additional dwellings in the event of any re-configuration of the roundabout.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. 	<p>Action note 1</p>
	<p>Policy DS6, para. 3.2.9</p>	<p>3.2.9 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with <u>have regard to</u> any development framework for the area and <u>be</u> informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies. 	<p>Action note 1</p>

	<p>Policy DS7, policy text, 1st and 2nd para, 1st and 2nd bullets</p>	<p>Sites within Central Fishponds will be developed for a mix of residential, workspace and community uses. Development will reinforce the Fishponds area as a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services.</p> <p><u>Development in Central Fishponds (as shown on the Policies Map) will include:</u></p> <ul style="list-style-type: none"> • <u>Around 1,500</u> new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’; • <u>Provision of around 5,500m² of high quality offices;</u> • <u>Provision of around 9,800m² of industry and distribution premises high quality workspace, providing for a range of business uses, as part of mixed-use development;</u> 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p>
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<p>Policy DS7, policy text, 'Place principles' section, 1st to 4th paras</p>	<p><u>Development proposals in of Central Fishponds should have regard to any will be expected to accord with a regeneration framework which will coordinates the approach to development across the area and the relationship with surrounding locations.</u></p> <p>As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to any the regeneration framework.</u></p> <p>Development in Central Fishponds will be expected to make efficient use of land. Development will be of a scale and design appropriate to Central Fishponds' town centre location, taking account of the Stapleton and Frome Valley conservation area. <u>Residential densities of at least 100 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.</u> Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development (Policy DC2 'Tall buildings').</p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p>
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	Policy DS7, para 3.2.16	3.2.16 The estimated capacity for new homes in this regeneration area is around 1,500.	To make the policy more effective by: <ul style="list-style-type: none"> • Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. 	Action note 1
	Policy DS7, para 3.2.17	3.2.17 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with <u>have regard to</u> any development framework for the area and be informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.	To make the policy more effective by: <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies. 	Action note 1
	Policy DS7, para 3.2.18	3.2.18 Comprehensive forms of development will enable the area's full potential to be realised through higher density forms of development. Where sites are developed, An inner urban style density of 100dph will be sought as a minimum, but is <u>considered appropriate for this area due to its character and accessibility</u> . Higher levels of density may be appropriate subject to a co-ordinated approach to development which delivers quality urban design.	To make the policy more effective by: <ul style="list-style-type: none"> • Explaining the approach to density which has now been incorporated in the policy text. 	Action note 1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DS8, policy text, 1 st and 2 nd paras, 1 st and 2 nd bullets	<p>Sites within Central Bedminster will be developed for a mix of residential, workspace and community uses. Development will reinforce the Bedminster area as a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services.</p> <p><u>Development in Central Bedminster (as shown on the Policies Map) will include:</u></p> <ul style="list-style-type: none"> • <u>Around 3,500</u> new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’; • <u>Provision of around 2,000m² of high quality offices;</u> • <u>Provision of around 11,700m² of industry and distribution premises</u> high quality workspace, providing for a range of business uses, as part of mixed-use development; 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	Action note 1
	Policy DS8, policy text, ‘Place principles’	<p><u>Development proposals in of Central Bedminster should have regard to the</u> will be expected to accord with regeneration frameworks which will coordinate the</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan 	Action note 1

<p>section, 1st to 4th paras</p>	<p>approach to development across the area and the relationship with surrounding locations.</p> <p>As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to the regeneration frameworks.</u></p> <p>Development in Central Bedminster will be expected to make efficient use of land. <u>Residential densities of at least 120 dwellings per hectare will be sought in accordance with policy UL2 ‘Residential densities’.</u> Development will be of a scale and design appropriate to Central Bedminster’s town centre location, taking account of the Bedminster conservation area (<u>Policy CHE1 ‘Conservation and the historic environment’</u>). Tall buildings in the right setting and of the right design may be appropriate as part of the overall approach to development (Policy DC2 ‘Tall buildings’).</p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</p>	<p>documents are referenced in local plan policies;</p> <ul style="list-style-type: none"> • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 		
<p>Policy DS8, paragraph 3.3.9</p>	<p>3.3.9 The estimated capacity for new homes in this regeneration area is around 3,500, in addition to the proposed purpose built student accommodation.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Specifying a number of homes expected to be 		<p>Action note 1</p>

			developed in the area in the policy text rather than the explanation.	
	Policy DS8, paragraph 3.3.10	3.3.10 The policy provides for the development or re-incorporation of high-quality workspace which should <u>have regard to</u> be in accordance with the development frameworks for the area and <u>be</u> informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.	To make the policy more effective by: <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies. 	Action note 1
	Policy DS9, policy text, 1st and 2nd paras, 1st and 2nd bullets	<p>Sites within the Brislington area of growth and regeneration will be developed for a mix of residential, workspace and community uses.</p> <p><u>Development in Brislington (as shown on the Policies Map) will include:</u></p> <ul style="list-style-type: none"> • <u>At least 500 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';</u> • <u>Provision of around 28,500m² of industry and distribution premises high quality workspace, providing for a range of business uses, as part of mixed-use development;</u> 	To make the policy more effective by: <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	Action note 1

<p>Policy DS9, policy text, 'Place principles' section, 1st to 4th paras</p>	<p><u>Development proposals in of Brislington should have regard to any will be expected to accord with a regeneration framework which will coordinates the approach to development across the area and the relationship with surrounding locations.</u></p> <p>As part of securing comprehensive change in the regeneration area, individual development sites will be expected to contribute appropriately to the delivery of the mix of uses and supporting infrastructure, services and facilities as set out in this policy and <u>having regard to the regeneration framework.</u></p> <p>Development in Brislington will be expected to make efficient use of land. <u>Residential densities of at least 60 dwellings per hectare will be sought unless site constraints such as heritage indicate otherwise.</u></p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p>
<p>Policy DS9, policy text, after 'Housing mix' section</p>	<p><u>Flood risk</u></p> <p><u>Development of sites within Brislington that are at risk of flooding should be supported by a site-specific flood risk sequential test undertaken within the policy area, taking account of all reasonably available sites in the area. The development of sites that are at risk of flooding or are larger than one hectare in size should be supported by a site-specific Flood Risk Assessment.</u></p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Ensuring a consistent and effective approach to flood risk is taken across all development strategy policies. 	<p>Action note 1</p>

	Policy DS9, paragraph 3.3.15	3.3.15 The policy provides for the development or re-incorporation of high-quality workspace which should <u>have regard to any</u> be in accordance with the development framework for the area and <u>be</u> informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.	To make the policy more effective by: <ul style="list-style-type: none"> • Changing the way non-local plan documents are referenced in local plan policies. 	Action note 1
MM3.14	Policy DS10 2nd paragraph	Previously developed land in the Green Belt The redevelopment of previously developed sites in the Green Belt will be encouraged where such development would contribute to delivery of affordable homes and provided that the proposals would not substantially harm the openness of the Green Belt.	For clarification and to ensure consistency with national planning policy (December 2024).	Hearing statement BCC05
	Policy DS10, policy text	Land within the Green Belt as shown on the Policies Map will be protected from inappropriate development as set out in national planning policy <u>and any proposals in the Green Belt will be determined in accordance with national planning policy.</u> Previously developed land in the Green Belt The redevelopment of previously developed sites in the Green Belt will be encouraged where such development would contribute to delivery of affordable homes and provided that the proposals would not substantially harm the openness of the Green Belt. Boundary of the Green Belt The boundary of the Green Belt in Bristol will remain unchanged with the exception of land which will be removed from the Green Belt as shown in Policies DS11	For clarification and to ensure consistency with national planning policy (December 2024).	Action Note 1

		<u>'Development allocations – south west Bristol' and DS12 'New neighbourhood – Bath Road, Brislington'.</u>		
	Policy DS10, paras. 3.3.26 and 3.3.27	<p>3.3.26 Some areas of the retained Green Belt have <u>are</u> also been proposed as Local Green Space (see Policy GI1 'Local Green Space').</p> <p>3.3.27 It is proposed that some of the areas removed from the Green Belt in Bristol will be allocated for development <u>National planning policy explains that 'inappropriate development' is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It also provides that development in the Green Belt is inappropriate unless one of the identified exceptions applies. National planning policy further states that development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where the development would utilise grey belt land, subject to various provisions. Grey belt is defined within national planning policy.</u></p>	For clarification and to ensure consistency with national planning policy (December 2024).	Action Note 1
	Policy DS11, Policy text, below 1st paragraph	<p><u>Land at Ashton Vale ('Longmoor Village')</u></p> <p><u>Development at 'Longmoor Village' is allocated for residential-led, mixed use development, with an estimated capacity of around 500 homes.</u></p> <p><u>Development at 'Longmoor Village' is expected to be in accordance with all other relevant policies in his plan and address the following key development principles:</u></p> <ul style="list-style-type: none"> <u>• Provide suitable access to the site;</u> <u>• Be designed having regard to the setting of Grade II* Ashton Court Registered Park and Garden;</u> 	To provide detail and clarity on the scale of development envisaged at the two proposed development allocations as part of DS11, as well as setting out development considerations.	Action Note 2 – IN8

		<ul style="list-style-type: none"> • <u>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 and is subject to historic landfill;</u> • <u>Be informed 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, and is over 1 hectare in size;</u> • <u>Be informed by an appropriate ecological survey and assessment of impacts, including impacts on the Land North of Ashton Vale Fields Site of Nature Conservation Interest (SNCI), and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • <u>Retain the provision of the public rights of way that pass through the site, ensuring safe and convenient routes;</u> • <u>Deliver high quality linkages / permeability through the site for pedestrians and cyclists, providing crossings over/under the Metrobus route, links to the adjacent Town and Village Green and the wider area, safeguarding access points to adjacent commercial land which may subsequently be redeveloped;</u> • <u>Retain or reprovide existing trees, hedgerow and other green infrastructure, as required by Policy BG4: Green Infrastructure Provision;</u> 		
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		<ul style="list-style-type: none"> • <u>Provide an appropriate level of affordable housing, and community-led/self-build housing in accordance with Policy AH1 'Affordable housing provision' and Policy H5 'Self-build and community-led housing.</u> <p><u>Development at Ashton Vale should have regard to a master plan prepared in consultation with the local community which addresses the layout and form of development, access and the relationship with surrounding areas.</u></p> <p><u><i>Land adjacent to Elsbert Drive, Bishopsworth</i></u></p> <p><u>Development at Elsbert Drive, as shown on the Policies Map, is allocated for residential development, with an estimated capacity of around 150 homes.</u></p> <p><u>Development at Elsbert Drive is expected to address the following key development principles:</u></p> <ul style="list-style-type: none"> • <u>Provide suitable access to the site;</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> • <u>Retain the provision of the public rights of way that pass through the site, ensuring safe and convenient routes;</u> • <u>Deliver high quality linkages / permeability through the site for pedestrians and cyclists;</u> • <u>Retain or reprovide existing trees, hedgerow and other green infrastructure, as required by Policy BG4: Green Infrastructure Provision;</u> 		
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		<ul style="list-style-type: none"> <u>Provide an appropriate level of affordable housing, and community-led/self-build housing in accordance with Policy AH1 'Affordable housing provision' and Policy H5 'Self-build and community-led housing.'</u> 		
	Policy DS11, 2nd paragraph	Development at Elsbert Drive should have regard to be in accordance with a detailed cross-boundary development framework or master plan prepared in consultation with the local community which addresses the layout and form of development, access and the relationship with surrounding areas. The development should be designed to address the residential amenity of existing homes on Elsbert Drive and accord with all the other relevant policies in this plan.	To provide clarity on the relationship between potential development and a detailed cross-boundary masterplan for the wider area.	
	Policy DS11, Explanation, paragraph 3.3.29	<p>3.3.29 Land at Ashton Vale has planning permission (ref. 21/03166/P) for around 500 homes ('Longmoor Village'). <u>The permitted development has an access from North Somerset. The application was accompanied by an indicative masterplan. If this planning permission is not implemented any proposals would be considered against this policy.</u></p> <p>3.3.29A <u>The land at Ashton Vale is visible from the Grade II* Listed Ashton Court Registered Park and Garden. Development on this site is therefore expected to consider and respect this relationship, and safeguard the setting of this heritage asset.</u></p>	To provide clarity on how the masterplan for the 'Land at Ashton Vale ('Longmoor Village')' site.	Action Note 2 – IN8
	Policy DS11, Explanation, paragraph 3.3.30	3.3.30 The estimated capacity for land adjacent to Elsbert Drive is 150 homes. However, the emerging North Somerset local plan proposes to take a similar approach to Green Belt land inside Colliters Way. Bristol City Council will engage with North Somerset to ensure a comprehensive approach to	To provide clarity on the masterplan for the 'Land adjacent to Elsbert Drive)' site. Additionally, to show the extent to which the	

		<p>development. <u>In the event that the North Somerset site does not come forward, reference to the cross-boundary masterplan would not be applicable.</u></p> <p><u>3.3.30A Neither site is located within The North Somerset and Mendip Bats SAC, however both are functionally linked and sit within consultation zones for The North Somerset and Mendip Bats SAC. As such, development on both sites would be subject to appropriate assessments and surveys, with regard to bats.</u></p>	<p>proposed allocations are affected by the consultation zones for the North Somerset and Mendip Bats SAC.</p>	
	<p>Policy DS12 Policy text, first paragraph</p>	<p>This area will be developed as a new neighbourhood of residential led mixed-use development.</p> <p><u>Development at Bath Road, as shown on the Policies Map, is allocated for residential led mixed-use development, with an estimated capacity of between 500-750 homes and limited, proportionate, supporting retail and community uses.</u></p>	<p>To provide clarity on the scale and type of development expected and what non-residential uses would be considered acceptable as part of any mix</p>	<p>Action Note 2 – IN8</p>
	<p>Policy DS12, Policy text, second paragraph</p>	<p>Development should be in accordance with <u>have regard to</u> a detailed development framework or master plan prepared in consultation with the local community which addresses the mix of uses, form of development and relationship with surrounding uses.</p>	<p>To provide clarity on the scope of any masterplan</p>	<p>Action Note 2- IN8</p>
	<p>Policy DS12 Policy text, third paragraph</p>	<p>Development would be expected to be in accordance with all other relevant policies in his plan and address the following key development principles:</p> <ul style="list-style-type: none"> • <u>Provide suitable access to the site;</u> 	<p>For consistency across the plan. Also to remove specific affordable housing requirement and refer to Policy AH1 only</p>	<p>Action Note 2 – IN8</p>

		<ul style="list-style-type: none"> • Ensure that the development is supported by appropriate local and strategic transport infrastructure to address the impact of the development including appropriate provision for active modes of travel and access to public transport; • Provision of land along the A4 frontage to allow for a mass transit/walking and cycling corridor; • High levels of permeability through the site for walking and cycling, and improved links to the local cycling network (Linkage to surrounding cycle network, including along the A4, Durley Hill and the Avon Cycleway (along the A4174)); • Retention of (and incorporation of new) important trees, hedgerows and other green infrastructure <u>Retain or reprovide existing trees, hedgerow and other green infrastructure, as required by Policy BG4: Green Infrastructure Provision, including the creation of a linear park at Scotland Bottom;</u> • Biodiversity gain in accordance with other policies and any legal requirements; • Contribution to essential infrastructure including appropriate provision for education facilities; • Retention of the existing allotments. Any development will ensure that there are no adverse impacts on allotment use. • <u>Provide an appropriate level of affordable housing, and community-led/self-build housing in accordance with Policy AH1 ‘Affordable housing</u> 		
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		<u>provision’ and Policy H5 ‘Self-build and community-led housing.</u>		
	Policy DS12, Policy text, final paragraph	Development would also be expected for provide an appropriate level of affordable housing (35% of the new homes) and 5% of new homes should be in the form of community-led/self-building housing. Any affordable housing and community-led/self-build housing provided should be provided in accordance with the relevant policies in this plan (AH1 ‘Affordable housing provision’ and H5 ‘Self-build and community-led housing’).	To avoid repetition with criteria above	
	Policy DS12, Explanation paragraph 3.3.34	3.3.34 Policy DS12 establishes the principle of the allocation of the land for development purposes and sets out the core principles of development. The estimated housing capacity is 500 to 750 homes, <u>with limited proportionate supporting retail and community uses.</u> There is the potential for the Brislington Park & Ride to be relocated to land near Hicks Gate Roundabout within Bath and North East Somerset to support improved transport facilities. This would facilitate development adjoining Bristol and could allow for the higher end of the estimated housing capacity range.	To provide clarity on the scale and type of development expected	Action Note 2 – IN8
	Policy DS12, Explanation, new paragraph 3.3.34A	<u>3.3.34A In the instance that the Brislington Park & Ride is not relocated, development on the remainder of the allocation would provide for the lower end of the estimated housing capacity range. The potential for development at the Park & Ride site should be addressed in the development framework or masterplan.</u>	To provide clarity about the role of the park and ride site, including how development will be assessed if it does not form part of an application, how such applications would be expected to	Action Note – IN8

			address the park and ride site in terms of any masterplan.	
	Policy DS12, Explanation paragraph 3.3.35	<p>3.3.35 Development is subject to the preparation of <u>to be guided by</u> a detailed development framework or master plan which will be prepared in consultation with the local community and stakeholders. <u>The development framework or masterplan should address the design considerations set out in the policy and relationships with adjoining land or development sites. It should be positively prepared in consultation with Bristol City Council; the local community; relevant landowners; interested development partners; and neighbouring Local Planning Authorities. It is expected that this document would emerge through the planning process.</u></p>	To provide clarity about the scope of any masterplan(s) and how it will be expected to be prepared and controlled	Action Note 2 – IN8

North Bristol

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DS13, policy text, 1 st and 2 nd paras, 1 st and 2 nd bullets	<p>Sites within Lockleaze will be developed for a mix of new homes. Development will reinforce the Lockleaze area as a mixed and inclusive community with access to a range of local services.</p> <p>Development <u>in Lockleaze (as shown on the Policies Map)</u> will include:</p> <ul style="list-style-type: none"> • <u>Around 1,200</u> new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’; • Provision of <u>around 9,200m² of industry and distribution premises</u> high quality workspace, providing for a range of business uses, as part of the development mix in the area; 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Addressing the level of growth in other uses expected; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	Action note 1

	<p>Policy DS13, policy text, 'Place principles' section</p>	<p>Development in Lockleaze will be expected to make efficient use of land. <u>Residential densities of at least 60 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.</u></p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. <u>Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</u></p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p>
	<p>Policy DS13, paragraph 3.4.8</p>	<p>3.4.8 The estimated capacity for new homes in this regeneration area is around 1,200.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. 	<p>Action note 1</p>
	<p>Policy DS13, paragraph 3.4.10</p>	<p>3.4.10 Development of a range of sites, making efficient use of land, will enable the area's full potential to be realised and help to support local services. Where sites are developed, a density of 50-60dph will be sought as a minimum, but higher densities of 100dph or more may be appropriate.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Clarifying the approach to density which has now been incorporated in the policy text. 	<p>Action note 1</p>

	<p>Policy DS14, policy text, 1st and 2nd paras, 1st bullet</p>	<p>Sites within Central Southmead will be developed for a mix of affordable homes, private housing and community uses. Development will reinforce the Southmead area as a mixed and inclusive community, focused on Arnside Road district centre, with access to a range of local services.</p> <p><u>Development in Central Southmead (as shown on the Policies Map) will include:</u></p> <ul style="list-style-type: none"> • <u>Around 300</u> new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 ‘Affordable housing provision’; 	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Incorporating a clear reference to the Policies Map; • Clarifying the vision for the area in terms of the types of uses that will be sought or permitted; • Specifying a number of homes expected to be developed in the area; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p>
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	<p>Policy DS14, policy text, 'Place principles' section</p>	<p>Development in Central Southmead will be expected to make efficient use of land and contribute appropriately to the delivery of the new homes sought by this policy through more urban forms of development of a scale and design appropriate to Central Southmead's district centre location. <u>Residential densities of at least 60 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'</u>.</p> <p>Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other sites in the locality. Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. 	<p>Action note 1</p>
	<p>Policy DS14, paragraph 3.4.13</p>	<p>3.4.13 The estimated capacity for new homes in this regeneration area is around 300. Planning permission was granted for a mixed-use development at Glencoyne Square in 2021.</p>	<p>To make the policy more effective by:</p> <ul style="list-style-type: none"> • Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. 	<p>Action note 1</p>

Chapter 4 – Infrastructure, Developer Contributions and Social Value

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
	Policy IDC1 paragraph 4.2	New text <u>underlined</u> and deleted text struckthrough Future development in Bristol will be supported by new and improved infrastructure such as schools, parks, transport facilities and health facilities. New development will be expected to contribute to these requirements generally through Community Infrastructure Levy or via planning obligations <u>proportionate to the impact of the development</u> in cases where site specific infrastructure requirements arise.	To clarify that the policy does not require new development to remedy existing infrastructure deficiencies.	Action note 2 IN8
	Policy IDC1 2 nd paragraph	Development will provide, or contribute towards the provision of: <ul style="list-style-type: none"> • Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations; • Infrastructure, facilities and services required to support growth, which will be secured through a Community Infrastructure Levy (CIL) for Bristol. 	For clarification; the deleted phrase is not required.	Action note 2 IN8
	Policy SV1, policy text	All major d <u>Developments proposals for 50 or more dwellings and / or 5,000m² or more of other floorspace will be expected to be accompanied by a social value strategy statement.</u> The social value strategy statement should identify how the development will support social inclusion and deliver social value throughout its lifecycle. This will include demonstrating how the development will maximise its positive contribution, as relevant in a manner <u>proportionate to the nature of the development proposed,</u> to:	To include a proportionate suggested trigger point for the submission of a social value statement.	Action note 2 IN8

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"> • Reducing inequalities in Bristol and their adverse impacts on residents; • The ability of all residents and vulnerable groups to fully participate in society; • Inclusive places and spaces; • Economic inclusion (Policy E1 ‘Inclusive Economic Development’); • Health and wellbeing; and • Resilience. <p>A condition will be included on all relevant planning permissions to ensure the implementation of any agreed social value strategy statement, including requiring confirmation of the relevant parts of the <u>strategy statement</u> to be implemented prior to the commencement and occupation of the development.</p>		
	Policy SV1, para 4.7	4.7 Major developments are defined as residential developments of 10 dwellings or more or commercial and other developments of 1000m² or more.	To reflect the proposed change in the threshold for the submission of a social value statement.	Action note 2 IN8
	Policy SV1, para 4.8	4.8 Measures included in a social value strategy statement may include ensuring that access arrangements cater for all needs (including maximising opportunities for walking and cycling); employment and skills plans; utilisation of local supply chains; and participation in relevant city council initiatives. The council will publish advice on the content of social value strategies statements which is based on its Social Value policy.	To refer to a statement rather than a strategy..	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy SV1, new para 4.9	<u>4.9 A social value statement should be provided as part of the documentation supporting the planning application. It can be included as part of the application's Planning Statement or as a separate document.</u>	Information detailing how a social value strategy would be secured.	Action note 2 IN8
	Policy SV1, new para 4.10	<u>4.10 The planning condition attached to relevant permissions will expect update reports to be provided to the council at specified intervals during the construction period, outlining the progress made in delivering the social value benefits described in the statement, including any targets. The condition will also require an Addendum to the statement to be submitted to the council prior to occupation or first use of the completed scheme. This will set how the commitments have been implemented during the construction stage in accordance with the statement and would also report on the achievement of any targets.</u>	Information detailing how a social value strategy would be secured, enforced and monitored.	Action note 2 IN8

Chapter 5 – Urban Living: Making the best use of the city's land

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy UL1 policy wording subheading 'Making efficient use of land' first paragraph.	<u>New development, both residential and non-residential, will be expected to reflect Bristol's urban character by maximising opportunities to re-use previously developed land and delivering high-quality well designed environments at higher densities.</u>	To clarify the policy applies to all development, providing greater clarity to the terminology utilised in the policy.	Action Note 2 IN8

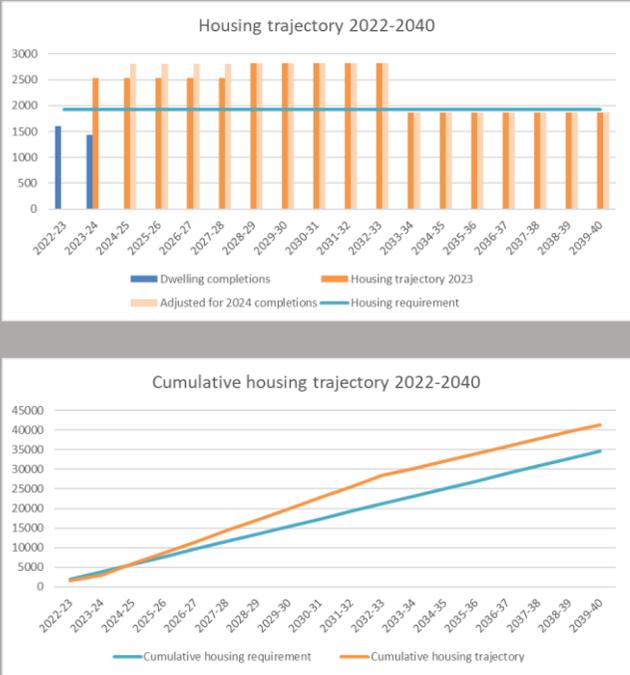
Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy UL1 Policy wording subheading 'making efficient use of land' 3 rd paragraph	Development will be encouraged to make efficient use of land by, where appropriate, developing under-used land and buildings and/or extending buildings upwards using the airspace above them. <u>In areas where land is constrained and available sites could be used more effectively, such as space above shops and buildings on or above service yards, car parks, lock-ups and other low intensity uses, more efficient uses for these sites may be appropriate.</u>	To provide greater clarity to the use of the term 'efficient use of land' and 'under-used land' and the expectations of the policy providing greater clarity to the terminology utilised in the policy.	Action Note 2 IN8
	Policy UL1 Policy wording subheading 'making efficient use of land' new paragraph between 3 rd and 4 th paragraphs	<u>Residential development will be expected to make an efficient use of land by, as a minimum, meeting or exceeding the suggested minimum densities outlined in policy UL2: 'Residential densities' for the relevant area.</u>	To provide greater clarity to the use of the term 'efficient use of land' and 'under-used land' and the expectations of the policy providing greater clarity to the terminology utilised in the policy.	Action Note 2 IN8
	Policy UL1 Policy wording subheading 'locations for more intensive forms of development' first paragraph.	More intensive forms of development <u>will be appropriate in certain areas of the city. More intensive residential development should, as a minimum, meet or exceed the 'more intensive' densities outlined in policy UL2: 'Residential densities'. More intensive forms of development will be expected on suitable sites:</u> <ul style="list-style-type: none"> • Within Bristol City Centre, Bristol Temple Quarter and St. Philip's Marsh; • Within or close to the city's town and district centres; and 	To provide greater clarity to the use of the term 'more intensive forms of development' providing greater clarity to the terminology utilised in the policy. Also to clarify the policy's application to areas of growth and regeneration.	Action Note 2 IN8

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"> • Close to major public transport routes and corridors. <u>In areas of growth and regeneration, development should reflect any minimum density outlined in the relevant development strategy policy and policy UL2: ‘Residential densities.’</u> This includes the areas of growth and regeneration set out in the Development Strategy (Policies DS1-14). 		
	Policy UL2 policy text 3 rd paragraph	In many cases, including at locations for more intensive forms of development set out in Policy UL1 ‘Effective and efficient use of land’, higher density forms of development will be expected on suitable sites. <u>Diagram 5.1 provides indicative areas that reflect policy UL1: ‘Effective and efficient use of land’ to support applicants in identifying whether a site is likely to be suitable in principle for more intensive development.</u>	To provide greater clarity between the interrelationship between policy UL2 and diagram 5.1	Action Note 2 IN8
	Policy UL2 policy text 4 th paragraph	For major development (including at least 10 dwellings), where specified in the table below, a higher minimum <u>more intensive</u> net density will be sought on suitable sites in each area.	To provide greater clarity between the interaction between the policy wording and the table in policy.	Consequential
	Policy UL2 Policy text 5 th paragraph	In assessing the suitability of sites for these <u>more intensive higher densities</u> , consideration will be given to the characteristics of the site and its context. <u>Suitable sites will have the potential for more intensive development because of locational factors, including, but not limited to their proximity to public transportation infrastructure or distance from heritage assets that might be negatively impacted by high density proposals.</u> Densities below the suggested minimum may be acceptable where:	To provide information to assist in identifying ‘suitable sites’, including what factors should be considered in assessing acceptable levels of density. Also to provide greater clarity between the interaction between	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
			the policy wording and the table in policy.	
MM5.1	Policy UL2 Policy text 5 th paragraph 3 rd bullet	Where market signals, local housing market trends and local housing needs <u>local market conditions, such as house prices and relative demand for different types of development, and local housing needs demonstrate that higher density forms of development are not viable.</u>	For clarification.	Action Note 2 IN8
	Policy UL2 explanation text paragraph 5.16	For the purposes of this policy, residential density is generally measured to the site boundary. Density is net, i.e. adjusted appropriately for undeveloped parts of the site (including areas required for access and circulation) and the proportion of other uses in the case of mixed-use development. <u>For example, where a development is mixed-use, with ground floor commercial activity, the size of the site area used to calculate density should be reduced by an amount that is equivalent to the proportion of total non-residential floorspace (both non-residential uses and circulation and access space). The remaining site area should be used to calculate net residential density, producing a higher density than the unadjusted version.</u>	To provide greater clarity as to how density should be calculated for non-residential development.	Action Note 2 IN8

Chapter 6 – Housing

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
MM6.1	Policy H1, Paragraph 6.13	In first sentence delete 'ending 1 st April' – insert <u>31st March</u>	Correction	EXA002

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
MM6.2	Policy H1, after paragraph 6.13	Insert housing trajectory charts:  <p>The first chart, 'Housing trajectory 2022-2040', is a bar chart showing annual dwelling completions (blue bars) and housing trajectory (orange bars) from 2022-23 to 2039-40. A horizontal blue line represents the housing requirement at approximately 1800 units per year. The second chart, 'Cumulative housing trajectory 2022-2040', is a line graph showing cumulative dwelling completions (blue line) and cumulative housing trajectory (orange line) over the same period. The cumulative housing trajectory line is consistently above the cumulative housing requirement line.</p>	To ensure compliance with NPPF (Sep 2023) para.74.	Hearing statement BCC02
	Policy H1, after paragraph 6.13	Insert updated 2024 housing trajectory charts:	To ensure compliance with NPPF (Sep 2023) para.74.	Action note 1 / EXA040

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
				
	Policy H1, after paragraph 6.13	<p><u>6.14 As set out in the housing trajectory shown above, housing completions during the first two years of the plan period (2022/23 and 2023/24) have fallen below the local plan housing requirement of 1,925 homes per year. Consistent with paragraph 022 of the relevant national planning practice guidance¹, the under-delivery from these first two years will be taken into account when calculating the council's 5-year housing land supply position based on the local plan housing requirement. In Bristol, the 'Liverpool approach' will apply, in which the under-delivery is addressed over the full remainder of the plan period. An additional 256 homes (5/16 of the total under-delivery of 818 homes) will therefore be added to the 5-</u></p>	To ensure compliance with national planning policy and guidance.	Action note 3 / EXA045

¹ [Housing supply and delivery - GOV.UK](https://www.gov.uk/government/consultations/housing-supply-and-delivery)

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
		New text <u>underlined</u> and deleted text struckthrough		
		<u>year housing requirement prior to the addition of any relevant buffer required by national planning policy.</u>		
	Policy AH1, policy text, 'Affordable housing delivery' section	<p><i>Affordable housing delivery</i></p> <p>Affordable housing will be delivered through a range of delivery mechanisms including:</p> <ul style="list-style-type: none"> • Direct development of homes by Bristol City Council (new council homes); • Development by the council's housing company Goram Homes; • Direct development by Bristol City Council's registered provider partners and other affordable and specialist housing providers; • Private residential development proposals where a proportion of each major development will be delivered as affordable housing, including a proportion delivered without subsidy. <p>Residential developments of 10 dwellings or more that are subject to this policy will be expected <u>should aim</u> to provide at least 35% affordable housing as part of the dwelling mix. <u>This will include a proportion delivered without public subsidy and any shortfall against this proportion made up, where practicable, through other mechanisms.</u></p> <p>Proposals should be designed at the application stage to deliver the expected proportion of at least 35% affordable housing.</p>	To make the policy more effective by adding necessary flexibility.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>To demonstrate how this will be achieved developers should:</p> <ul style="list-style-type: none"> • Identify the maximum proportion of affordable housing that can be delivered viably without public subsidy; and • Ensure proposals in the City Centre provide affordable housing through a threshold approach; and • Where 35% cannot be delivered without public subsidy agree to work with the council to deliver the shortfall through other mechanisms; and • Where 35% can be delivered without public subsidy agree to work with the council to explore ways to increase the delivery of affordable housing above this percentage. <p>Where developers consider that scheme viability may be affected by the policy's requirements, they will be expected to demonstrate whether particular circumstances justify the need for a viability assessment and provide full development appraisals to demonstrate an alternative affordable housing provision.</p> <p><u>Where the level of affordable housing secured without public subsidy would be below 35% the developer is encouraged to work with the council to deliver additional affordable housing to achieve this proportion through the following mechanisms or as otherwise agreed with the council:</u></p>		

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>The developer works with the council to secure available infrastructure funding through central government to improve viability;</u> • <u>The affordable housing tenure proportion is adjusted to improve the viability of the development to enable the delivery of additional affordable housing;</u> • <u>The developer’s Registered Provider seeks funds for additional affordable housing from Homes England, Bristol City Council (subject to availability) or other sources of subsidy for affordable housing delivery;</u> • <u>The developer agrees to viability testing at later stages in the development process to identify any potential for additional affordable housing where market conditions have improved.</u> <p><u><i>Proportion of affordable housing without public subsidy</i></u></p> <p><u>Based on evidence of development viability the following percentage levels without public subsidy will be sought from private development of general housing:</u></p> <ul style="list-style-type: none"> • <u>20% in Central Bristol;</u> • <u>35% in North West Bristol;</u> • <u>30% in all other locations.</u> <p><u>Where developers consider that scheme viability may be affected by the percentages sought, they will be expected to demonstrate whether particular circumstances justify the need for a viability assessment and provide full</u></p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>development appraisals to demonstrate an alternative affordable housing provision.</u>		
	Policy AH1, policy text, section 'Affordable housing tenure proportion'	Affordable housing secured without public subsidy should normally be provided as 75% social rent and 25% affordable home ownership which can include First Homes. <u>Where additional affordable housing is sought to meet a shortfall against the 35% minimum proportion, or, where the 35% minimum proportion can be exceeded the council may accept an alternative tenure mix for these units.</u>	For clarification	Hearing statement BCC07
	Policy AH1, policy text, section 'General provisions', final paragraph	The council's Affordable Housing Practice Note provides guidance on the implementation of this policy.	For clarity as the practice note does not have development plan status.	Action note 2 IN8
	Policy AH1, policy text, section 'General provisions', after final paragraph	<u>The type and size of affordable housing provided should be guided by the Local Housing Needs Assessment and other local housing requirements.</u>	For clarification	Hearing statement BCC07
MM6.3	Policy AH1, paragraph 6.19	This policy applies to all residential development <u>unless otherwise indicated by other development plan policies.</u> Policy BTR1 'Build to Rent housing' sets out the approach to affordable housing in build to rent development.	For clarification	EXA002

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy AH1, paragraphs 6.20-6.23	<p>6.20 The policy identifies the minimum a proportion of <u>35%</u> affordable housing <u>that developers should aim</u> to be included in residential developments of 10 dwellings or more as 35%. The developer should identify at the application stage which dwellings within the development would be delivered as affordable housing to achieve this minimum proportion.</p> <p>6.21 To achieve the minimum proportion of 35% developers should firstly maximise provision of <u>provide</u> affordable housing without public subsidy. Based on assessments of development viability undertaken in 2023 the following percentages represent average levels achievable for each location at that time (see Diagram 6.1 for locations):</p> <p>North West Bristol 35% Other locations 30% Bristol City Centre Threshold approach <u>20%</u></p> <p>6.22 Proposals that provide for the above percentages (or any up-dated percentages published) without public subsidy are assumed to be viable. Developers will therefore need to demonstrate whether particular circumstances justify the need for a viability assessment at the planning application stage. The council will determine the weight to be given to the viability assessment having regard to all the circumstances in the case. Where a viability assessment is needed the council will expect a full development appraisal to be submitted for independent validation. The appraisal should reflect the recommended</p>	To make the policy more effective by adding necessary flexibility.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>approach in national planning guidance, including standardised inputs, and should be made publicly available.</p> <p>6.23 To reflect the development viability challenges which can arise on sites within Bristol City Centre (see diagram 6.1) developers will be able to provide affordable housing through a threshold approach. Provided the developer's affordable housing offer meets a threshold of at least 20% affordable housing the offer will not be subject to viability testing at the application stage. The developer should agree to commence development within 18 months of any permission being granted and to meet all other relevant policy requirements. Further detail on the application of the threshold approach is set out in the council's Affordable Housing Practice Note.</p>		
	Policy AH1, paragraph 6.24	<p>6.24 To ensure the delivery of affordable housing without public subsidy can be maximised throughout the plan period the council will operate a rolling review of percentages sought. This will include a review of development viability at an early stage in the plan period, and at later stages where appropriate, to ensure percentage levels remain up-to-date and reflect current market circumstances. The council will also monitor the level of affordable housing secured without public subsidy through its annual Authority's Monitoring Report and/or other mechanisms. Any revised percentages will be set out in the council's Affordable Housing Practice Note.</p>	For clarification	Hearing statement BCC07
	Policy AH1, paragraph 6.24	<p>6.24 To ensure the delivery of affordable housing without public subsidy can be maximised throughout the plan period the council will operate a rolling review of percentages sought. This will include a review of development viability at an early</p>	References to a rolling review are not considered justified or effective.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>stage in the plan period, and at later stages where appropriate, to ensure percentage levels remain up-to-date and reflect current market circumstances. The council will also monitor the level of affordable housing secured without public subsidy through its annual Authority's Monitoring Report and/or other mechanisms. Any revised percentages will be set out in the council's Affordable Housing Practice Note.</p>		
	<p>Policy AH1, paragraphs 6.25-6.28</p>	<p>6.25 The policy also makes provision for any shortfall against the minimum proportion of 35% to be made up, where <u>practicable</u>, through other mechanisms. These can include the following, or as otherwise agreed with the council:</p> <ul style="list-style-type: none"> • The developer works with the council to secure available infrastructure funding through central government to improve viability; • The affordable housing tenure proportion is adjusted to improve the viability of the development to enable the delivery of additional affordable housing; • The developer's Registered Provider seeks funds for additional affordable housing from Homes England, Bristol City Council (subject to availability) or other sources of subsidy for affordable housing delivery; • The developer agrees to viability testing at later stages in the development process to identify any potential for additional affordable housing where market conditions have improved. <p>6.26 Where a shortfall against the minimum proportion of 35% is identified the council will expect <u>encourage</u> developers</p>	<p>To make the policy more effective by adding necessary flexibility.</p>	<p>Action note 2 IN8</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>to work with the council to deliver additional units up to the minimum <u>this</u> proportion.</p> <p>6.27 Where the minimum proportion of 35% can be delivered without public subsidy developers will be invited to work with the council to explore ways to further increase the delivery of affordable housing above the minimum proportion.</p> <p>6.28 The number of units secured without public subsidy and the expectation <u>any agreement</u> to work with the council to deliver additional units would be secured through a section 106 planning agreement.</p>		
	Policy H4, policy text, bullet 4	<ul style="list-style-type: none"> The need to redress <u>Avoiding any the creation of a harmful housing imbalance that exists in the area;</u> 	To clarify the aim of the policy	Action note 2 IN8
	Policy H4, policy text, last paragraph	Within areas of growth and regeneration as set out in the Development Strategy an appropriate proportion of homes of various sizes will be sought in accordance with the provisions of those policies. and any relevant supplementary planning documents, masterplans or spatial frameworks.	To delete reference to supporting documents from the policy text	Action note 2 IN8
	Policy H4, paragraph 6.42	<p>The policy criteria will help to achieve an appropriate mix of housing within the development. A number of evidence sources including the Local Housing Needs Assessment, other local housing needs studies and area specific guidance; can be used to inform the approach. <u>Proposals should have regard to Policy UL1 'Effective and efficient use of land' to inform the mix of housing types and sizes provided. Consideration should also be given to the composition of the existing housing stock</u></p>	<p>For clarification</p> <p>Consequential change to explanatory text as a result of clarifying the aim of the policy</p>	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>of the area using Census data and to what extent this currently contributes to the creation of a mixed, balanced and inclusive community. A number of evidence sources including the Local Housing Needs Assessment, other local housing needs studies and area specific guidance can also inform the approach to housing mix. Proposals should seek to avoid the creation of any harmful housing imbalance within an area, for example where one particular form of housing is dominant resulting in a reduction of housing choice, or exceeds a stated threshold set out in relevant policies or guidance.</u></p> <p><u>Consideration should also be given to the characteristics of the site including site location, size and topography and how this could affect the mix of housing provided.</u></p> <p><u>Proposals should also have regard to any relevant supplementary planning documents, masterplans or spatial frameworks when determining the appropriate proportion of homes of various sizes.</u></p>	<p>Consequential change to explanatory text as a result of deleting reference to supporting documents from the policy text</p>	
MM6.4	<p>Policy H5, policy text, section 'Provision for self-build...as part of new development'</p>	<p>At least 5% of homes will <u>should</u> be in the form of self-build/custom-build housing and/or community-led housing on the following sites allocated for new homes:</p> <ul style="list-style-type: none"> • Land at Bath Road, Brislington; • Land to west of Elsbert Drive, Highridge. <p><u>This requirement should be met through the provision of serviced plots marketed for a period of 12 months in accordance with an agreed marketing strategy. Where any plots remain unsold at the end of the marketing period the developer shall be able to develop the relevant plots.</u></p>	<p>For consistency</p> <p>To provide clarity on how the requirement to deliver self-build would be achieved</p>	<p>EXA002.1</p> <p>Action note 2 IN8</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy H5, policy text, section ' <i>Growth and regeneration areas</i> '	<p>A proportion of self-build/custom-build housing and/or community-led housing <u>(no more than 5%)</u> will be sought as part of the overall development of identified growth and regeneration areas <u>unless it can be clearly demonstrated that such provision is not practicable for site specific reasons.</u></p> <p><u>This requirement should be met through the provision of serviced plots on individual sites marketed for a period of 12 months in accordance with an agreed marketing strategy. Where any plots remain unsold at the end of the marketing period the developer shall be able to develop the relevant plots.</u></p>	<p>For clarification</p> <p>To provide a mechanism by which the requirement for self-build could/would be set aside in certain circumstances</p> <p>To clarify how the requirement to deliver self-build would be achieved</p>	<p>Hearing statement BCC07</p> <p>Action note 2 IN8</p> <p>Action note 2 IN8</p>
	Policy H5, policy text, section 'Community-led housing exception sites', bullet 4	<ul style="list-style-type: none"> • Reserved Open Space (Policy G12 'Reserved Open Green Space'), provided the proposal is demonstrably supported by the local community, <u>for example through a Neighbourhood Development Plan or other community-led strategy,</u> and no deficiency of open space will result. 	<p>To clarify how the council will assess the requirement for local community support</p>	<p>Action note 2 IN8</p>
	Policy H5, policy text, section ' <i>Affordable housing</i> '	<p>Proposals for community-led housing on sites allocated specifically for self-build, custom housebuilding and community-led housing and on community-led housing exception sites should, where viable, be delivered primarily as affordable housing. On all other sites proposals that include community-led housing should contribute towards the provision of affordable housing in accordance with policy AH1 'Affordable housing provision'.</p>	<p>To reflect modified approach to affordable housing provision</p>	<p>Hearing statement BCC07</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>Policy AH1 will not apply to homes developed for self-build and or custom housebuilding except on sites that are allocated as listed above.</p> <p><u>Policy AH1 ‘Affordable housing provision’ will not apply to proposals for homes defined as self-build and custom housebuilding and/or community-led housing.</u></p>		
	Policy H5, paragraph 6.47	<p>For the purposes of this policy self-build and custom-build housing is where individuals are involved in building or managing the construction of their home or where they commission their home making key design and layout decisions <u>in accordance with the definition set out in the Self-build and Custom Housebuilding Act 2015 (as amended).</u></p> <p>...</p>	Consequential change to explanatory text to reflect modified approach to affordable housing provision	Hearing statement BCC07
	Policy H5, paragraph 6.48	<p>Detailed information on the delivery of self-build/custom-build housing and community-led housing as part of larger development sites will be set out in further guidance.</p>	Deleted as timeline for published guidance is unknown	Council’s notes
	Policy H5, paragraph 6.50	<p>An appropriate proportion (<u>no more than 5%</u>) of self-build/custom-build housing and or community-led housing will be sought, <u>where practicable,</u> within identified areas of growth and regeneration. <u>Provision should be made in the form of serviced plots on individual sites.</u> In defining the proportion on any one site regard should be had to local housing needs, <u>site location,</u> site size and the characteristics of the site including its suitability for different housing types. <u>Growth and regeneration areas outside of central Bristol are more likely to be suitable for this form of housing. Where developers consider that the provision of plots is not practicable they will</u></p>	<p>To identify which, if any, of the areas of growth and regeneration are likely to be suitable for self-build</p> <p>To clarify how the requirement to deliver self-build would be achieved</p>	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>be expected to provide a robust justification including evidence of the site specific circumstances that prevent delivery. Details relating to the marketing of plots, information to be provided to potential purchasers of plots and development of unsold plots would be secured through a section 106 planning agreement.</u>		
	Policy H5, paragraph 6.51	To address the housing needs of the local area and/or a specified community the policy describes types of site not normally used or allocated for housing that may be suitable for appropriate community-led housing schemes. Proposals coming forward on these sites need only meet the requirements stated for each site type and will not be subject to the full requirements of the relevant policy. <u>Proposals on Reserved Open Green Space should be demonstrably supported by the local community, for example through Neighbourhood Development Plans, Neighbourhood Development Orders and other published community strategies or plans.</u>	Consequential change to explanatory text relating to policy clarification on how the council will assess the requirement for local community support (section 'Community-led housing exception sites' bullet 4)	Action note 2 IN8
	Policy H5, paragraph 6.52 and 6.53	Affordable housing Community led housing development is more likely to meet the national policy definition of affordable housing as proposals are usually brought forward to address local housing affordability issues. Community led housing development should therefore be delivered primarily as affordable housing, where this is viable, on sites allocated for that form of housing or on community led housing exception sites. On other sites where community led housing is sought proposals should include a contribution towards the provision of affordable housing in accordance with policy AH1.	Consequential change to explanatory text to reflect modified approach to affordable housing provision	Hearing statement BCC07

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>Proposals for self-build and custom housebuilding development are generally delivered as market housing and are exempted from providing certain forms of affordable housing by national policy. However, proposals can be brought forward in partnership with a Registered Provider to include units for rent that will meet national policy affordable housing definitions. To reflect this possibility, proposals for self-build and custom housebuilding development on all allocated sites listed in the policy should provide a contribution towards the provision of affordable housing in accordance with policy AH1.</p>		
	<p>Policy H6, policy text, section ‘Houses in multiple occupation - avoiding a local imbalance’</p>	<p>Proposals for the development of houses in multiple occupation will not be permitted where the development would result in any residential property or properties being located <u>sandwiched</u> between two houses in multiple occupation. <u>This includes up to three existing residential properties in a single street located between two HMO properties and other sandwiching variations set out in the Managing the development of houses in multiple occupation Supplementary Planning Document.</u></p> <p>Where any residential property or properties are already <u>located sandwiched</u> between two houses in multiple occupation proposals for the intensification of either house in multiple occupation, <u>for example the provision of additional bed spaces,</u> will not be permitted.</p> <p>Within a defined area Pproposals for the development of houses in multiple occupation will not be permitted where the development would result in more than 10% of the</p>	<p>For clarification</p>	<p>Hearing statement BCC07</p>

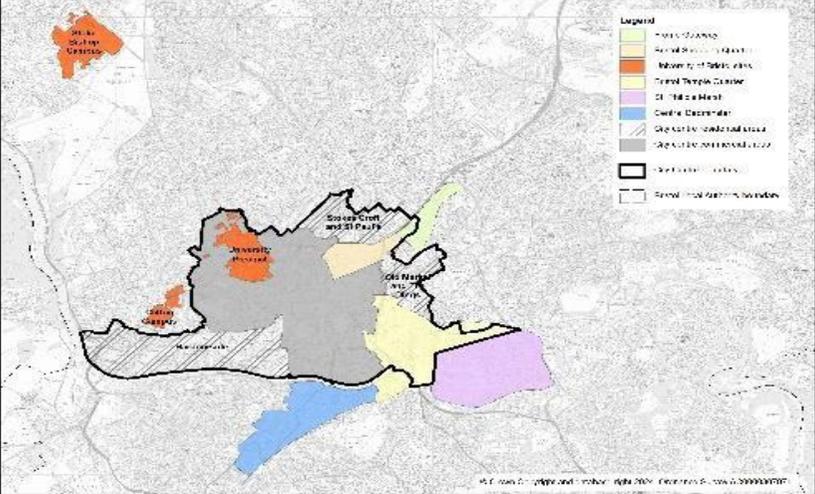
Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>total dwelling stock of the defined area being occupied as houses in multiple occupation within a 100 metre radius of the application property or site (including the proposal).</p> <p>Within a defined area Pproposals for the intensification of existing houses in multiple occupation, <u>for example the provision of additional bed spaces,</u> will not be permitted where 10% or more of the total dwelling stock of the defined area is already occupied as houses in multiple occupation <u>within a 100 metre radius of the application property (including the proposal).</u></p>		
	Policy H6, paragraph 6.59	<p>6.59 This policy applies to:</p> <ul style="list-style-type: none"> • Building new HMOs; • Converting existing dwellings into HMOs; • Intensifying existing HMOs through an increase in the number of bedspaces, where this requires planning permission; and • Other forms of shared housing <u>in cases where multiple occupancy proposed could have the potential to create impacts on the residential amenity and character of an area. This may include ‘co-living’ developments.</u> 	To indicate how proposals for co-living development would be considered against the policy.	Action Note 2 IN8
	Policy H6, paragraph 6.62	<p>Harm is likely to occur when issues associated with these uses arising either from individual developments and/or concentrations of similar development, including nearby existing purpose built student accommodation, result in detrimental effects on these residential qualities and characteristics <u>harm to the residential amenity or character of the locality, and/or where concentrations of similar</u></p>	To clarify how criterion (i) of ‘ <i>Houses in multiple occupation and other shared housing - Citywide criteria</i> ’ would be assessed and how the wider policy is applied in practice	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>development, including nearby existing purpose-built student accommodation, create or contribute to a local imbalance of such uses. Harm can also occur where the choice of housing is reduced and no longer provides for the needs of different groups within the community.</p> <p><u>Effects arising from individual developments that would harm the residential amenity or character of the locality are set out under criterion (i). In assessing such effects consideration should be given to the level of additional activity arising from intensification of the residential use and whether this would create excessive noise and disturbance to surrounding residents. Consideration should also be given to the level of additional demand for on-street parking arising from the development and whether this can be safely accommodated or regulated having regard to Policy T3A 'Transport development management'. Consideration should also be given to any existing detrimental impacts that previous alterations to buildings, structures or settings, associated with conversion of properties to HMOs, have had on the character and/or quality of the area, and whether any alterations proposed as part of the development would exacerbate these impacts.</u></p> <p><u>Effects arising from concentrations of similar development that would create or contribute to a local imbalance of such uses are set out under criterion (ii). In assessing such effects consideration should be given to any existing harmful conditions in the area and whether the development would exacerbate such conditions. Consideration should also be</u></p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>given to the choice of homes in the area and whether the development would reduce this choice by changing the housing mix. A local imbalance of HMOs is defined within section 2 of the policy.</u>		
MM6.5	Policy H6, paragraph 6.63, 2nd bullet	The council considers that a local imbalance is likely to arise where: <ul style="list-style-type: none"> • up to three existing residential properties are sandwiched between two HMOs, <u>unless the effects are reduced by separation of properties due to intervening spaces or properties being detached</u>; or • More than 10% of the total dwelling stock is occupied as HMOs within approximately 100 metres of the site (including the proposal). 	For clarification	EXA002
	Policy H7 Policy text, section 'Purpose-built student accommodation provision at University of Bristol residential sites'	Development of additional purpose-built student accommodation at existing University of Bristol residential sites will be acceptable provided that: <ul style="list-style-type: none"> • <u>Larger scale development (100 bed spaces are more)</u> is subject has regard to <u>an agreed comprehensive masterplan for the site</u>; and • The total number of additional bed spaces is not exceeded: <ul style="list-style-type: none"> o Clifton residential campus - up to 200 bed spaces; o Stoke Bishop residential campus (North Residential Village) - up to 500 bed spaces; and • <u>Where they would exceed the levels stated above,</u> proposals would not give rise to significant additional demand for on-street parking in the surrounding area and 	To provide effective flexibility by enabling appropriate consideration of proposals greater than the provision indicated.	As arising from SoCG with University of Bristol

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		would comply with all other relevant <u>policy provisions local plan policies.</u>		
MM6.6	Policy H7 Policy text, section <i>‘Purpose-built student accommodation provision in locations supported by local communities’</i>	Development of purpose-built student accommodation at other appropriate locations identified and demonstrably supported by local communities, <u>including for example</u> through Neighbourhood Development Plans or other community-led strategies, will be acceptable where it is consistent with other relevant provisions of this policy.	For clarification	EXA002.1
MM6.7	Policy H7, policy text, section <i>‘Purpose-built student accommodation provision - other locations’</i> 1 st bullet.	Not result in a local imbalance of purpose-built student accommodation within any residential <u>area</u>, city centre commercial area or town centre;	For clarification – inserts a missing word	EXA002
MM6.8	Policy H7, policy text, section <i>‘Affordable student</i>	Development in all locations will be expected to include <u>an appropriate proportion of 35%</u> affordable student housing to meet identified need. Bed spaces provided as affordable student housing should <u>where feasible</u> be allocated by the relevant higher	To clarify the level of affordable student housing contribution. To acknowledge that higher education providers	

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<i>housing'</i> 1 st and 2 nd paragraphs.	education provider to students it considers most in need of the accommodation.	will not have control over all student accommodation developed.	
	Policy H7, policy text, section ' <i>Purpose-built student accommodation provision - general provisions</i> '	<p>In all cases, proposals for purpose-built student accommodation should:</p> <p>...</p> <ul style="list-style-type: none"> • Be car free and deter occupants from the parking of cars elsewhere in the city; • Make provision for disabled access and disabled parking for occupants and visitors; • <u>Be car free, with the exception of parking for disabled occupants and visitors, and deter occupants from the parking of cars elsewhere in the city;</u> <p>...</p>	To ensure consistency between criteria 3 and 4	Action note 2 IN8
	Policy H7, diagram 6.2	Amendments to diagram showing revised boundaries for University of Bristol Sites including Stoke Bishop Campus, University Precinct and Clifton Campus.	For clarification	EXA002

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
				
	<p>Policy H7, before paragraph 6.73</p>	<p>6.72A This policy concerns <u>purpose-built student accommodation only</u>. Houses in multiple occupation (HMOs) and other forms of shared housing will be assessed under <u>Policy H6</u>.</p>	<p>For clarification</p>	<p>Action note 2 IN8 and Statement of Common Ground.</p>
	<p>Policy H7, paragraph 6.73</p>	<p>This policy seeks to ensure that proposals for purpose-built student accommodation should <u>do</u> not result in adverse effects on existing communities. To avoid adverse effects <u>proposals should be balanced with other development or community needs within the area, including new homes, and should not create or contribute to concentrations of purpose-built student accommodation resulting in harmful effects on communities as set out in paragraph 6.86 below</u>. To achieve this development should either be located in the defined locations set out in the policy, subject to stated bed space limits, and or, in locations</p>	<p>To clarify how the first bullet of section 1 of the policy will be assessed</p>	<p>Action note 2 IN8</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>supported by communities, or, when located elsewhere should be balanced with the needs of the local community having <u>have</u> regard to relevant guideline bed space thresholds identified for the area as set out in paragraph 6.86 below. <u>Proposals should comply with all other relevant policy provisions. Proposals should also be operated and managed in a way that ensures that surrounding residential occupiers can continue to peacefully enjoy their home and locality. To achieve this development should comply with the relevant criteria set out in the policy's general provisions.</u></p>		
MM6.10	Policy H7, paragraph 6.75	<p>Development should also demonstrate how the accommodation needs of relevant higher education providers are being met in terms of the quantity, type and quality of accommodation to be provided. All larger scale development <u>(250 bed spaces or more)</u> will need to have the support of the relevant higher education provider where accommodation is being provided for students of that institution. This could take the form of a nomination agreement between the institution and the accommodation provider.</p>	For clarification - provides a definition of larger scale development.	EXA002.1
	Policy H7, paragraph 6.79	<p>Due to the scale of existing provision at Stoke Bishop, its residential location and the distance of the site from the university's teaching centres, the policy expects that any additional development is brought forward as part of a <u>having regard to any</u> comprehensive masterplan for the entire site. This would include measures to ensure a sustainable approach to development with no loss of existing on-site parking and any significant increased pressure for on-street</p>	Consequential change to reflect modification to policy text.	IN8

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
		New text <u>underlined</u> and deleted text struckthrough		
MM6.11	Policy H7, paragraph 6.81	parking controlled through specific measures to be agreed with the council. Other appropriate locations will include those identified by local communities, including <u>for example</u> through Neighbourhood Development Plans, Neighbourhood Development Orders and other published community strategies or plans.	For clarification	EXA002.1
	Policy H8, policy text, section 'General provisions'	All older people's and other specialised needs housing should aim to meet the following criteria: i. Located close to shops... ii. Located close to good public transport... iii. At least 10% of all dwellings, with the exception of extra care or housing with care dwellings, designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3)(2)(a) Category 3: Wheelchair user dwellings) with the exception of affordable homes that Bristol City Council intend to allocate or nominate a wheelchair user household to live in, which should be designed to be wheelchair accessible (compliant with Building Regulations M4(3)(2)(b) Category 3: Wheelchair user dwellings); and iv. At least 50% of extra care or housing with care dwellings designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3)(2)(a) Category 3: Wheelchair user dwellings) with the exception of	To clarify application of M4(3) standards To explain circumstances where M4(2) and M4(3) standards would not be applied	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>affordable homes that Bristol City Council intend to allocate or nominate a wheelchair user household to live in, which should be designed to be wheelchair accessible (compliant with Building Regulations M4(3)(2)(b) Category 3: Wheelchair user dwellings); and</u> v. All dwellings designed... vi. Provide a good standard...</p> <p><u>Compliance with Building Regulations optional requirements M4(3) and M4(2) requires step free access along the approach route to and into the dwelling, including any dwelling within a building, and to any associated parking space and communal facilities intended for the occupant’s use. Where for reasons of topography or other specific factors a site or individual plot is less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable, alternative reasonable provision to ensure the dwelling achieves an appropriate level of accessibility will be sought.</u></p>		
	<p>Policy H8, paragraph 6.104</p>	<p>Building Regulations optional requirement M4(3) makes provision for ‘wheelchair adaptable’ homes (constructed with the potential to be adapted for occupation by a wheelchair user) under M4(3)(2)(a), or ‘wheelchair accessible’ homes (constructed to be suitable for immediate occupation by a wheelchair user) under M4(3)(2)(b). All older people’s affordable housing secured must be designed to be ‘wheelchair accessible’. Where development includes the</p>	<p>Consequential change to explanatory text relating to policy clarification on how M4(3) standards are to be applied</p>	<p>Hearing statement BCC07</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>provision of affordable homes for older people that are secured as wheelchair user dwellings such homes should only be designed to be 'wheelchair accessible' where Bristol City Council intend to allocate or nominate a wheelchair user household to live in that home. Where applied this must be secured through an appropriate planning condition that states which homes are 'wheelchair accessible'. All other wheelchair user dwellings secured should be designed to be 'wheelchair adaptable'.</u>		
	Policy BTR1, policy text, 1 st paragraph	To increase housing diversity and choice the development of build to rent homes will be supported as part of the mix of uses in an area having regard to Policy H4 'Housing type and mix'. Development should be in accordance with relevant development strategy policies. The appropriate mix of build to rent homes and other residential uses should be determined in accordance with the provisions of policy H4 and any guidance relating to controls on the proportion of build to rent development that may be set out in relevant future supplementary planning documents, masterplans or spatial frameworks.	To remove reference within the policy text to development being in accordance with further SPDs, masterplans or spatial frameworks	Action note 2 IN8
MM6.12	Policy BTR1, policy text, section ' <i>Build to rent - general provisions</i> ' criterion iii	There is unified ownership and management of all residential units <u>or individual blocks</u> within the development;	For clarification. To take account of developments with separate stand- alone affordable housing blocks owned and managed by a different landlord (usually a registered provider).	EXA002

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy BTR1, policy text, section 'Affordable housing provision'	<p>Build to rent development should provide 20% affordable housing delivered without public subsidy...</p> <p>...All affordable housing secured should be delivered in line with the general provisions of policy AH1 'Affordable housing provision' where relevant.</p> <p>The council's Affordable Housing Practice Note: Delivery of Affordable Build to Rent Homes in Bristol provides guidance on the implementation of this policy.</p>	To remove reference to the Affordable Housing Practice Note from the policy	Action note 2 IN8
	Policy BTR1, paragraph 6.112	The policy supports build to rent development as part of the mix of uses in any area. The appropriate mix of build to rent homes and other residential uses should be determined in accordance with <u>having regard</u> to the provisions of policy H4 and any guidance relating to controls on the proportion of build to rent development that may be set out in relevant future supplementary planning documents, masterplans or spatial frameworks.	To replace 'in accordance with' to 'have regard' to any documents referred to in policies	Action note 2 IN8
MM6.13	Policy BTR1, paragraph 6.115	All homes <u>or individual blocks</u> are expected to be under unified ownership and management. This ensures the integrity of the development is maintained over time and simplifies contact between tenants and landlord.	For clarification. To take account of developments with separate stand- alone affordable housing blocks owned and managed by a different landlord (usually a registered provider).	EXA002
MM6.14	Policy BTR1, paragraph 6.121	Where scheme viability prevents the delivery of the stated affordable housing percentage the developer will be expected to undertake viability testing at a later stage in the development process, prior to occupation of the units, to	To provide flexibility in the delivery of any uplift in affordable housing	EXA002

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		identify any potential for additional affordable housing where market conditions have improved. The number of affordable units initially identified alongside any additional units identified through <u>affordable housing uplift identified through</u> later stage viability testing (<u>delivered as units on site or through alternative mechanisms agreed with the council</u>) would be secured through a section 106 planning agreement.	identified through later stage viability testing.	
	Policy BTR1, paragraph 6.121a	To ensure the delivery of affordable housing can be maximised throughout the plan period the council will operate a rolling review of the percentage sought. This will include a review of development viability at an early stage in the plan period, and at later stages where appropriate, to ensure percentage levels remain up to date and reflect current market circumstances. The council will also monitor the level of affordable housing secured through its annual Authority's Monitoring Report and/or other mechanisms. Any revised percentage will be set out in the council's Affordable Housing Practice Note.	To remove any reference to a 'rolling review'	Action note 2 IN8
	Policy H9, policy text	To ensure new homes are accessible to all... i. At least 10% of new build housing in proposals of 10 dwellings or more designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3)(2)(a) Category 3: Wheelchair user dwellings) <u>with the exception of affordable homes that Bristol City Council intend to allocate or nominate a wheelchair user household to live in, which should be designed to be wheelchair accessible (compliant with Building Regulations M4(3)(2)(b) Category 3: Wheelchair user dwellings).</u>	To clarify application of M4(3) standard To explain circumstances where M4(2) and M4(3) standards would not be applied	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>ii. All new build housing...</p> <p><u>Compliance with Building Regulations optional requirements M4(3) and M4(2) requires step free access along the approach route to and into the dwelling, including any dwelling within a building, and to any associated parking space and communal facilities intended for the occupant's use. Where for reasons of topography or other specific factors a site or individual plot is less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable, alternative reasonable provision to ensure the dwelling achieves an appropriate level of accessibility will be sought.</u></p>		Hearing statement BCC07
	Policy H9, paragraph 6.131	<p>Where development proposals are subject to...Where development is subject to optional requirement M4(3) and includes the provision of affordable homes <u>that are secured as wheelchair user dwellings</u> such homes must <u>should only</u> be designed to be 'wheelchair accessible' <u>where Bristol City Council intend to allocate or nominate a wheelchair user household to live in that home.</u> Where applied this must be secured through an appropriate planning condition that states which homes are 'wheelchair accessible'. <u>All other wheelchair user dwellings secured should be designed to be 'wheelchair adaptable'.</u></p>	Consequential change to explanatory text relating to policy clarification on how M4(3) standards are to be applied	Hearing statement BCC07
	Policy H10, paragraph 6.134	<p>The council has commissioned a Gypsy and Traveller Accommodation Assessment to determine the specific needs for traveller sites. The assessment follows the approach set out in national planning policy and identifies <u>for the period 2020 to 2036 an overall pitch need a total need of 32 pitches</u></p>	To identify level of need for travellers sites.	Action note 1 IN7

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		for travellers (<u>that meet the planning definition set out in Planning policy for traveller sites - December 2023</u>), and an overall plot need for travelling showpeople for the period 2020 to 2036. The current assessed need for plots for travelling showpeople is nil.		
	Policy H10, policy text, 1st section, new criterion	Proposals for residential pitches for travellers or plots for travelling showpeople should be located and designed in order to: i. Provide acceptable living conditions for the future occupiers of the site; ... <u>ix. Minimise the risk and impact of flooding in accordance with Policy FR1 'Flood risk and water management'.</u>	To address flood risk issues.	Action note 1 IN7
MM6.15	Policy H10, paragraph 6.136, 1st sentence	As set out in national planning policy, travellers refers to people of nomadic habit of life whatever their race or origin, including people who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily <u>or permanently</u> , but excluding members of an organised group of travelling showpeople or circus people travelling together as such.	To reflect new definition of 'gypsies and travellers' set out in Planning policy for traveller sites updated 19 December 2023	EXA002
MM6.16	Policy H10, paragraph 6.137, 2nd sentence.	This includes people who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily <u>or permanently</u> , but excludes travellers as defined above.	To reflect new definition of 'gypsies and travellers' set out in Planning policy for traveller sites updated 19 December 2023	EXA002
MM6.17	New Policy H11: Houseboat dwellers	<u>Policy H11: Houseboat dwellers</u>	To provide clarity on how development proposals for residential moorings.	Hearing statement BCC02

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>The council has identified the potential for additional live aboard and leisure moorings within the Floating Harbour. This policy addresses the needs of houseboat dwellers by setting out the approach to proposals for live aboard and leisure moorings.</u></p> <p><u>Policy text</u></p> <p><u>Proposals for live aboard and leisure moorings within the Floating Harbour will be permitted where:</u></p> <ul style="list-style-type: none"> • <u>Provision is made for electricity and water points, waste and recycling and toilet waste disposal at the mooring location; and</u> • <u>Provision is made, where practicable, for showers and toilets at the mooring location, otherwise such existing facilities are within a reasonable walking distance; and</u> • <u>Pontoon moorings make appropriate provision for secure access, utility connection points and post boxes; and</u> • <u>The existing navigation channel remains open and accessible; and</u> • <u>There are no adverse impacts on the amenity, recreation, heritage, biodiversity and operational functions of the Floating Harbour which cannot be appropriately mitigated.</u> <p><u>Proposals should be supported by a site specific Flood Risk Assessment and will require a comprehensive</u></p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>approach to mitigation to ensure the risk of flooding is appropriately addressed.</u></p> <p><u>Explanation</u></p> <p><u>The policy criteria should be implemented having regard to guidance set out in the Bristol Harbour Place Shaping Strategy: Waterspace Plan (including revisions to or replacements of this guidance). This includes guidance on mooring design and facilities and the location of the Floating Harbour navigation channel. The Waterspace Plan also identifies intended locations for new moorings.</u></p> <p><u>A range of facilities should be provided at the mooring location, including electricity and water points, separated refuse facilities, and toilet waste disposal comprising Elsan or other chemical disposal points. Provision should also be made for toilet and shower blocks at or close to the mooring location, or use made of existing facilities within a reasonable walking distance (no more than 800 metres, equivalent to a 10-minute walk). Where pontoon moorings are proposed these should include utility connection points and secure access incorporating visually attractive gates and mail delivery points.</u></p> <p><u>The design and siting of proposals should not result in adverse impacts on the amenity of the Floating Harbour. These include negative visual impacts on the immediate area, negative impacts upon existing residents' living conditions by reason of</u></p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>noise or poor waste management, and obstruction of access to the waterside or public rights of way.</u></p> <p><u>Approval and management of moorings will be subject to the policies of the Harbour Authority, including the Harbour Operational Moorings and Facilities Policy 2025-2030, and any subsequent decisions of the relevant governing committee.</u></p>		

Chapter 7 – Economy and inclusive growth

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy E1, Policy text, 3rd paragraph	Major developments proposals will also be expected to be in accordance with Policy SV1 ‘Social value and inclusion’.	To remove the reference to Policy SV1, which is not required.	Consequential
	Policy E2, paragraph 7.8	42% of the industrial and distribution floorspace in the West of England is located within the Bristol City Council area. Avonmouth is by far the city’s largest industrial location with over 640 hectares of land for development and redevelopment for industry, distribution and Port related industries and potential for additional development areas in the 604 hectares this plan allocates for additional industry and distribution.	For clarification, to reflect the removal of Development Allocation BSA1305 (‘Land north west of Vale Lane, Bedminster Down’) under Policy DA1: Proposed development allocations.	Consequential
	Policy E2, policy text, 1st paragraph	<p>The plan makes provision for the delivery of new workspace. This will include:</p> <ul style="list-style-type: none"> 164,000m² of net additional office floorspace (Use Class E(g)(i)); 	To clarify the relevant Use Classes and to amend the overall floorspace figures for the industry and	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	[Modification superseded by the modification set out below]	<ul style="list-style-type: none"> • 164,000m² of net additional industry and distribution floorspace (<u>Use Classes E(g) (ii)-(iii), B2 and B8 and similar Sui Generis uses</u>) (with 604 hectares of new development allocations <u>at Avonmouth</u> to accommodate part of this provision); and • Intensification of development with proposals for all forms of workspace (<u>Use Classes E(g) (i)-(iii), B2 and B8 and similar uses</u>) making effective and efficient use of land. 	distribution site allocations and also clarify the location.	
	<p>Policy E2, Policy Text, 1st paragraph</p> <p>[Modification to replace the modification above]</p>	<p>The plan makes provision for the delivery of new workspace. This will include:</p> <ul style="list-style-type: none"> • 316,895<u>164,000</u>m² of net additional office floorspace (<u>Use Class E(g)(i)</u>); • 164,000m² of net additional industry and distribution floorspace (<u>Use Classes E(g)(ii)-(iii), B2 and B8 and similar Sui Generis uses</u>) (with 604 hectares of new development allocations <u>at Avonmouth</u> to accommodate part of this provision); and • Intensification of development with proposals for all forms of workspace (<u>Use Classes E(g) (i)-(iii), B2 and B8 and similar uses</u>) making effective and efficient use of land. 	<p>To clarify the relevant Use Classes and to amend the overall floorspace figures for the industry and distribution site allocations and also clarify the location.</p> <p>To update the floorspace requirement figures for office development.</p>	<p>Action Note 2 IN8</p> <p>Interim Post Hearing Advice – IN10</p>
	Policy E2, policy text, 2 nd paragraph ('Development	<p>To ensure the continued economic growth of Bristol there will be development and renewal of workspace at the following key locations:</p> <ul style="list-style-type: none"> • Bristol City Centre (Policy DS1 'Bristol City Centre'), with an emphasis on the office sector 	To clarify the relevant Use Classes	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<i>and renewal of workspace')</i>	<p><u>(Use Class E(g)(i))</u> and other main town centre uses <u>(Use Class E)</u>;</p> <ul style="list-style-type: none"> • Bristol Temple Quarter and St. Philip's Marsh (Policies DS2 'Bristol Temple Quarter' and DS3 'St. Philip's Marsh'), with a focus on the office <u>(Use Class E(g)(i))</u>, innovation, research <u>(Use Class E(g) (ii))</u> and industrial sectors <u>(Use Class E(g) (iii), B2, B8 and Sui Generis uses of a similar nature)</u>; • Avonmouth Enterprise Area and Bristol Port (Policy E4 'Avonmouth Industrial Area and Bristol Port') which is reserved for industry, distribution, port related development <u>(Use Classes E(g) (ii-iii), B2, B8 and Sui Generis uses of a similar nature)</u> and renewable energy (640 hectares) <u>(Sui Generis)</u>; • Industry and distribution areas (Policy E5 'Industry and Distribution Areas') which are reserved for industry and distribution <u>(Use Classes E(g) (ii)-(iii), B2 and B8 and similar Sui Generis uses)</u> (237 hectares); and • Town, district and local centres (Policies SSE1 'Supporting Bristol's centres -network and hierarchy' and SSE2 'Development in Bristol's Centres'), with an emphasis on main town centre uses <u>(Use Class E)</u>. <p>New workspace will also be provided where:</p>		

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"> • Business, industrial and distribution premises are redeveloped for mixed uses in regeneration areas in accordance with the policies for those areas (Policies DS3 to DS9 and DS13); • At other locations where redevelopment occurs (Policy E6A ‘New workspace within mixed use developments’); and • At sites allocated for industry, other workspace or mixed-use developments (Policy DA1 ‘Proposed Development Allocations’). 	For clarification, to reflect the removal of Development Allocation BSA1305 (‘Land north west of Vale Lane, Bedminster Down’) under Policy DA1: Proposed development allocations.	Consequential
	Policy E2, policy text, 3 rd section (‘Industry and distribution’)	<p>Industry and distribution</p> <p>Avonmouth Industrial Area and Bristol Port as shown on the Policies Map is reserved for industrial, distribution, port and energy related uses (Policy E4 ‘Avonmouth Industrial Area and Bristol Port’).</p> <p>Industry and Distribution Areas as shown on the Policies Map are reserved for industrial, distribution and related uses (Policy E5 ‘Industry and Distribution Areas’).</p> <p>Land is allocated for new industrial and distribution development at Avonmouth industrial area (four locations - Policy E4 ‘Avonmouth Industrial Area and Bristol Port’)</p>	To remove duplication.	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		and at identified allocated sites elsewhere (Policy DA1 ‘Proposed Development Allocations’).		
	Policy E2, Explanation, paragraph 7.10	7.10 The economy comprises diverse sectors and activities which are addressed across the local plan. Within that context, this part of the local plan deals primarily with land and premises for offices, flexible workspace, industry and distribution (Use Classes E(g) (i)-(iii) [office, research and development’ light industry], B2 [general industrial] and B8 [storage and distribution]) and similar uses. <u>The net additional floorspace requirement figures for office and industry and distribution combine the existing supply of planning permissions with an additional requirement that has been identified to meet the forecast need.</u>	To clarify the overall floorspace requirement figures, by combining the planning permissions pipeline and the proposed capacity for the supply of additional floorspace.	Interim Post Hearing Advice - IN10
	Policy E3, Policy text, 1 st paragraph	<p>Office developments will be appropriate in principle at:</p> <ul style="list-style-type: none"> • Bristol City Centre, including Bristol Temple Quarter (Policy DS2 ‘Bristol Temple Quarter’) and at appropriate locations in St. Philip’s Marsh (Policy DS3 ‘St. Philip’s Marsh’); • Town and district centres and on the edge of these centres (Policy SSE1 ‘Supporting Bristol’s centres – network and hierarchy’); • <u>Other areas of growth and regeneration (where specified by policies DS1-DS8) Regeneration areas (Development Strategy) as part of mixed used developments;</u> and • <u>Areas identified as suitable for office development in other policies in this plan. At sites allocated for office, other workspace or mixed use</u> 	To ensure consistency in policy text wording and to clarify what is meant by other areas suitable for office development.	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>developments (Policy DA1 ‘Proposed Development Allocations’).</u>		
	Policy E4, policy text, 2 nd paragraph	The area will also continue to provide a suitable location in principle for the development of large scale wind turbines and for other renewables such as solar farms <u>generating capacity which is complementary to the area’s industrial and distribution function (Policy NZC5 ‘Renewable energy and energy efficiency’).</u>	To ensure that development of renewable energy facilities would not prejudice the industry and distribution functions of the Avonmouth industrial area and Bristol Port.	Action Note 2 IN8
	Policy E4, policy text, below 2nd paragraph [modification supersedes insertion below 5 th paragraph as set out below]	<u>In addition to industry and distribution, energy and port related uses, the following uses are also likely to be acceptable within the Avonmouth Industrial Area and Bristol Port, subject to other relevant development plan policies:</u> <u>Ancillary facilities and services which support the functioning of the Avonmouth Industrial Area and Bristol Port, including childcare facilities, small scale retail uses, sandwich shops and cafes.</u>	Amendment to earlier modification to move proposed text to below the second paragraph and remove the subheading.	Examination hearing notes
	Policy E4, policy text, below 4 th paragraph (‘Flood risk mitigation’)	<u>Development considerations</u> Development of the allocated sites and redevelopment of existing sites and premises should make efficient use of land and be consistent with the relevant policies in this plan <u>including in respect of green infrastructure, biodiversity and nature conservation (Policies BG1-BG3) and conservation and the historic environment (Policy CHE1).</u>	To include further detail on the development considerations which could be important in preparing and determining planning applications and which will be relevant to all forms of development in the Avonmouth industrial area and Bristol Port.	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
MM7.1	<p>Policy E4, policy text, below 5th paragraph</p> <p>[modification superseded by insertion below 2nd paragraph as set out above]</p>	<p><u>Ancillary uses</u></p> <p><u>In addition to industry and distribution, energy and port related uses, the following uses are also likely to be acceptable within the Avonmouth Industrial Area and Bristol Port, subject to other relevant development plan policies:</u></p> <ul style="list-style-type: none"> • <u>Ancillary facilities and services which support the functioning of the Avonmouth Industrial Area and Bristol Port, including childcare facilities, small scale retail uses, sandwich shops and cafes.</u> 	<p>Include text under the fifth paragraph to allow for greater flexibility in acceptable uses in the Avonmouth Industrial Area and Bristol Port, subject to other relevant development plan policies.</p>	<p>Hearing statement BCC08</p>
	<p>Policy E4, policy text, 3rd paragraph</p>	<p>Around 60 hectares of greenfield land adjacent to the existing industrial areas are allocated for the development of industrial, <u>and distribution, energy and port related uses</u>, of a range of scales and types. The following areas are allocated, as shown on the Policies Map (and as indicated on Diagram 7.1 below):</p> <ul style="list-style-type: none"> • <u>ASA004: Land east of Chittingen Road (approx. 37,000 sq m)</u> • <u>ASA003: Land east of Packgate Road (approx. 11,000 sq m)</u> • <u>ASA005: Land south of Seabank Power Station (approx. 5,300 sq m)</u> • <u>ASA001/ASA002: Land at Kings Weston Lane, south of Access 18* (approx. 93,000 sq m)</u> 	<p>To provide clarity about the nature and scale of development envisaged at the four allocations, as well as to update the list with site allocation references which are shown in the modified diagram 7.1.</p>	<p>Action Note 2 IN8</p>
	<p>Policy E4, explanation, below policy</p>	<p><u>7.25A For the purposes of this policy, industrial and distribution uses are defined as those falling within Use Classes E(q)(ii) and (iii), B2 and B8 or similar activities which</u></p>	<p>To set out the relevant Use Classes which the policy is applicable to.</p>	<p>Action Note 2 IN8 and Examination</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	text, above paragraph 7.26	<u>are sui generis. The policy is applicable to equivalent uses in any future amendments to the Use Classes Order.</u>		hearing discussion
	Policy E4 explanation text paragraph 7.27	The 2011 local plan supported wind turbine development and accordingly the area has seen the development of several large scale wind turbines, with permission for other turbines granted recently. It is proposed that the area continues to be a focus for this type of development., subject to <u>the wider requirements of the local plan.</u> requirements to have the support of local communities and to protect wildlife.	To reflect changes to the NPPF which no longer require explicit community support for onshore wind development.	Action Note 2 IN8
	Policy E4, diagram 7.1 Avonmouth Industrial Area and Bristol Port, site allocations and Hallen Marsh mitigation	Modification of diagram 7.1 to display the names of each of the Avonmouth Industrial Area and Bristol Port site allocations.	For clarification.	Action Note 2 IN8
	Policy E5, policy text, 1 st paragraph	Industry and Distribution Areas as shown on the policies map and listed below (237 hectares) are reserved for the continued use, development, or redevelopment for industrial and distribution premises. (Use Classes E(g)(ii), E(g)(iii), B2 and B8 and sui generis uses of a similar nature).	To remove duplication.	Examination hearing discussion
	Policy E5, policy text, 2 nd paragraph	In addition to industry and distribution related uses, the following uses are also likely to be acceptable on Industry and Distribution Areas <u>and Maritime Industry Areas</u> subject to other relevant development plan policies: <ul style="list-style-type: none"> • Industrial or commercial training facilities; 	To add greater clarity to the scope of the policy in terms of the uses which are acceptable in Maritime Industry Areas.	Action Note 2 IN8

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"> • Essential public utilities development; • Ancillary facilities and services which support the functioning of the Industry and Distribution Area <u>or Maritime Industry Area</u> including childcare facilities, small-scale retail uses, sandwich shops and cafés; and • Essential community facilities which cannot be located elsewhere. 		
	<p>Policy E5, policy text, 3rd paragraph</p>	<p>Development involving the loss of industry and distribution floorspace/land within the Industry and Distribution Areas shown on the Policies Map and listed below will not be permitted unless:</p> <ul style="list-style-type: none"> i. The development is for a use referred to above; and ii. uses are compatible with the industrial character of the areas and it would not adversely impact on the viability and continued operation of existing industrial uses. 	<p>To clarify and rationalise the policy.</p>	<p>Action Note 2 IN8</p>
	<p>Policy E5, explanation, paragraph 7.33</p>	<p>For the purposes of this policy, industrial and distribution uses are defined as those falling within Use Class E(g)(ii) and (iii), B2 and B8 or similar activities which are sui generis. <u>Examples of sui generis uses that could fall within the scope of the policy include storage yards, fuel stations, haulage depots, scrap yards and trade counters.</u> The policy is applicable to equivalent uses in any future amendments to the Use Classes Order.</p>	<p>To provide examples of the types of sui generis uses which would fall within the scope of the policy.</p>	<p>Action Note 2 IN8</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy E6A, policy text, 1 st paragraph	<p>Proposals for the redevelopment of vacant or underused sites and premises currently or recently used for business, industry or distribution should <u>include provision of 10% of floorspace for new workspace as part of new developments</u>, <u>unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> • <u>The provision of new workspace is not deliverable</u> • <u>There is no demand for new workspace in this location</u> • <u>The current site is not making a contribution to the employment land supply or economy.</u> 	To set out a mechanism which would allow applicants to justify not delivering workspace.	Action Note 2 IN8
	Policy E6A, policy text, below 2 nd paragraph	<u>This policy is applicable to sites of 0.1 hectares or more where the existing use is within Use Classes E(g)(ii) or (iii), B2 and B8 or similar Sui Generis uses.</u>	To set out the relevant thresholds within the policy text	Action Note 2 IN8
	Policy E6A, policy text, final paragraph	This policy does not apply to areas covered by Policies E4 ‘Avonmouth Industrial Area and Bristol Port’ and E5 ‘Industry and Distribution Areas’ which are reserved for industrial, distribution uses as set out in the relevant policies, or to other locations to which specific provisions apply <u>such as sites allocated for development and the Development Strategy policies which contain specific provisions for development of workspace.</u>	To clarify that the policy does not apply to development allocations under Policy DA1 and Areas of Growth and Regeneration within the Development Strategy policies.	Action Note 2 IN8
	Policy E6A, explanation, paragraph 7.38	This policy does not apply to sites covered by Policies E4 and E5 which are reserved for industrial and distribution uses, or to Development Strategy policies which contain specific provisions for the development of workspace.	Paragraph included in policy text to ensure clarity, hence the removal from the explanation	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy E6A, explanation, paragraph 7.42	This policy is applicable to sites of 0.1 hectares or more where the existing use is within Use Classes E(g)(ii) or (iii), B2 and B8 or similar sui generis uses.	Paragraph included in policy text to ensure clarity, hence the removal from the explanation	Action Note 2 IN8
MM7.2	Policy E6, paragraph 7.43	This policy aims to secure affordable workspace within new development. Provision of new lower-cost and affordable workspace is crucial to support the continuous growth of the social, economic and cultural sectors. Thus, this policy enables development proposals to provide affordable workspace in areas where it is needed, <u>where it would be consistent with the viability of development proposals.</u>	To allow a caveat for developments which may face financial viability challenges.	EXA002.1
	Policy E6, paragraph 7.43	This policy aims to secure affordable workspace within new development. Provision of new lower-cost and affordable workspace is crucial to support the continuous growth of the social, economic and cultural sectors. Thus, this policy enables development proposals to provide affordable workspace in areas where it is needed, <u>and from developments which are shown to be viable.</u>	To reflect the changes made to the type of development that affordable workspace will be sought from, in the superseded modification below.	Action Note 2 IN8 Examination hearing notes
MM7.3	Policy E6, policy text, 1st section ('Provision of affordable workspace'), 1st paragraph	The provision of affordable workspace will be <u>sought, required where viable, from proposed mixed use development schemes, in regeneration areas, which are providing one or more of the following:</u> <ul style="list-style-type: none"> • <u>1000sqm of commercial space;</u> • <u>A minimum of 100 residential units;</u> • <u>250 Purpose Built Student Accommodation (PBSA) units; or</u> 	To provide greater detail on the policy approach, by defining the scale and type of developments that affordable workspace will be sought from. Descriptions are given to the levels of appropriate development, indicating a reasonable policy trigger.	EXA002.1

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>The equivalent in scale if schemes are proposing a mix of PBSA and residential units.</u> 		
	Policy E6, policy text, 1 st section ('provision of affordable workspace'), 1 st paragraph	<p>The provision of affordable workspace will be <u>sought, required where viable, from proposed mixed use development schemes on existing employment land, in Areas of Growth and Regeneration, which are providing one or more of the following:</u></p> <ul style="list-style-type: none"> <u>1000sqm of commercial space;</u> <u>250 Purpose Built Student Accommodation (PBSA) units; or</u> <u>The equivalent in scale if schemes are proposing a mix of PBSA and residential units, where the PBSA element makes up 50% or more of the bedspaces.</u> 	Modification to supersede the modification above – these changes cover: consistency of wording re. Areas of Growth and Regeneration; applies a two-stage trigger to the policy; and removes the reference to purely residential schemes. By removing this reference to 100 residential units, the policy will be focussed on employment schemes and student (or mostly student) schemes, hence avoiding schemes which experience the most challenging viability constraints.	Examination hearing notes
	Policy E6, policy text, 1 st section ('Provision of affordable workspace'), below 1 st paragraph	<u>Up to 20% of the existing amount of employment floorspace should be re-provided as affordable workspace.</u>	To provide clarity	Examination hearing notes

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
MM7.4	Policy E6, policy text, 1 st section, 2 nd sentence	in areas identified in the Affordable Workspace SPD <u>The policy aims to promote affordable workspace where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area.</u>	For clarity.	EXA002.1
	Policy E6, policy text, 1 st section, below 6 th paragraph [This modification supersedes a modification made to include a new paragraph below 7.47]	<u>Through engagement with affordable workspace operators, the minimum quantum of space that is commercially viable to manage is c1000sqm. This could be delivered as part of one development or across several schemes that are in proximity. It is acknowledged that it will not be viable to deliver affordable workspace on all sites, and therefore the level of affordable workspace that will be sought will be subject to each site's viability.</u>	Modification to supersede the modification made to include a paragraph below paragraph 7.47. This modification provides clarity on the identification of scale of affordable workspace provision which the policy is seeking and adding further clarification for applicants.	Action Note 2 IN8
	Policy E6, policy text, above section 'Preventing the loss of affordable workspace'	<u>In some circumstances, rather than provide affordable workspace on-site, it may be more appropriate for developments to provide affordable workspace off-site or provide financial contributions to delivering affordable workspace elsewhere in the city. A financial contribution in lieu of on-site provision will only be accepted where this would have demonstrable benefits in furthering affordable workspace in the city.</u>	To clarify the process for financial contributions and add further clarity for applicants.	Action Note 2 IN8 Examination hearing notes
	Policy E6, policy text, section 'Preventing the	Preventing the loss of Affordable Workspace	To remove this section to better reflect the intention	Action Note 2 IN8

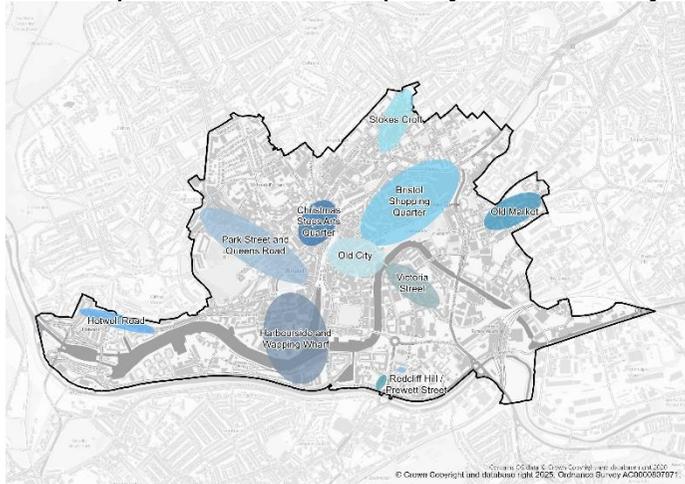
Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	loss of affordable workspace'	Where development proposals involve the loss of existing affordable workspace planning permission will not be granted unless the loss of affordable workspace will be replaced on-site. Off-site replacement of affordable workspace may only be sought in exceptional circumstances where it can be demonstrated that the on-site provision of such workspace is inappropriate.	of the policy, i.e., to secure affordable workspace.	Examination hearing notes
MM7.5	Policy E6, explanation, paragraph 7.47	The council will use conditions and/or planning obligations to limit uses consented within Class E and B in order to achieve the objectives of this policy. The policy requirements will apply to net additional floorspace brought forward as part of new development, including redevelopment or extension of existing floorspace. Further guidance on the location and approach to affordable workspace will be provided in an Affordable Workspace SPD and Planning Obligations SPD which will also provide details on the discount to market rent.		EXA002.1
	Policy E6, explanation, paragraph 7.47	The council will use conditions and/or planning obligations to limit uses consented within Class E and B in order to achieve the objectives of this policy. The policy requirements will apply to net additional floorspace brought forward as part of new development, including redevelopment or extension of existing floorspace. Further guidance on the location and approach to affordable workspace will be provided in an Affordable Workspace SPD and Planning Obligations SPD which will also provide details on the discount to market rent.	Modification to supersede the modification to para 7.47 (above), to remove the references to the further guidance set out in the Affordable Workspace SPD and the Planning Obligations SPD	Action Note 2 IN8 Examination hearing notes
MM7.6	Policy E6, new paragraph in Explanation,	<u>7.47A - Through engagement with affordable workspace operators, the minimum quantum of space that is commercially viable to manage is c1000sqm. This could be delivered as part of one development or across several</u>	To show the minimum scale of affordable workspace provision which is commercially	EXA002.1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>below paragraph 7.47</p> <p>[Modification superseded by modification above, to move paragraph to policy text]</p>	<p><u>schemes that are in proximity. It is acknowledged that it will not be viable to deliver affordable workspace on all sites, and therefore the level of affordable workspace that will be sought will be subject to each site’s viability.</u></p>	<p>viable to manage and allows flexibility for schemes to aggregate affordable workspace delivery. Also reiterates the potential for concerns around viability to be addressed as part of negotiations.</p>	
	<p>Policy E6, explanation, paragraph 7.48</p>	<p>In some circumstances, rather than provide affordable workspace on-site, it may be more appropriate for developments to provide affordable workspace off-site or provide financial contributions to delivering affordable workspace elsewhere in the city. A financial contribution in lieu of on-site provision will only be accepted where this would have demonstrable benefits in furthering affordable workspace in the city.</p>	<p>To remove paragraph 7.47 from the explanation and include in the policy text, as shown in a modification to the policy text above.</p>	<p>Action Note 2 IN8 Examination hearing notes</p>
<p>MM7.7</p>	<p>Policy E6, paragraph 7.51, 2nd sentence</p>	<p>This requirement will be secured as a planning obligation and a monitoring fee will be sought from the developer. Further information will be provided in the Affordable Workspace SPD.</p>	<p>For clarity.</p>	<p>EXA002.1</p>
	<p>Policy E8, policy text, 4th paragraph</p>	<p>In all cases, to encourage competition and consumer choice, this will include the provision of multiple ducts to enable several providers to access the site.</p>	<p>To remove the mention of encouraging competition and consumer choice</p>	<p>Action Note 2 IN8</p>
	<p>Policy E8, policy text, final paragraph</p>	<p>Development should demonstrate how it will meet the requirements of this policy through Connectivity Statements submitted with planning applications.</p>	<p>To consistently refer to submission requirements in the explanatory text rather than the policy text.</p>	<p>Action note 2 IN8</p>

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
	Policy E8, paragraph 7.56	7.56 <u>In order to demonstrate compliance with this policy, Connectivity Statements should be submitted with planning applications.</u> The Connectivity Statement should include evidence of the superfast broadband and full fibre connectivity at the site. This will take the form of connectivity assessments, or similar proof, from at least two broadband infrastructure providers. Free connectivity assessments are available from most broadband providers which will show expected speeds at the development.	To consistently refer to submission requirements in the explanatory text rather than the policy text.	Action note 2 IN8

Chapter 8 – Centres, shopping and the evening economy

Main Mod Ref	Policy / Para	Suggested Main Modification	Reason	Source of modification
	Policy SSE1, policy text, 'Centres network and hierachy	Bristol's proposed centre hierarchy is as follows:	For clarification	BCC Notes from hearing
MM8.2	Policy SSE1, policy text, 3rd section, centres network and hierarchy	<i>Centre Network and Hierarchy</i> The primary shopping areas at: Bristol Shopping Quarter (Broadmead); Park Street & Queen's Road; and Old City St Nicholas' Market. Other distinctive parts of the City Centre including Christmas Steps Arts Quarter; Harbourside and Wapping Wharf; Hotwell Road; Old City Baldwin Street; Old Market; Redcliff Hill/Prewett Street; Stokes Croft; Victoria Street.	For clarification	EXA002.1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy SSE1, policy text, 3 rd section, centres network and hierarchy	<p><i>Centre Network and Hierarchy</i></p> <p>The primary shopping areas at: Bristol Shopping Quarter (Broadmead); Park Street & Queen’s Road; and Old City (St Nicholas Market). Other distinctive parts of the City Centre including Christmas Steps Arts Quarter; Harbourside and Wapping Wharf; Hotwell Road; Old City (<u>Corn Street / Baldwin Street</u>); Old Market; Redcliff Hill/Prewett Street; Stokes Croft; Victoria Street.</p>	For clarification	EXA002.1 (with further mod for clarity)
	Policy SSE1, policy text, 3 rd section, centres network and hierarchy	<u>The identified Centre Network and Hierarchy is shown on the Policies Map.</u>	For clarification and to link the policies map.	Action Note 2 IN8
MM8.1	Policy SSE1, policy text	<p>Add map at the end of the policy text for Policy SSE1:</p>  <p><u>Diagram 8.1: City centre retail areas</u></p>	For clarification	EXA002.1 (map now added)

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy SSE1 8.7	8.7 Local Centres and Parades cater for day-to-day retail and services and local leisure needs, and appropriate community use needs, within walking distance of communities. They may include specialist businesses and act as local clusters of similar businesses. Independent operators are commonly represented throughout local centres. In accordance with the ‘town centre’ first approach to development as set out within national policy, this policy directs main town centre uses to Bristol’s centres with the scale <u>and intensity</u> of uses reflecting the scale and character of the centre <u>including the intensity of activity that takes place there.</u>	To provide clarification on what is meant by ‘intensity’ in the policy text	Action Note 2 IN8
	Policy SSE1, New paragraph 8.7A	<u>8.7A Sites within centres, away from commercial frontages, will be considered ‘underused’ where the upper floors are vacant or have the potential to be utilised more effectively. In these instances, it is likely that residential development would be considered suitable, subject to all other relevant policy.</u>	To clarify what we mean by ‘underused’	Action Note 2 IN8
MM8.3	Policy SSE2, policy text, 2nd and 3rd paragraph	The primary shopping areas within Bristol city centre, <u>Bristol Shopping Quarter (Broadmead), Queen’s Road/Park Street and St Nicholas’ Market,</u> as shown on the Policies Map, will be the focus for retail uses and new retail development. The city centre primary shopping areas of Bristol Shopping Quarter (Broadmead) and Queen’s Road/Park Street will be the priority location for major shopping facilities. Proposals for new retail development within the primary shopping areas will be supported and encouraged. Active uses including leisure	For clarification / correction	EXA002.1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>and hospitality which support the vitality and viability of these areas will be suitable within primary shopping areas.</p> <p>At Old City, Harbourside and Wapping Wharf, Christmas Steps Arts Quarter, Stokes Croft and Old Market/Baldwin Street there will be an emphasis on retaining a mix of uses to maintain the character and sustainability of these locations. This will include retaining and enhancing existing markets, supporting smaller scale and independent retail and leisure uses, including new market provision and encouraging uses that contribute to the evening and night-time economy.</p>		
MM8.4	Policy SSE2, policy text final paragraph – new sub-heading	<p>Policy SSE2, policy text, final paragraph, add sub-heading:</p> <p><u>Environmental enhancement and public realm improvements</u></p> <p>Major development proposals will be expected to contribute to environmental enhancement and public realm improvements within the city centre, and town, district and local centres and parades.</p>	For clarification	EXA002.1
	Policy SSE2 Explanation, new paragraph 8.13A	<p>8.13A <u>'A suitable period of marketing' is determined by factors such as the scale of the development, the type of use, and the location of the property. Marketing will be assessed based on the adequacy of the marketing, including the time period, and based on the specifics of each proposal, taking into account the size of development, the nature of the use,</u></p>	For clarification on 'a suitable period of marketing	BCC - Notes from the hearing

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>and the local context. The council has published guidelines on the carrying out of marketing which are available to view on the council's website.</u>		
	Policy SSE2, explanation, new paragraph 8.13B	<u>8.13B The change of use of town centre uses from Class E to residential is currently subject to permitted development rights. In the instance that these permitted development rights are change or restricted, the policy approach resists the loss of such uses in centres in cases where planning permission is required.</u>	To provide information regarding Article 4 directions	Action Note 2 IN8
	Policy SSE3, Paragraph 8.16	8.16 New evening and night-time uses should be neighbourly, but they will not be expected to be designed and operated in a way that is unreasonably constrained. <u>Factors such as noise impact, hours of operation, and the scale and nature of activity will be assessed in the context of the surrounding area's character to ensure that development will not have an adverse impact on the amenity of the local area having regard to the context and the agent of change principle.</u> Existing homes in centres generally experience a level of activity to be expected in these livelier locations and this will be taken in account when considering the impacts of new evening and night-time uses on residents.	To clarify how 'neighbourly' will be assessed. Setting out how it will be weighed within the context.	Action Note 2 IN8
	Policy SSE3, new paragraph 8.16A	<u>8.16A The loss of cultural venues and night-time economy and supporting viability assessments will be subject to detailed scrutiny. It is expected that comprehensive marketing evidence, which could include details of trade potential,</u>	To clarify how the loss of cultural venues or nighttime economy will be assessed	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>trading history, and marketing efforts at a realistic market rate over an appropriate period would be provided to demonstrate that the site cannot accommodate similar uses. The council has published guidelines on the carrying out of marketing which are available to view on the council's website.²</u>		
MM8.6	Policy SSE4, policy text – amend final paragraph and insert additional paragraph	<p>The impact assessment thresholds above related to town, district and local centres will be applicable for proposals within 800 metres of the boundary of the relevant centres. Elsewhere the threshold of 500m² metres applies.</p> <p><u>Where permission is sought for development falling within Use Class E, the above requirements in relation to impact assessment will apply unless the specific use proposed has been identified and does not meet the definition of a main town centre use. In these cases, uses may be restricted to the specific part(s) of Use Class E proposed.</u></p>	To ensure that policy SSE4 is clear and effective.	BCC response to Inspectors' matters, issues and questions: Matter 9
MM8.7	Policy SSE4, remove paragraph 8.20	8.20—Where permission is sought for unspecified Use Class E development, an impact assessment will be required unless the specific use proposed has been identified. Uses may be restricted to the specific use applied.	Paragraph superseded by a proposed main modification to the policy text.	BCC response to Inspectors' matters, issues and questions: Matter 9

² [Supplementary planning documents and other planning guidance](#)

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy SSE4 New paragraph, 8.22A	<u>8.22A The change of use from Class E to residential is currently subject to permitted development rights. Were these rights to be restricted by any future Article 4 direction, the policy approach set out in the Local Plan resists the loss of these uses within identified centres.</u>	To provide explanation about the use of relevant article 4 directions	Action Note 2 IN8
	Policy SSE5, Policy Text, 1st bullet point.	Proposals should demonstrate that: <ul style="list-style-type: none"> Future development proposals, <u>The future development potential of the site and the surrounding area would not be prejudiced;</u> 	To ensure that 'future development' is worded precisely	Action Note 2 IN8
	Policy SSE5 New Paragraph 8.30A	<u>8.30A A development may prejudice future development proposals when the development would harmfully impact the viability, deliverability or function of a future development on or near to the site.</u>	To provide explanation on 'prejudicign future development'	Action Note 2 IN8
	Policy SSE5 Paragraph 8.31	8.31 Temporary use of vacant sites for car parking is not considered to be acceptable as such uses can discourage and delay the permanent redevelopment of vacant sites. Bristol's centres are considered to be the most sustainable location for development in line with the 'town centre first' approach and are well-served by public transport, as such allowing the use of temporary sites for car parking would be contrary to other aims set out within the Local Plan. <u>In exceptional circumstances, where temporary parking on site would enable the achievement of more permanent development in line with policy or regeneration aims for the</u>	To provide information on those circumstances where temporary parking may be acceptable	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>area, or support another meanwhile use on site, temporary parking on a vacant site may be considered acceptable.</u>		
	Policy SSE6 Policy text, 2nd paragraph and bullet points	Proposals for permanent markets or market-related development should have regard to <u>demonstrate sufficient</u>: <ul style="list-style-type: none"> • The a<u>Availability</u> of storage facilities for market stalls and associated equipment; and • The a<u>Availability</u> of market trader facilities, such as toilets and other essential hygiene facilities; and • Provision of an appropriate level of safe, secure, accessible and usable parking for trader vehicles; and • The<u>Regard for the wider</u> amenity of the area. 	To ensure that the policy provides sufficient certainty for future developers and decision makers	Action Note 2 IN8
	Policy SSE6, New paragraph 8.34A	<u>8.34A Policy T4A of the Local Plan sets out the grounds for assessing an appropriate level of parking for trader vehicles.</u>	To clarify how much parking would be required	BCC Notes from hearing.
	Policy SSE6 New paragraph 8.34.B	<u>8.34B Proposals involving the loss of existing market sites must provide evidence demonstrating that the provision of a range, choice, and diversity of market sites remains in the locality or city.</u>	To ensure that the final paragraph of policy text is understood	BCC Notes from hearing

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy SSE7	Delete policy and supporting text.	The policy is not considered to be justified or effective.	Inspectors' Interim Post Hearing Advice IN10
	Policy SSE8, explanation paragraph under subheading 'adequate and diverse range of alternative public house provision', between paragraph 8.47 and 8.48	<p>8.47 Applicants will need to demonstrate that they have assessed the impact of both the loss of the public house, and the adequacy and availability of alternative provision.</p> <p><u>8.47A The adequacy and diversity of alternative provision is dependent both on the characteristics of the public house subject to the application, and the degree of provision available within its locality. Should the public house subject to the application have certain characteristics, such as being family friendly, that are not available elsewhere in the locality, the loss of that public house may be considered unacceptable. Similarly, if there is limited or no alternative provision of any sort within the locality, the loss of a public house would also likely be considered unacceptable.</u> Further guidance on the characteristics and features of public houses which should be considered when assessing alternative provision can be found in the council's public house practice note.</p>	To provide greater clarity to the use of terms 'adequate' and 'diverse' in the context of the policy's tests.	Action Note 2 IN8

Chapter 9 – Biodiversity and Green Infrastructure

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy BG1, policy text, 5 th paragraph	New development should demonstrate through a Green Infrastructure Statement how it will address these provisions.	To consistently refer to submission requirements in the explanatory text rather than the policy text.	Action note 2
MM9.1	Policy BG1, policy text, 5 th paragraph	Artificial Grass Developments should not include artificial grass within their landscape schemes or as part of the provision of private or communal open <u>outdoor</u> space.	To clarify that the policy is referring to landscape schemes and private outdoor space such as private gardens included within developments.	Hearing statement BCC10
	Policy BG1, policy text, 'Green infrastructure standards'	Major development proposals will be expected to use the Natural England Green Infrastructure Standards to demonstrate that green infrastructure of appropriate quantity and quality will be provided. Major development proposals will be expected to achieve the following target scores against the Urban Greening Factor for England: <ul style="list-style-type: none"> • 0.4 for predominantly residential development; • 0.3 for predominantly non-residential development. Where relevant, the voluntary use of other standards such as Building with Nature to support compliance with this policy will be encouraged.	For clarity, to ensure that the policy is effective, voluntary elements are to be referred to in the explanatory text only.	Action note 2
MM9.2	Policy BG1, paragraph 9.1.11	9.1.11 Wider ecological networks are reflected in the West of England Nature Recovery Network, which will be supplemented in due course by more detailed local ecological	To ensure that policies BG1 and BG2 reference the correct and most relevant ecological network	Hearing statement BCC10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>network mapping for Bristol. These will form a part of a future Local Nature Recovery Strategy for the area.</p> <p>9.1.11 For the purposes of policies BG1 and BG2, the ‘<u>Nature Recovery Network and wider ecological networks</u>’ comprise:</p> <ul style="list-style-type: none"> • <u>Sites designated for their nature conservation value;</u> • <u>Areas of importance for biodiversity and focus areas for nature recovery defined by the West of England Local Nature Recovery Strategy; and</u> • <u>Local ecological networks, including those currently identified and mapped by the council as Wildlife Corridors, which will be superseded in due course by detailed local ecological network mapping for Bristol.</u> 	mapping and constitute an effective approach.	
	Policy BG1, paragraph 9.1.17	9.1.17 The voluntary use of other standards, frameworks and accreditation processes such as Building with Nature <u>and/or the Natural England Green Infrastructure Standards</u> can provide further structured methods of showing how this policy is being addressed.	For clarity, to ensure that the policy is effective, voluntary elements are to be referred to in the explanatory text only.	Action note 2
	Policy BG2, policy text	Development in Bristol will be expected to take all available opportunities to connect to or enhance the integrity of the Nature Recovery Network and wider ecological networks and promote the restoration of priority habitats and the recovery of priority species, including through the provision of new and the enhancement of existing green and blue infrastructure. <u>Development which would fail to take the opportunities available to enhance ecological networks will not be permitted.</u>	To ensure the policy is consistent with national planning policy, particularly in relation to the mitigation hierarchy and the approach to irreplaceable habitats.	Action note 2

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>Development <u>proposals</u> which would be likely to have an impact upon habitats, species or features which contribute to nature conservation and recovery in Bristol, including on previously developed land <u>should be informed by an appropriate survey and assessment of impacts</u>, will be expected to:</p> <ul style="list-style-type: none"> i. Be informed by an appropriate survey and assessment of impacts; and ii. Be designed and sited to avoid any harm to identified habitats, species and features of importance. <p><u>If significant harm to biodiversity resulting from a development cannot be avoided (for instance, through locating on an alternative site with less harmful impacts).</u> Where loss of nature conservation value is unavoidable to enable development which is in accordance with the local plan, proposals will be expected to provide mitigation on-site <u>or, as a last resort, appropriate compensatory improvements elsewhere,</u> and where this is not possible, provide mitigation off-site. For protected sites and species, this is in addition to policy requirements for Biodiversity Net Gain.</p> <p><u>If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.</u></p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>Development which would fail to take the opportunities available to enhance ecological networks or result in significant harm to biodiversity which cannot be appropriately mitigated will not be permitted.</p> <p><i>Designated sites – hierarchy</i></p> <p>International:</p> <ul style="list-style-type: none"> • Internationally designated sites, comprising Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, are subject to statutory protection from harmful development. Development will not be permitted which would have an adverse impact in accordance with the approach in national planning policy. <p>National:</p> <ul style="list-style-type: none"> • Having regard to individual and cumulative impacts, development will not be permitted which would have an adverse impact on nationally designated Sites of Special Scientific Interest (SSSI), National Nature Reserves or Local Nature Reserves in accordance with the approach in national planning policy. <p>Local:</p> <ul style="list-style-type: none"> • Development which would have a significantly harmful impact on local wildlife and geological 		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>sites, (comprising Sites of Nature Conservation Interest (SNCIs) and Regionally Important Geological Sites (RIGS) as shown on the Policies Map), <u>which cannot be avoided, adequately mitigated, or, as a last resort, compensated for,</u> will not be permitted.</p> <p><i>Irreplaceable habitats</i></p> <p>Development resulting in the loss or deterioration of irreplaceable habitats will not be permitted <u>unless there are wholly exceptional reasons and a suitable compensation strategy exists, as set out in national planning policy.</u></p>		
	Policy BG3, policy text, third paragraph	Using the Defra Biodiversity Metric, or latest nationally endorsed metric, proposals must demonstrate their ability to achieve biodiversity net gain through a Biodiversity Gain Plan which is required to be submitted alongside a planning application.	To reflect regulations and national guidance.	EXA002
MM9.3	Policy BG3, policy text, 2 nd to 4 th paragraphs	<p>Development proposals subject of the provisions of the Environment Act 2021 will be required to achieve a minimum of 10% biodiversity net gain. Developments will be encouraged to secure greater than the minimum level.</p> <p><u>Development proposals should demonstrate through a Biodiversity Net Gain report submitted at the planning application stage:</u></p> <ul style="list-style-type: none"> • <u>How the Biodiversity Gain Hierarchy has been applied;</u> 	To reflect regulations and national guidance.	Hearing statement BCC10

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>The pre-development and post-development on-site biodiversity value, calculated using the latest Defra metric; and</u> • <u>An indication of how additional units, if required, will be achieved through off-site habitat provision, unit purchase or credit purchase.</u> <p><u>The Biodiversity Net Gain report should include all the information required at the planning application stage by the statutory framework.</u></p> <p>Using the Defra Biodiversity Metric, or latest nationally endorsed metric, proposals must demonstrate their ability to achieve biodiversity net gain through a Biodiversity Gain Plan which is required to be submitted alongside a planning application. This will set out:</p> <ul style="list-style-type: none"> • Steps taken to avoid and minimise the adverse effects of the development on habitats; • Identification of pre- and post-development onsite biodiversity value; • Details of registered offsite biodiversity value allocated to the development and biodiversity credits purchased; and • Other information that may be required by other and/or prevailing regulations. <p>The Biodiversity Gain Plan will set out how the condition of any habitat creation and enhancement will be</p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		maintained for at least 30 years after development is completed.		
MM9.4	Policy BG3, policy text, 'Biodiversity Gain Mitigation Hierarchy' section, 1st to 4th paragraphs and first bullet list	<p><i>Biodiversity Gain Mitigation Hierarchy</i></p> <p>All development required to provide biodiversity gain will be expected to provide appropriate mitigation and compensation in accordance with the <u>biodiversity gain mitigation hierarchy</u>.</p> <p>Only where a development proposal cannot prevent and/or minimise loss to biodiversity using avoidance measures, and this has been clearly demonstrated through a Biodiversity Gain <u>Plan report</u>, will habitat remediation and compensation measures be appropriate.</p> <p>Biodiversity remediation and compensation (through habitat creation, restoration and enhancement) should be provided on site, avoiding, where possible, harm to existing designated and non-designated habitat and species features of conservation value <u>in accordance with policy BG2 and the requirements of national planning policy</u>.</p> <p>If it is demonstrated that the required level of biodiversity net gain cannot be achieved within the site, alternative measures to deliver biodiversity gain through compensation will be appropriate. These may include:</p>	For clarity and consistency, and consequential to suggested modifications to policies BG1 and BG3 above.	Hearing statement BCC10

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"> • Off-site biodiversity gain in a location as close as feasible to the site that would contribute to the Nature Recovery Network <u>Local Nature Recovery Strategy</u> and, where possible, have a meaningful ecological relationship to the development, comprising the creation or enhancement of habitats on another site or the purchase of biodiversity units from habitat banks. • As a last resort, if no suitable off-site location can be found, habitat payment compensation through the Biodiversity Credits scheme. 		
	<p>Policy BG3, policy text, ‘Biodiversity Gain Mitigation Hierarchy’ section, 1st to 4th paragraphs and first bullet list</p>	<p><i>Biodiversity Gain Mitigation Hierarchy</i></p> <p>All development required to provide biodiversity gain will be expected to provide appropriate mitigation and compensation in accordance with the <u>biodiversity gain mitigation hierarchy</u>.</p> <p>Only where a development proposal cannot prevent and/or minimise loss to biodiversity using avoidance measures, and this has been clearly demonstrated through a Biodiversity Gain Plan report, will habitat remediation and compensation measures be appropriate.</p> <p>Biodiversity remediation and compensation (through habitat creation, restoration and enhancement) should be provided on site, avoiding, where possible, harm to existing designated and non-designated habitat and species features of conservation value.</p>	<p>For clarity and consistency, and consequential to suggested modifications to policies BG1 and BG3 above.</p>	<p>BCC notes of hearing session</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>If it is demonstrated that the required level of biodiversity net gain cannot be achieved within the site, alternative measures to deliver biodiversity gain through compensation will be appropriate. These may include:</p> <ul style="list-style-type: none"> • Off-site biodiversity gain in a location as close as feasible to the site that would contribute to the Nature Recovery Network <u>Local Nature Recovery Strategy</u> and, where possible, have a meaningful ecological relationship to the development, comprising the creation or enhancement of habitats on another site or the purchase of biodiversity units from habitat banks. • As a last resort, if no suitable off-site location can be found, habitat payment compensation through the <u>Biodiversity Credits</u> scheme. 		
MM9.5	Policy BG3, paras. 9.1.27 - 9.1.29	<p>9.1.27 The Environment Act 2021, <u>biodiversity net gain regulations</u> and national policy requires local plans to minimise impacts on biodiversity and pursue opportunities for securing genuine and measurable net gain. The Environment Act specifically mandates the delivery of a 10% gain in habitat value through a Biodiversity Gain Plan.</p> <p><u>9.1.28 The statutory framework for biodiversity net gain is summarised in national Planning Practice Guidance³.</u> Following the grant of planning permission, the Biodiversity</p>	To reflect regulations and national guidance.	Hearing statement BCC10

³ [Biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain)

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>Gain Plan must be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development.</u></p> <p><u>9.1.29 The statutory framework also requires the submission of certain information at the planning application stage. In Bristol, this is achieved through the submission of a Biodiversity Gain report. Further information is set out in the council’s Biodiversity Net Gain Practice Note⁴.</u></p> <p>9.1.28 The latest Defra biodiversity metric (or prevailing metric in national policy) can be used to consider existing pre-development biodiversity values, the impacts of development and the net gains that can be achieved. This enables calculation of losses and gains by assessing habitat, in terms of distinctiveness, condition, strategic significance and extent. The council will be preparing further guidance to take account of the West of England Biodiversity Net Gain guidance.</p> <p>9.1.29 Where there is evidence that the existing biodiversity value of the site has been degraded through specific activities carried out on the site (other than those authorised through, for example, the grant of a prior planning permission), the existing pre-development biodiversity value should be calculated based on the condition of the site immediately prior to those activities (consistent with the Environment Act 2021,</p>		

⁴ [Biodiversity Net Gain for major development and small site planning applications](#)

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		this applies to any activities carried out on or after 30 January 2020).		
MM9.6	Policy BG3, para. 9.1.30	<u><i>Biodiversity Gain Mitigation Hierarchy</i></u> 9.1.30 In order to minimise harm and maximise benefits for biodiversity resulting from development, the biodiversity gain mitigation hierarchy should be followed. This seeks to avoid impacts to existing biodiversity, mitigate unavoidable impacts where these occur, and finally to compensate for residual impacts if and where these remain.	For clarity and consistency.	Hearing statement BCC10
	Policy BG3 Alternative version	<i>As an alternative to the above modifications to the publication policy BG3, the Inspectors have asked the council to prepare for their consideration a version of policy BG3 that “would focus on any matters relating to biodiversity net gain that would sit outside the scope or requirements of the Environment Act 2021”.</i> Policy BG3: Achieving biodiversity gains 9.1.25 The Environment Act in 2021 and the accompanying regulations require all non-exempted development which needs planning permission to secure measurable improvements to natural habitats. This means setting out, within a Biodiversity Gain Plan, how development will: <ul style="list-style-type: none"> • Deliver a minimum of 10% biodiversity net gain, measured using the Defra Metric. • Minimise the adverse effect of the development on the biodiversity of onsite habitat and any other habitat. 	To focus policy on matters relating to biodiversity net gain that would sit outside the scope or requirements of the Environment Act 2021.	Action note 2

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"> • Deliver against the biodiversity gain hierarchy, which requires consideration of delivery on-site, offsite biodiversity gain or biodiversity credits. <p>9.1.26 The purpose of this policy is to set out how the statutory framework is to be applied in a Bristol context.</p> <p><u>Policy text</u></p> <p>Development in Bristol will meet the mandatory biodiversity net gain requirements set out in the Environment Act 2021 and accompanying regulations (the ‘statutory framework’).</p> <p>Development that seeks to exceed the mandatory minimum as part of its wider approach to biodiversity and green infrastructure will be encouraged.</p> <p>In addition to the mandatory information requirements relating to the Biodiversity Gain Hierarchy and the pre-development and post-development on-site biodiversity value, development will be expected to demonstrate at the planning application stage how any additional biodiversity units, if required, will be achieved through off-site habitat provision, unit purchase or credit purchase.</p> <p>Off-site habitats provided in accordance with the regulations should be located as close as feasible to the</p>		

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>application site and, where possible, have a meaningful ecological relationship to the development location.</u></p> <p><u>Explanation</u></p> <p>9.1.27 The Environment Act 2021, biodiversity net gain regulations and national policy requires local plans to minimise impacts on biodiversity and pursue opportunities for securing genuine and measurable net gain. The Environment Act specifically mandates the delivery of a 10% gain in habitat value through a Biodiversity Gain Plan.</p> <p>9.1.28 The statutory framework for biodiversity net gain is summarised in national Planning Practice Guidance⁵. Following the grant of planning permission, the Biodiversity Gain Plan must be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development.</p> <p>9.1.29 The statutory framework also requires the submission of certain information at the planning application stage. In Bristol, this is achieved through the submission of a Biodiversity Gain report, which should also address the specific requirements of policy BG3. Further information is set out in the council’s Biodiversity Net Gain Practice Note⁶.</p>		

⁵ [Biodiversity net gain - GOV.UK](#)

⁶ [Biodiversity Net Gain for major development and small site planning applications](#)

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
MM9.8	Policy BG4, policy text, 'Protection and replacement of trees' section, second paragraph	Development which would result in the loss <u>or deterioration</u> of ancient woodland or ancient or veteran trees will not be permitted.	For clarity and for consistency with policy BG2 and the NPPF	Hearing statement BCC10
	Policy BG4, policy text, 'Protection and replacement of trees' section, second paragraph	Development which would result in the loss <u>or deterioration</u> of ancient woodland or ancient or veteran trees will not be permitted <u>be assessed as a loss or deterioration of irreplaceable habitat in accordance with policy BG2 'Nature conservation and recovery'</u> .	For clarity and for consistency with policy BG2 and the NPPF	Action note 2
MM9.9	Policy BG4, policy text, modify header to tree compensation standard table	Trunk diameter of tree lost to development (cm measured <u>at 1.5m in line with BS 5827 'Trees in relation to design, demolition and construction'</u>)	To ensure that policy BG4 operates in a simple and effective manner by following industry practice	Hearing statement BCC10
MM9.10	Policy BG4, policy text, modify tree compensation standard table.	Change minimum existing trunk diameter from 7cm to <u>7.5cm</u> .	To align with BNG requirements and Conservation Area notification requirements, both of which are 7.5cm	EXA002
	Policy BG4, policy text, 'Protection and	Where the tree compensation standard is not already met in full by biodiversity net gain requirements (policy BG3 'Achieving biodiversity gains'), for instance because	For clarity, references to biodiversity net gain requirements to be moved	Action note 2

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	replacement of trees' section, 4 th paragraph	biodiversity net gain requirements do not apply to the development or because biodiversity gains are provided through a different habitat type, development will still be expected to meet the tree compensation standard on-site or <u>The tree compensation standard should be met on-site where possible. Where it is not possible meet the standard in full on-site, replacement trees should be provided off-site through an appropriate legal agreement.</u>	from policy text to explanatory text. The remainder of the paragraph is modified to emphasise that on-site provision is the preference.	
MM9.11	Policy BG4, policy text, 'Protection and replacement of trees' section, final paragraph	Replacement trees <u>provided off-site</u> should be located as close as possible to the development site.	For clarity	Hearing statement BCC10
	Policy BG4, after paragraph 9.1.37	9.1.37A <u>The tree compensation standard operates in parallel to biodiversity net gain requirements (policy BG3 'Achieving biodiversity gains')</u> . In some cases, the tree compensation standard will be met in full by biodiversity net gain requirements. Where this is not the case (for instance, <u>because biodiversity net gain requirements do not apply to the development or because biodiversity gains are to be provided through a different habitat type</u>), development will be <u>expected to meet the tree compensation standard separately in accordance with policy BG4.</u>	For clarity, references to biodiversity net gain requirements to be moved from policy text to explanatory text and rephrased.	Action note 2
	Policy BG4, paragraph 9.1.38	9.1.38 In applying the tree replacement standard, where there is evidence that the existing tree cover of a site has been deliberately reduced prior to the application being submitted, the number of replacement trees required will be calculated based on the number of trees that existed on the site	For clarity	Action note 2

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>immediately prior to those activities taking place. Where there is evidence of deliberate recent tree loss prior to the submission of a planning application (i.e. within the last 2-3 years), the tree compensation standard will be applied based on the tree cover of the site prior to that loss. If there is insufficient evidence about the tree cover and trunk diameters on the site immediately before the loss for a precise determination, the tree compensation standard will be applied at the highest level which is reasonably supported by any available evidence relating to it.</p>		
	<p>Policy BG6, policy text</p>	<p>Development involving the loss of gardens will not be permitted unless:</p> <ul style="list-style-type: none"> i. The proposal would represent a more efficient use of land at a location where higher densities are appropriate; or ii. The development would result in a significant improvement to the urban design of an area; or iii. The proposal is an extension to an existing single dwelling and would retain an adequate area of functional garden. <p><u>Development that would have a significant detrimental impact on the living conditions of existing residential uses will not be permitted. Development will be expected to retain an adequate area of functional garden.</u></p> <p>In all cases, any development of garden land should not result in <u>significant</u> harm to the character and appearance of an area.</p>	<p>For clarity, to ensure that the need to consider living conditions for all forms of garden development is clearly articulated in the policy and to allow an appropriate level of flexibility in considering harm to character.</p>	<p>Action note 2</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		Development involving front gardens should ensure that the character of the street is not harmed and that appropriate boundary treatments and planting are retained.		
	Policy BG6, after para. 9.1.48	<u>9.1.48A What constitutes an 'adequate area of functional garden' for the purposes of policy BG6 will be assessed on a case-by-case basis, having regard to the impact on the living conditions of the existing residential uses and considering both quantitative and qualitative aspects. The principles set out in policy DC1 'Liveability in residential development including space standards, aspect and private outdoor space' will be used as a guide.</u>	For clarity	Action note 2

Open Space

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy GIA, Policy text, 1st paragraph	Development will be expected to ensure that a sufficient quantity, quality and proximity of open space for recreation is available to serve the new development in accordance with <u>having regard to</u> the guidelines set out in the council's strategies	The standards set out in the Parks and Green Spaces Strategy seem too vague to set into policy hence 'have regard to'	Action Note 2 IN8
	Policy GI A, Policy text, new final paragraph	<u>Where achieving the desired level of quantity of open space for recreation, within the appropriate distance is not possible, quality improvements to nearby open</u>	To offer alternative routes where provision of open space requirement cannot	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>spaces could be acceptable in addressing open space provision.</u>	be met and ensure consistency with NPPF.	
MM9.7	Policy GI A, paragraph 9.2.6	The council's strategies <u>Parks and Green Spaces Strategy</u> provides further guidance on the approach to open space for recreation.	For clarification.	
	Policy GIA, Paragraph 9.2.7	9.2.7 <u>Accepted circumstances where it may not be possible to deliver the desired level of quantity of open space for recreation within the appropriate distance relate to limited land availability.</u> In addressing the approach set out in this policy it is recognised that given the developed nature of Bristol, achieving the desired level of quantity of open space for recreation, within the appropriate distance, may not always be possible due to limited land availability. In such circumstances quality improvements to nearby open spaces can assist in addressing open space provision.	Text moved to policy text. Circumstances where provision cannot be met expressed in more detail for clarification	Action Note 2 IN8
	Policy GI1	Delete policy and supporting text. All sites designated by the policy to have the alternative designation of Reserved Open Green Space (policy GI2).	The policy is not considered to be justified.	Inspectors' Interim Post Hearing Advice IN10
	Policy GI2 Title	Policy GI2: <u>Protected Reserved Open Green Space</u>	To combine GI2; Reserved Open Green Space and GI3: Incidental Open Space	Action Note 2 IN8
	Policy GI2 9.2.16	9.2.16 While not all open space has the characteristics of specially protected Local Green Space, The city contains numerous open spaces of importance that are considered	For clarification and consistency with other modifications	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		appropriate for proportionate policy protection in the local plan. These open spaces have current public value and are proposed to be designated as Reserved Open Green Space. The policy approach also allows local communities to consider and review the approach to open spaces in their areas. Reserved Open Green Spaces will be re-assessed during future reviews of the local plan and may be reviewed through any new neighbourhood plans.		
	Policy GI2 – new paragraph 9.2.16A	<u>9.2.16A There are also a variety of smaller open spaces in the city which often have localised importance as open space. These spaces are considered ‘Incidental Open Space’. While these are typically too small to be separately designated, they often make important contribution to the visual amenity of the surrounding built environment, the formal street layout, or have a recreational function to the local community. This type of space may include landscaping incorporated into development and green amenity areas within housing estates or alongside the roadside.</u>	To incorporate GI3 – text amalgamated from 9.2.20 and 9.2.21	Action Note 2 IN8
	Policy GI2 Policy Text, first paragraph	Development which would result in the loss of all or part of land identified as a Reserved Open Green Space as shown on the Policies Map <u>or land that meets the definition of Incidental Open Space</u> will not be permitted unless it can be demonstrated that:	To incorporate GI3	Action Note 2 IN8
	Policy GI2 Policy Text Criteria	i. The open space is no longer required for its open space function; and	To rationalise i and ii (if i was true then ii is automatically true too) and	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>ii. A deficiency of open space provision would not be created through its loss; or measured against the local plan’s policies for open space provision (Policy GI A ‘Open space for recreation’).</p> <p>iii. <u>The proposed development would result in equivalent or better provision of open space in terms of quantity and quality in a suitable location</u></p>	to reflect paragraph 99 of the NPPF 2023	
	Policy GI2 Policy Text Final paragraph	Ancillary development of a proportional scale that supports the function and role of the Reserved Open Green Space may be acceptable provided it does not have a <u>significantly</u> harmful impact on the space as a whole.	Unreasonable to ask that there is ‘no’ harm.	Action Note 2 IN8
	Policy GI2 9.2.17	9.2.17 Any development proposals that would result in the loss or reduction of Reserved Open <u>Green Space</u> or <u>Incidental Open Space</u> through development will be required to fully justify the proposal and demonstrate clearly why the space is no longer needed for an open space purpose.	To incorporate GI3	Action Note 2 IN8
	Policy GI2 9.2.18	9.2.18 The local plan’s approach to open space provision seeks to ensure suitable provision of quality, quantity and access for publicly accessible open space in the city. <u>In determining whether a development would create a deficiency in open space provision, regard will be had to the guidelines</u>	To provide clarity and consistency with GIA	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>set out in the Council's Parks and Green Spaces Strategy. This approach is in line with how the loss of Open Spaces is assessed under Policy GI A</u>		
	Policy GI2 New paragraph 9.2.19A	<u>9.2.19A In assessing the local importance of incidental open spaces account will be taken of their contribution to the design of the area, their level of use by local people and the availability of alternative provision in the immediate surroundings.</u>	To incorporate GI3, text lifted from 9.2.22	Action Note 2 IN8
	Policy GI3 Deleted policy	Policy GI3: Incidental open spaces 9.2.20 Supplementing the designated Local Green Spaces and Reserved Open Green Spaces in the city is a variety of smaller spaces that may be considered to be locally important in terms of the character of the area. These spaces may have significance to the visual amenity of the surrounding built environment, be an integral part of the formal street layout or have a recreational function to the local community. This type of space may include landscaping incorporated into development and green amenity areas within housing estates or along the roadside. <i>Policy text</i> Development involving the loss of incidental open space will not be permitted where the space is locally important for recreation and leisure use or townscape and visual amenity.	Policy incorporated into GI2	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><i>Explanation</i></p> <p>9.2.21 In addition to the Local Green Spaces and Reserved Open Green Spaces identified by Policies GI1-GI2, Bristol contains a range of smaller open spaces which often have localised importance for a particular open space role. These are typically too small to be separately designated, or are integrated into existing developments. However, such spaces can have an important role and value for recreation, leisure, community use, townscape, landscape and visual amenity quality.</p> <p>9.2.22 In assessing the local importance of incidental open spaces account will be taken of their contribution to the design of the area, their level of use by local people and the availability of alternative provision in the immediate surroundings.</p>		

Chapter 10 – Transport

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy T1, policy text, 1st paragraph	<p>Development proposals will be located where expected to <u>make appropriate provision for sustainable travel patterns</u> can be achieved which are sustainable and assist in reducing carbon emissions, with more intensive, higher density mixed use development at accessible locations and along or close to main public transport routes.</p>	To ensure applicants are clear on the requirements of Policy T1.	Examination hearing notes

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy T2, explanation, below policy text, above paragraph 10.14	<u>10.13A As the Highway Authority Bristol City Council will be responsible for delivering the improvements set out in Policy T2. The schemes will be funded through the West of England Combined Authority and/or other relevant funding streams such as developer contributions. The schemes are at various stages of development and their progress through to delivery can be tracked via the Bristol City Council and through the West of England Combined Authority committee processes. The City Region Sustainable Transport Settlement is funding >£500m of transport schemes in the sub-region between 2022-2027 and central government has confirmed an increased settlement of >£750m for the period 2027-2032 under the Transport for City Regions fund (TCR). TCR will be the primary funding vehicle for the Transport Improvements outlined in Policy T2.</u>	To clarify the details of how, and who, will be implementing these improvements and at what stage of the development process.	Action Note 2 IN8
	Policy T2, explanation, paragraph 10.16	10.16 The transport infrastructure proposals to support sustainable growth and regeneration in Bristol are currently contained within the JLTP4 (2020-2036) and the Bristol Transport Strategy (2019-2036) along with associated transport policies and strategies including the Local Walking and Cycling Infrastructure Plan (2020), Bus Service Improvement Plan (2021) and City Centre Framework (2021). These will be updated when JLTP4 is refreshed. <u>The JLTP5 is currently in development and will build on the work undertaken in the JLTP4. It will provide additional focus on measures required to achieve a carbon neutral transport system as well as review planned improvements and policies to ensure they remain fit for purpose.</u>	To make reference to the JLTP5 and reflect the role of the JLTP as a statutory transport plan.	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy T2A, explanation, below paragraph 10.19	<u>10.19A The development of the infrastructure and movement routes on land safeguarded as part of T2A is expected to be delivered during the plan period. Schemes which have not been delivered will be reconsidered as part of future versions of the local plan.</u>	To confirm the Council's position that infrastructure and movement routes related to this policy are expected to be delivered during the plan period.	Action Note 2 IN8
MM10.1	Policy T3A, Policy Text, 1 st bullet point	<p>Development should not give rise to unacceptable traffic conditions and will be expected to provide:</p> <p>i. Safe and adequate <u>appropriate</u> access for all sections of the community within the development and onto the highway network including designs which include permeability for sustainable modes of travel and secure <u>safe</u> low vehicle speeds;</p>	<p>For clarification</p> <p>To emphasise the importance of road safety - as suggested by National Highways.</p>	<p>Examination hearing notes</p> <p>Hearing statement BCC11</p>
	Policy T3A, policy text, 4 th bullet point	<p>iv. <u>For appropriate transport improvements to mitigate impacts on highways safety, or the residual cumulative impact on the road network, as a result of development, taking into account reasonable future scenarios</u> overcome unsatisfactory transport conditions created or exacerbated by the development; and</p>	To clarify the wording on cumulative transport impacts using similar wording as the NPPF.	Examination hearing notes
	Policy T3A, policy text, 2 nd paragraph	Proposals should be supported by a Transport Assessment/Statement and/or a Travel Plan where development is likely to have a significant transport impact.	To remove the reference to Transport Assessments/Statements from the policy text as this	<p>Examination hearing notes</p> <p>Interim Post Hearing</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
			requirement is included in the validation list.	Advice – IN10
	Policy T3A, explanation, 4th subsection ('Traffic implications of development proposals'), below paragraph 10.25	<u>10.25A Proposals should be supported by a Transport Assessment/Statement and/or a Travel Plan where development is likely to have a significant transport impact. Guidance on the preparation of Transport Assessments and Statements can be found in the TDMG. Guidance on Travel Plans and Travel Plan Statements is provided in the Council's Travel Plan Guide for New Developments.</u>	Insert new paragraph in Explanation to cover Transport Assessments/Statements.	Examination hearing notes Interim Post Hearing Advice – IN10
	Policy T3A, explanation, 6th subsection ('Transport assessments, statements and travel plans')	10.29— Transport Assessments and Transport Statements consider the transport impacts of a proposed development and identify the measures to be taken to deal with them. A Travel Plan is a management strategy which seeks to manage travel to and from a specific site with the aim of reducing reliance on cars and encouraging walking, cycling and the use of public transport. The scope of Transport Assessments and Travel Plans will depend on the scale and use of the development proposed. It will also include the consideration of any impacts that may occur in the adjoining local planning authority areas. 10.30— Guidance on the preparation of Transport Assessments and Statements can be found in the TDMG. Guidance on Travel Plans and Travel Plan Statements is provided in the Council's Travel Plan Guide for New Developments.	To remove the subsection on Transport Assessments, statements and travel plans to avoid repetition following modification to include paragraph 10.25A (above).	Examination hearing notes Interim Post Hearing Advice – IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy T3A, explanation, 'Application information'	<p><i>Application information</i></p> <p>10.31 The following should be submitted with planning applications to show how the proposal addresses this policy:</p> <ul style="list-style-type: none"> • A Transport Assessment and Travel Plan where the transport implications of a development are likely to be significant. For smaller schemes a Transport Statement and Travel Plan Statement may be acceptable. <p>10.32 Further guidance for other documents which may be required is provided in the TDMG.</p>	To remove the subsection 'Application information' to avoid repetition following modification to include paragraph 10.25A (above).	Examination hearing notes Interim Post Hearing Advice – IN10
	Policy T4A, Policy text, 2 nd paragraph	<p>In accordance with Having regard to the standards and guidance contained within set out in the Transport SPD, development proposals will be expected to:</p> <ul style="list-style-type: none"> i. Provide an appropriate level of safe, secure, accessible and usable parking provision, having regard to including in respect of the parking standards, the parking management regime and the level of accessibility by walking, cycling and public transport; and 	To clarify that applicants must have regard to the forthcoming Transport SPD which will set out the necessary guidance.	Action Note 2 – IN8
	Policy T4A, policy text, 2 nd paragraph, 2 nd criterion	<ul style="list-style-type: none"> ii. Provide any necessary appropriate servicing and loading facilities which ensure highway safety, having regard to the guidance in the Transport SPD and the council's Waste and Recycling Storage and Collection Facilities – Guidance for developers of residential, commercial and mixed-use properties. 	To clarify the context of the phrase 'appropriate servicing and loading facilities'.	Action Note 2 – IN8
	Policy T4A, policy text,	Development proposals which include parking facilities <u>spaces</u> will be expected to integrate the provision of	To clarify that the section of the policy regarding	Action Note 2 – IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Sub-section 'Electric vehicle charging'	infrastructure to enable the charging of electric or other ultra low emission vehicles into the design and layout of the development in accordance with the standards set out in <u>having regard to the guidance set out in the</u> Transport SPD.	electric vehicle charging applies to developments where parking spaces are being proposed. To clarify that proposals which include parking will be expected to have regard to the forthcoming Transport SPD.	
	Policy T4A, explanation, paragraph 10.37	10.37 Waste storage requirements including access are found in the Council's Waste Guidance for New Developments (or subsequent update).	To avoid duplication following modification to T4A, 2 nd paragraph, 2 nd bullet point (above)	Action Note 2 – IN8
	Policy T5, policy text, 1st paragraph	Developments will be expected to protect and enhance the function and amenity of public rights of way.	To clarify the approach in relation to Public Rights of Way. The National Planning Policy indicates that planning policies should protect and enhance public rights of way.	Examination hearing notes
	Policy T5, policy text, 2nd paragraph	Diversions of public rights of way will only be appropriate where an alternative route of equal or improved character, amenity, safety, directness and convenience is provided.	To remove the paragraph on diversions of public rights of way to reflect that this process is separate to local plan policies.	Action Note 2 – IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy T6, policy text, 1 st paragraph, 1 st bullet point	<p>In order to maximise opportunities for walking and cycling:</p> <ul style="list-style-type: none"> Development will protect the function and amenity and make improvements to <u>of existing Active Travel Routes</u>, and make improvements to <u>existing routes where appropriate. This will include bringing them up to specification with the latest design standards.</u> 	<p>To reflect similar modifications made to Policy T5 above.</p> <p>To remove the reference to the 'latest design standards'.</p>	<p>Examination hearing notes</p> <p>Action Note 2 – IN8</p>
	Policy T6, policy text, 1 st paragraph, 2 nd bullet point	<ul style="list-style-type: none"> Development which contains proposed Active Travel Routes should incorporate and provide the proposed route within the development site, <u>in accordance with having regard to the latest design standards Transport Development Management Guidance.</u> 	<p>To ensure applicants will consider the design guidance as set out in the TDMG.</p>	<p>Action Note 2 – IN8</p>
	Policy T6, policy text, 1 st paragraph, 3 rd bullet point	<ul style="list-style-type: none"> Development which is adjacent to the Active Travel Route network should, where possible, provide connections with existing or proposed routes, <u>in accordance with having regard to the latest design standards Transport Development Management Guidance.</u> 	<p>To ensure applicants will consider the design guidance as set out in the TDMG.</p>	<p>Action Note 2 – IN8</p>
	Policy T6, policy text, 2 nd paragraph	<p>Any new sections of Active Travel Routes or connections should be appropriately designed <u>to LTN 1/20 or subsequent guidance having regard to the principles set out in the Council's Transport Development Management Guidance</u> and landscaped to optimise use by pedestrians and cyclists, ensure the safety and security of users and protect or enhance the location's character and nature conservation value.</p>	<p>To ensure applicants will consider the design guidance as set out in the TDMG and remove the reference to LTN 1/20 for clarification.</p>	<p>Action Note 2 – IN8</p>

Chapter 11 – Community facilities

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Introductory Text, new paragraph, 11.4A	11.1A <u>This policy does not apply to pubs and open spaces. For these, see Policy SSE8 (Public Houses) and Policies GIA to GI4 in the Biodiversity and Green Infrastructure chapter.</u>	To clarify that different policies are applicable to some types of community facility.	Action Note 2 – IN8
	Policy CF1, Policy Text, 1 st paragraph	Community facilities should be located where there is a choice of travel options and should be accessible to all members of the community. Where possible community facilities should be located within existing centres <u>or according to the needs of the service users.</u>	To address whether locations other than a centre may be an accessible location for residents	Action Note 2 – IN8
	Policy CF1, Policy Text, 3 rd paragraph	Where major developments would generate a need for new or extended community facilities they will be expected to provide a minimum of 10% of ground floor space suitably fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent. <u>Where major developments would generate a need for new or extended community facilities they will be expected to contribute towards the provision of community facilities in the locality.</u>	To clarify the policy and provide alternative methods of contribution to the provision of community facilities	Action Note 2 – IN8
	Policy CF1, Explanatory Text, paragraph 11.5	11.5 The location of a community facility will depend upon its function and service users. Day-to-day facilities will need to be within the communities they serve and should be located within local centres <u>or best according to the needs of service users.</u> Higher-level facilities should be located within the most accessible parts of the city.	To address whether locations other than a centre may be an accessible location for residents	Action Note 2 – IN8

	<p>Policy CF1, Explanatory Text, new paragraph 11.5A</p>	<p><u>11.5.A Whether a major development would generate a need for new or extended community facilities is dependent upon the specific characteristics of the proposal and the existing provision of such facilities in the surrounding area. Factors such as the scale and type of development, population growth, the adequacy of current facilities, and information set out in local Regeneration Frameworks will be considered on a case-by-case basis.</u></p>	<p>To provide clarity on the trigger point for Policy CF1, and ensure that this trigger point is proportionate</p>	<p>Action Note 2 – IN8</p>
	<p>Policy CF1, Explanatory Text, new paragraph 11.5B</p>	<p><u>11.5B For development identified as generating a need for new or extended community facilities, this Policy aims to secure a minimum of 10% of ground floor space (Net Internal Area) to be suitable fitted out for the use of the community and/or cultural organisations of groups. This space should be made available at an affordable rent where feasible, calculated in line with the criteria set out in Policy E6: Affordable Workspace. If this contribution to the provision of community facilities cannot be secured on site, off-site contributions may be sought.</u></p>	<p>To provide clarity and flexibility on what contributions to the provision of Community Facilities may be sought.</p>	<p>Action Note 2 – IN8</p>
	<p>Policy CF2, after paragraph 11.8</p>	<p><u>11.8A This policy does not apply pubs and open spaces. For these, see Policy SSE8 (Public Houses) and Policies GIA to GI4 in the Biodiversity and Green Infrastructure chapter.</u></p>	<p>To clarify that different policies are applicable to some types of community facility.</p>	<p>Action Note 2 – IN8</p>
	<p>Policy CF2, Policy Text, final paragraph</p>	<p><u>It is expected that suitable evidence will be submitted as part of any proposal involving the loss of community facilities land or buildings, and that appropriate mitigation measures will be secured through the planning application process.</u></p>	<p>To provide clarity on how these matters will be secured</p>	<p>Action Note 2 – IN8</p>

<p>Policy CF2, Explanatory Text, paragraph 11.9</p>	<p>11.9 Community facilities include all uses, commercial or non-commercial, that provide a social or welfare benefit to the community. Whilst protection is sought for all uses that meet this definition, community land and buildings are particularly important. This includes land and buildings that are managed, occupied or used primarily by the voluntary and community sector for community-led activities for community benefit.</p>	<p>Remove definition of 'community facilities' for consistency with 11.1</p>	<p>Action Note 2 – IN8</p>
<p>Policy CF2, Explanatory Text, paragraph 11.10</p>	<p>11.10 Existing community facilities (as defined in 11.1) can be vulnerable to proposals for new uses or redevelopment. In such cases the council will need to assess the loss in terms of the social, economic and physical impact on the local community and the harm caused to the level of community facilities provision in the area.</p>	<p>For consistency with 11.1</p>	<p>Action Note 2 – IN8</p>
<p>Policy CF2, Explanatory Text, paragraph 11.13</p>	<p>11.13 Where relevant, consideration should also be given to the suitability of the site for the current use or for other community facilities, including costs associated with any works to adapt the site. Important community facilities that cannot be accommodated on the existing site should form part of any redevelopment or be provided in a suitable alternative location <u>that does not disadvantage the community the existing facility serves.</u></p>	<p>To provide clarity on how a suitable location would be identified</p>	<p>Action Note 2 – IN8</p>
<p>Policy CF2, Explanatory Text, paragraph 11.14</p>	<p>11.14 Where the retention of land or buildings used as community facilities is found to be uneconomic, the council will consider the need for appropriate replacement facilities in line with the needs of the community. <u>Suitable replacement facilities should not result in the diminution of that facility in terms of its role and should be located best according to the needs of service users</u></p>	<p>To provide clarity on how suitable replacement facilities will be assessed</p>	<p>Action Note 2 – IN8</p>

Chapter 12 – Net zero and climate

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	NZC1 introductory text paragraph 12.1.5	This policy aims to ensure that new development is sustainable and mitigates its contribution towards the drivers of climate change including embodied and operational carbon emissions <u>and is adapted to the impacts of a changing climate</u> . It will deliver buildings that are adapted to changes in the local climate expected over their lifetime and external spaces that provide year-round comfort and support well-being.	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10
	NZC1 new introductory text following paragraph 12.1.5	<p><u>The impact of climate change is already becoming apparent across the UK. In general, the climate change impacts that are expected in the UK are warmer, wetter winters; hotter, drier summers; rising sea levels; and more extreme weather events.</u></p> <p><u>The Bristol Preliminary Climate Resilience Assessment found that extreme heat, flooding and sea level rise, and drought were the most significant hazards that Bristol faces.</u></p> <p><u>These impacts give rise to several hazards including, but not limited to extreme high temperatures, drought and water stress, flood events, subsidence and soil erosion; and associated risks including impacts to human health, damage and degradation to the built and natural environment, increased building energy and maintenance costs or interruption to utility services.</u></p>	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	NZC1 Policy wording list of five bullets following first paragraph.	<p>Development should contribute to both mitigating and adapting to climate change, and to meeting local and national climate objectives, <u>through measures including:</u></p> <ul style="list-style-type: none"> • Minimising energy demand through high standards of energy efficiency, and maximising on-site generation of renewable energy (see policy NZC2 ‘Net zero carbon development – operational carbon’). • Minimising embodied carbon and making efficient use of natural resources. (see policy NZC3 ‘Embodied carbon, materials and circular economy’). • Ensuring all development is adapted to changes in the local climate over the lifetime of the scheme (see policy NZC4 ‘Adaptation to a changing climate’). • Design which is sufficiently flexible and adaptable to enable changes of use or layout and facilitate future refurbishment. • Forms of development which make efficient use of land and encourage walking, cycling and the use of public transport instead of journeys by private car. 	To rationalise the policy and avoid repetition of other requirements set out in other policies within the NZC policy suite.	Action Note 2 IN8
	NZC1 policy wording 2 nd paragraph following list of five bullet points to be removed under previous modification. New paragraph.	New development will be expected to demonstrate <u>through Sustainability Statements</u> how it would incorporate these measures <u>necessary to meet the requirements of the policies in this chapter</u> . These measures should be integrated into the design of new development from the outset and be considered at all stages of the design process.	To remove specific reference to sustainability statements and clarify where applicants will not need to demonstrate compliance with the policies in the chapter.	Action Note 2 IN8 and Interim Post Hearing Advice IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	NZC1 policy wording under subsection 'sustainable design standards' third paragraph.	<p><i>Sustainable Design Standards</i></p> <p>For major non-residential development, a BREEAM assessment will be required. A BREEAM 'Excellent' rating will be required.</p> <p>For residential or mixed use development consisting of more than 200 residential units, a BREEAM Communities assessment will be required. A BREEAM Communities 'Excellent' rating will be required.</p> <p>There are a number of other sustainable design standards and methods that are available, covering a range of development types, including new homes. Where relevant, the voluntary use of quality assurance methods such as PassivHaus certification to support compliance with policies NZC1-NZC4 will be encouraged.</p>	To clarify that the other sustainable design standards are not required to demonstrate compliance with the policy and to remove reference to PassivHaus.	Action Note 2 IN8 and Interim Post Hearing Advice IN10
	Policy NZC1 policy text new subheading after 'Sustainable Design Standards'	<p><u>Adapting to climate change</u> <u>Development should avoid increasing the vulnerability of current and future occupants and its surroundings to climate impacts. Risks from local climate impacts over the lifetime for the development should be managed through incorporating suitable adaptation measures.</u> <u>Adaptation responses to climate change should avoid or minimise increased energy use and CO₂ emissions such as through the need for mechanical cooling.</u></p>	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy NZC1 policy wording, new subheading following new subheading 'adapting to climate change'	<p><u>Managing heat risk</u></p> <p><u>Development should reduce adverse heat impacts both internally and on its surroundings through design layout, orientation, materials, system selection and the incorporation of green/blue infrastructure.</u></p> <p><u>External areas should include measures to improve thermal comfort during heatwaves, including shaded seating, appropriate surfacing materials, trees and other green/blue infrastructure.</u></p> <p><u>Development should be designed to reduce the risk of internal overheating to an acceptable level over its lifetime. For major development of over 10 dwellings or more or non-residential development of 1000m² or more, technical modelling should be prepared. Technical modelling covering future climate scenarios and assessment against relevant technical standards should be used to demonstrate the level of risk is acceptable. Where active cooling is required to reduce the overheating risk to an acceptable level, this should be met sustainably in accordance with policy NZC2 'Energy efficient buildings – operational carbon'.</u></p>	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10
	Policy NZC1 new paragraph under subheading	<u>Development should conserve water resources through water efficiency measures for internal and external water uses.</u>	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	'water efficiency'			
	Policy NZC1 final paragraph under subheading 'water efficiency'	Development of new homes will be expected to achieve a water efficiency standard of no more than <u>the optional requirement of 110 litres per person per day as calculated using the methodology in Building Regulations Approved Document G or its equivalent if superseded.</u>	To clarify the requirement applies in the event of Document G being superseded.	Action Note 2 IN8
	Policy NZC1 new paragraphs following final paragraph under subheading 'water efficiency'	<p><u>For other types of development that are undertaking a BREEAM assessment, the credits scored under Wat 01 Water Consumption can be used to demonstrate that water efficiency has been properly addressed.</u></p> <p><u>Other types of development that are not undertaking a BREEAM assessment should provide the performance of fixtures and fittings proposed and details of any rainwater or greywater recycling systems to demonstrate water efficiency has been properly considered.</u></p>	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10
	Policy NZC1 explanation text subheading 'sustainability statements'	<p><i>Sustainability Statements</i></p> <p>In order to demonstrate compliance with this policy, <u>detailed information Sustainability Statements</u> proportionate to the scale of development proposed should be submitted with planning applications. <u>This typically takes the form of a sustainability statement, information on which can be found in the Local List of Planning Application Requirements.</u> These statements <u>Development proposals</u> should set out a comprehensive approach to mitigating and adapting to climate change covering the full range of issues</p>	To clarify that applicants do not have to submit their compliance information in the form of a 'sustainability statement' only.	Interim Post Hearing Advice IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		set out in policies NZC1 to NZC43. The application drawings and supporting information should show how the measures proposed form an integral part of the proposed design and the approach to green infrastructure.		
	New paragraph following 12.1.7 in explanatory text.	<u>Development of the following types will not be required to respond to the requirements of these policies:</u> <ul style="list-style-type: none"> • <u>Householder applications for alterations and extensions of development.</u> • <u>Extensions to existing non-residential buildings of up to 25% additional gross internal floorspace, to a maximum of 250m².</u> • <u>External works where no additional floor space is being created.</u> • <u>Applications for change of use for under 1,000 m² floor area where no increase in floor space or subdivision of units occurs.</u> 	To clarify to which forms of development the policies NZC1-3 do not apply.	Interim Post Hearing Advice IN10
	Explanatory text, new subheading following paragraph 12.1.7	<u>Mitigating and adapting to climate change</u> <u>Adaptation measures should take account of site conditions such as location and relative risk of overheating, as well as the vulnerability of proposed future occupants.</u> <u>The UK Climate Change Committee has stated that expected changes to the UK climate up to the 2050s are largely locked in, regardless of any current pathways in place to reduce global emissions. Development proposals should reflect this level of certainty in their design and ensure development is resilient to these predicted climate conditions and their associated hazards. Beyond this, there are a range of</u>	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>potential future climates that could occur, and development proposals should be designed to be adaptable to potential long term climate change.</u>		
	Policy NZC1 explanation text paragraph 12.1.10	There are a number of quality assurance and rating schemes available to applicants and design teams that can assist with integrating sustainability into the design of residential and non-residential buildings. <u>Use of these schemes can help applicants demonstrate that the development meets the requirements of the policies in this chapter but are not required.</u> These include but are not limited to: <ul style="list-style-type: none"> • PassivHaus • Home Quality Mark • LEED • AECB Carbonlite Programme • NABERS UK 	To clarify that the other sustainable design standards are not required to demonstrate compliance with the policy.	Action Note 2 IN8
	NZC1 explanation text paragraph 12.1.12	12.1.13 — As such, Bristol City Council seeks to support this effort by applying a higher standard of water efficiency than national building regulations.	Ancillary change to water efficiency section following NZC4 modifications	Interim Post Hearing Advice IN10
	Policy NZC1 explanation text new wording under subheading 'water efficiency', after paragraph 12.1.12	<u>Water efficiency can be improved in many ways. Installing water-efficient fixtures, such as low-flow taps, showerheads, and dual-flush toilets, can significantly reduce daily water consumption. Incorporating rainwater harvesting systems can allow for the collection and reuse of rainwater for various non-potable uses like garden irrigation. Additionally, integrating</u>	To retain appropriate content from NZC4 which is to be removed from the plan.	Interim Post Hearing Advice IN10

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>greywater recycling systems can repurpose water from sinks and showers for other uses like toilet flushing.</u></p> <p><u>Water use for landscaping can be significant, particularly during hot and dry periods. To minimise this development should:</u></p> <ul style="list-style-type: none"> • <u>Select drought tolerant plant species.</u> • <u>Design landscapes to capture and store rainwater.</u> • <u>Where irrigation is necessary, use efficient systems such as sub-surface irrigation and moisture sensors to avoid waste.</u> 		
	<p>Policy NZC1 explanation text new wording following subheading ‘water efficiency’, after new wording from previous modification</p>	<p><u>Managing heat risk</u></p> <p><u>The Keep Bristol Cool Mapping Tool identifies neighbourhoods in the city that are more vulnerable to extreme heat, due to physical, spatial and population characteristics. It shows that the central and inner eastern areas of Bristol are particularly vulnerable to extreme heat. Certain groups are particularly vulnerable to climate change hazards and risks like overheating, such as infants, people aged 65+, people with chronic health conditions and people with extra care needs. The vulnerability of the site and expected occupants should inform the development proposals.</u></p> <p><u>Inappropriate layout, orientation and form can add to risks associated with heat by trapping heat at ground level through</u></p>	<p>To retain appropriate content from NZC4 which is to be removed from the plan.</p>	<p>Interim Post Hearing Advice IN10</p>

		<p><u>reducing air movement and preventing heat radiating from surfaces to the sky. Key design considerations include:</u></p> <ul style="list-style-type: none"> • <u>Some materials absorb less heat from the sun and/or reflect it back to the sky. Lighter coloured materials are generally better at this than darker coloured.</u> • <u>Green infrastructure absorbs less heat, and evapotranspiration helps cool the surrounding areas.</u> • <u>Cooling systems move heat from inside the building to outside, the energy used to cool the building is also added to the heat outside. The effect is more significant when a building does not use passive design measures (e.g. it is highly glazed) or is cooled significantly below the outside temperature.</u> <p><u>During a heatwave, shaded outdoor areas can often be more comfortable than indoor spaces. To provide relief for building occupants, external areas should be designed to include areas of respite during heatwaves. Features that enhance external comfort include:</u></p> <ul style="list-style-type: none"> • <u>Shaded seating areas</u> • <u>Trees and green infrastructure</u> • <u>Heat reflective surfacing materials</u> <p><u>This is particularly important to provide for apartment buildings where external spaces are communally managed, and residents may have little or no private outside space.</u></p> <p><u>Incorporating passive design measures can manage overheating risks from a changing climate throughout the building's lifetime. These include building form, layout, orientation, glazing, shading, and natural ventilation.</u></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
		<p><u>The risk of overheating should be assessed using the methodologies within and compared to the standards in the following documents or future replacement standards:</u></p> <ul style="list-style-type: none"> • <u>CIBSE TM52 The limits of thermal comfort: avoiding overheating’ for non-residential buildings</u> • <u>CIBSE TM59 Design methodology for the assessment of overheating risk in homes’ for residential buildings</u> <p><u>For specialist building types not covered by these documents, alternative standards may be proposed where justified.</u></p> <p><u>Overheating: Approved Document O of the Building Regulations sets standards for managing overheating risk in new residential buildings in the current climate. Applications for new residential buildings do not need to provide Part O information as part of their application. Developments are only required to demonstrate an acceptable level of risk for future climates as part of the planning application.</u></p> <p><u>The assessment should be undertaken using future weather files for summer conditions (Design Summer Years) that cover the lifetime of the development. Currently these are the 2050s and 2080s CIBSE weather files.</u></p>		
	<p>Policy NZC2 entire policy including introductory and explanation text.</p>	<p>Policy title – NZC2: Net zero carbon development <u>Energy efficient buildings</u> – operational carbon This policy requires development to achieve net zero carbon through maximising energy efficiency, utilising sustainable</p>	<p>To reflect the written ministerial statement of December 2023</p> <p>The price value for tonne of CO_{2e} has been removed has been removed</p>	<p>Response to December 2023 Written Ministerial statement regarding energy</p>

		<p>heating and cooling systems and incorporating onsite renewable energy generation.</p> <p>Realising zero carbon development in relation to regulated emissions (heating, hot water, cooling, lighting and auxiliary energy) and unregulated emissions (appliances and equipment, etc) also referred to as 'operational' carbon emissions, is a key part of tackling the climate emergency. The UK Green Building Council defines net zero carbon – operational energy as being 'when the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.'</p> <p>To reflect the latest best practice, this policy uses energy use intensity rather than CO2 emissions as the metric for assessing compliance, working towards the same overall goal (i.e. zero CO2 emissions from operational energy use in new development). Energy use intensity is a measure of energy use per square metre of a given development. It is calculated by dividing the total energy consumed by a building in a single year by the gross internal area of the building. A number of studies have been carried out to explore appropriate planning requirements for energy use in new development. These studies set out how a combination of energy efficiency measures, on-site renewable energy generation and financial contributions to off-site offsetting, along with the selection of sustainable heating and cooling systems, can help to deliver net zero carbon and net zero energy development in Bristol.</p> <p><u>This policy requires development to minimise CO₂ emissions through improving energy efficiency, utilising sustainable</u></p>	<p>following examination hearings for clarity as it may change over time.</p> <p>Additional text has been added to the explanation text to clarify what is meant by 'not technically feasible' relating to providing on-site renewable energy generating capacity in accordance with the policy's requirements.</p> <p>The reference to sustainability statements has been removed.</p> <p>The reference to PassivHaus as an alternative route to compliance has been removed.</p> <p>The policy text has been modified to provide greater flexibility to the requirement to connect to existing heat networks. The heating and cooling hierarchy has been changed from a bulleted</p>	<p>efficiency standards.</p> <p>Interim Post Hearing Note IN10</p>
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		<p><u>heating and cooling systems and incorporating onsite renewable energy generation.</u> <u>Realising zero carbon development in relation to regulated emissions (heating, hot water, cooling, lighting and auxiliary energy) is a key part of tackling the climate emergency.</u> <u>Studies have been carried out to explore appropriate planning requirements relating to operational energy and carbon in new development. These studies set out that a combination of energy efficiency measures, sustainable heating and cooling, on-site renewable electricity generation and financial contributions to off-site offsetting will help to deliver net zero aligned development in Bristol.</u></p> <p><i>Policy text</i> <i>Energy use efficiency in new development</i> Development will be expected to:</p> <ul style="list-style-type: none"> • Calculate and report predicted energy use intensity using an energy performance model; • Be highly energy efficient, minimising the demand for heating, cooling, hot water, auxiliary energy, <u>and lighting and unregulated energy consumption through energy efficiency measures;</u> then • Meet its remaining heating and/or cooling demand sustainably as set out below; then • Maximise on-site renewable energy generation to achieve a net zero energy balance; and then • <u>Meet the specific standards below and offset any outstanding regulated CO₂ emissions. Meet any outstanding reduction in residual energy use through energy offsetting.</u> <p>New development should demonstrate through an energy strategy set out as part of its Sustainability Statement</p>	<p>list to a numbered list for clarification.</p> <p>The explanation text has been modified to refer to generally to heat networks.</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
		<p>how these requirements will be met, including the specific standards set out below.</p> <p><i>Specific standards for development</i></p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • <u>For homes, achieve a 10% improvement on the Target Fabric Energy Efficiency Rate.</u> • <u>For homes, achieve a 100% reduction in regulated CO₂ emissions from the Target Emission Rate calculated using the in-force version of SAP, Home Energy Model or future replacement.</u> • <u>For non-residential development, achieve a 100% reduction in regulated CO₂ emissions from the Target Emission Rate calculated using National Calculation Methodology compliant software or future replacement.</u> • <u>For major non-residential development, achieve the mandatory operational energy and carbon requirements of BREEAM ‘Excellent’ consistent with policy NZC1: ‘Climate change, sustainable design and construction’.</u> • Achieve a maximum 15-20 kWh/m²/yr space heating demand; • Achieve the following standards: 		

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		<ul style="list-style-type: none"> ○ In the case of new homes and other forms of accommodation, a maximum energy use intensity of 35kWh/m²/yr; ○ In the case of major non-residential development, the operational energy/carbon requirements of BREEAM ‘Excellent’ consistent with policy NZC1; and ● Provide on-site renewable electricity generation with an output equivalent to at least the annual energy consumption of the development, as calculated using an energy performance model. <p><u>Where it is clearly demonstrated that onsite emissions reduction has been maximised and it is not technically feasible for the development to achieve a 100% reduction on the Target Emissions Rate onsite, the remaining regulated CO₂ emissions should be offset as set out below.</u></p> <p>Where it is clearly demonstrated that it is not technically feasible for the development to generate sufficient on-site renewable energy equivalent to at least its own annual energy consumption, the Development should maximise on-site renewable energy to generate at least 105 kWh/m²fp/yr – where m²fp is the area of the footprint of the building(s). needs of the development should be met by offsetting measures as set out below.</p>		

		<p><u>Energy Carbon offsetting</u> Where the above requirements for <u>energy use CO₂ emission reduction</u> cannot be met by on-site measures alone, any remaining <u>CO₂ emissions</u> will be met by either:</p> <ul style="list-style-type: none"> • A financial contribution towards the council's <u>energy carbon offset</u> fund; or • Securing the provision of acceptable directly linked or near-site new additional renewable electricity generation provision. <p>The financial contribution required will be a one-off payment equivalent to the cost of <u>mitigating the remaining CO₂ emissions off-site over a 30 year period.</u> <u>The value of a tonne of CO₂e is tied to the high scenario in the valuation of Energy Use and Greenhouse Gas supplementary guidance to the treasury's Green Book (currently £403).</u></p> <p>providing equivalent additional small scale solar PV energy generation elsewhere in the city over a 30 year period, index linked. This cost is tied to the most recent DESNZ solar PV cost data for small scale solar PV, and includes a 15% administrative charge (currently £99 per MWh).</p> <p><i>Development involving existing buildings</i> Where work is being carried out to existing buildings and it is not feasible for the full residential and non-residential targets above to be met, the energy strategy should show that <u>CO₂ emissions have energy demand</u> has been reduced to the lowest practical level using energy efficiency measures, heating and cooling systems</p>		
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		<p>have been selected in accordance with the heating and cooling hierarchy and that on-site renewable energy generation will be maximised. <u>Carbon emissions should be assessed through the same calculation methodology as new buildings.</u></p> <p><i>PassivHaus buildings</i> An alternative route to compliance is through the certified PassivHaus Classic or higher standard. Where development is proposed to be built and certified to this standard, the specific policy requirements above relating to CO₂ emissions energy use, on-site renewables, and energy carbon offsetting and minimising the performance gap will not need to be met.</p> <p>Where this route to policy compliance is pursued, a full energy strategy will not be required. It will be sufficient to submit the technical information required to demonstrate that the PassivHaus standard can be achieved and for the Sustainability Statement to demonstrate that residual heating/cooling demand for the development has been met sustainably as set out below.</p> <p><i>System flexibility</i> Development should demonstrate how it has incorporated smart and flexible technologies to support the wider decarbonisation of the energy system, taking account of the latest best practice and guidance. Measures may include, among others:</p> <ul style="list-style-type: none"> • Minimising energy demand at peak times; 		

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		<ul style="list-style-type: none"> • Smart controls; • Allocating space for internal and/or external thermal and electrical energy storage; and • Provision for vehicle-to-grid charging. <p><i>Heating and Cooling Systems</i> Development will be expected to demonstrate through its energy strategy that sustainable heating and cooling systems have been selected in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> <u>1.</u> Where possible, Connection to an existing classified heat network or a new classified heat network from the point of occupation <u>unless it is clearly demonstrated that it is not feasible or viable;</u> <u>2.</u> Elsewhere, Employing communal or individual renewable heating system which is fossil fuel free. <p>Major development in an area where a classified heat network is planned but connection from the point of occupation cannot be provided will be expected to incorporate, where feasible, infrastructure for future connection to the district heat network.</p> <p>The creation of new heat networks should be considered in the case of proposals that would provide more than 100 homes or 10,000m² floorspace within or adjacent to areas of growth and regeneration identified in the development strategy or other areas of significant</p>		

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		<p>development. In these cases, a feasibility study should be undertaken to establish whether a new heat network could be established, and if found to be feasible a heat network should be provided as part of the development proposals.</p> <p>Development should seek to eliminate the need for cooling systems throughout the life-cycle of the development and, where cooling systems are required, minimise their capacity and energy consumption in accordance with the following hierarchy:</p> <ul style="list-style-type: none"> • Minimise the amount of heat entering buildings during warmer months through orientation, form, shading, surface finish, glazing design and insulation; then • Minimise internal heat generation through energy efficient design and specification; then • Maximise the use of passive ventilation to manage internal temperatures; and then • Having minimised the need for cooling, meet any residual requirement through energy efficient mechanical ventilation and active cooling systems. <p>Delivering modelled performance <u>Minimising the performance gap</u></p> <p>ProposedMajor development will be expected to minimise the potential performance gap between design aspiration and completed development by implementing</p>		

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		<p>a recognised quality regime from design through to handover.</p> <p><u>Major development should calculate and report predicted energy use using an energy performance model.</u></p> <p>Explanation</p> <p><i>Energy use in new development and development involving existing buildings</i></p> <p>Proposals for development should be accompanied by an energy strategy as part of the Sustainability Statement submitted with the planning application <u>detailed modelling and demonstrate how the development has met the specific standards set in the policy.</u></p> <p>The energy strategy should set out the development's energy use intensity and how it has been reduced to the levels indicated in the policy. Energy use intensity is a measurement of the annual energy use per m² of development (gross internal area). The statement should include all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance. The modelling approach in CIBSE TM54: Evaluating Operational Energy Use at Design Stage is the current preferred approach. Based on TM54 guidance, residential buildings should use the PassivHaus Planning Package (PHPP) software to demonstrate compliance with policy. Very simple, non-residential buildings may use PHPP or dynamic thermal modelling software; whilst more complex non-residential buildings should use dynamic thermal</p>		

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		<p>modelling software. Any change to this will be detailed in further guidance issued by the council.</p> <p>The energy strategy should model and demonstrate how the maximum space heating demand target of 15-20 kWh/m²/yr has been achieved. What development will be expected to achieve within this range will depend on the development type. For example, apartments will be expected to achieve near 15 kWh/m²/yr, while bungalows or other less dense forms of development will be expected to achieve a higher value within this range.</p> <p>The <u>development proposal's supporting documentation</u> energy strategy should demonstrate how:</p> <ul style="list-style-type: none"> • The development will be highly energy efficient, with the demand for heating, cooling, hot water, auxiliary energy, <u>and</u> lighting and unregulated energy consumption will be minimised through energy efficiency measures; then • The remaining heating and cooling demand can be met sustainably; then • <u>Provide on-site renewable energy generation in line with the policy's targets</u> will achieve net zero energy; then • Any remaining outstanding reduction in residual emissions will be achieved through accepted means of <u>carbon energy</u> offset. 		

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		<p><u>Development involving existing buildings should compare the performance of the proposals to a baseline model based on the proposed use and the appropriate limiting or minimum standards for thermal elements, controlled fittings and building services for work on existing buildings in Approved Document L of the Building Regulations.</u></p> <p>Demonstrating that the development can meet the appropriate energy use intensity limits within the UK Net Zero Carbon Buildings Standard is one method of demonstrating that the development is highly energy efficient.</p> <p>The <u>proposal</u> energy strategy should set out the choice of renewable heating and cooling systems and how these have been selected.</p> <p>The energy strategy should also report the building's performance against the latest version of the Building Regulations Part L or future equivalent.</p> <p><i><u>Energy Carbon offset fund</u></i></p> <p>For <u>carbon</u> energy offsetting to be permissible, the applicant will need to justify and demonstrate to the satisfaction of the planning authority why it is not possible to <u>meet the policy's standards</u> provide sufficient renewable electricity generation on-site.</p> <p>Financial contributions towards the council's energy <u>carbon</u> offset fund will be spent on the delivery of <u>carbon saving measures relating to the built environment</u> new additional renewable energy generation within the city. The financial</p>		

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		<p>contribution cost per <u>tonne of CO_{2e} MWh</u> will be updated periodically to reflect the <u>government's carbon valuation figures</u> costs of administrating, purchasing and installing additional solar PV.</p> <p><i>PassivHaus</i></p> <p>Proposals seeking to follow the PassivHaus route to compliance set out in this policy will need to be accompanied by full PassivHaus Planning Package outputs demonstrating that the PassivHaus standard can be achieved.</p> <p>Prior to commencement, a 'pre-construction compliance check' completed by a PassivHaus certifier will be required and secured by condition. Upon completion, a Quality Approved PassivHaus certificate for each dwelling/building will be required.</p> <p><i>Heating and Cooling Systems</i></p> <p>Renewable sources of heating and power include ground, water and air source heat pumps, geothermal heat and heat from former mine workings, solar photovoltaics, solar thermal, and wind (large and small scale).</p> <p>Where hydrogen constitutes all or part of the energy mix for a development's heating or cooling systems, all CO₂ and methane emissions arising from the production of the hydrogen should be accounted for within calculations provided to demonstrate compliance with other planning policies. When calculating the impact of methane emissions,</p>		

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		<p>a 20-year integrated time period should be used and a global warming potential for methane of 86.</p> <p>The policy approach to heating systems intentionally excludes non-renewable electrical space and water heating, individual gas boilers and solid biomass boilers.</p> <p>When considering proposals for heat pumps and active cooling systems, the global warming potential of the refrigerants used will also need to be taken into account in a manner consistent with policy NZC3: Embodied carbon, materials and waste.</p> <p>Where usability issues (as described in Part O of the Building Regulations), such as noise, are stated as the reason that a development requires active cooling, then all reasonably practicable passive means of minimising cooling requirements should be applied.</p> <p>This should be demonstrated by showing that the development could meet comfort requirements without active cooling if the usability issues were not present.</p> <p><i>Heat networks</i></p> <p>Renewable, low carbon heating and cooling can be provided via heat networks. These can supply single buildings, groups of buildings or large parts of the city and can utilise heat from one or more sources. Heat networks are a key part of the city-wide strategy to provide renewable or low-carbon heat to existing buildings and new development. Connection of new development to heat networks supports the expansion of the</p>		

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		<p>network and connection and decarbonisation of a wider number of existing buildings. Bristol Heat Networks Ltd operates heat networks in the city and is actively expanding these <u>A number of heat networks are already active in the city and are being expanded</u> (see Appendix C). Their development in combination with energy efficiency is central to the council’s strategy for delivering affordable, secure and zero carbon heat across the city.</p> <p>Bristol Heat Networks Ltd is delivering heat networks which are <u>These networks are</u> working towards being zero carbon by 2030, through:</p> <ul style="list-style-type: none"> • Producing a strategy with rolling forward projections for the decarbonisation of heat delivered via its networks. • Progressively increasing the proportion of renewable and very low carbon heat delivered by the networks. • Publishing an annual report on the operation of its heat networks including fuel mix, carbon content and progress on moving to zero carbon heat. <p>Existing networks are those that already have an energy centre building and/or excavation for pipework has been completed. Existing networks can be extended to provide heat to new development. New networks are those which have not yet been built but are planned for the area. Heat network zoning legislation is currently being developed by government which will require certain buildings to connect to</p>		

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		<p>a heat network. As such, development should take steps to comply with this where applicable.</p> <p>Where a feasibility study into a new heat network is required by new development, it should be produced through dialogue with city heat network operators who will be able to assess potential aggregate demand in the area.</p> <p>'Classified heat networks' include those being developed by Bristol Heat Networks Ltd and other providers that meet the following requirements:</p> <ul style="list-style-type: none"> • Compliance with the appropriate technical standards (presently CIBSE CP1 Heat Networks: Code of Practice). • The heat supplied is from renewable and/or low carbon sources or has a decarbonisation plan to remove all fossil fuel heat generation from the network by 2030 in line with the city's carbon neutral aspirations. The actions in the decarbonisation plan should demonstrably be included in the heat network's business plan. • They offer fair and transparent prices to the consumer, committing to: <ul style="list-style-type: none"> ○ Publicly disclose any fixed charges, tariffs and unit rates and provide clear explanation about how prices are set to customers. ○ Prices that are equal or less than an appropriate low carbon counterfactual for the customer. 		

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		<ul style="list-style-type: none"> • They provide annual reporting on their performance and carbon content. • From the point of the local plan’s adoption, heat shall not be supplied via new biomass plant. <p>Where heat networks are proposed as part of development, they will be expected to meet the requirements for a classified heat network as set out above.</p> <p>When calculating the energy use intensity of development connecting to a heat network, an energy conversion factor will be applied to the district heating energy requirement of the building to make the energy use intensity comparable to a building with on-site heating plant. This factor will take account of the efficiency and carbon emissions of the network and energy centre. Operators of classified heat networks will provide this factor for use in calculations. Where new heat networks are proposed as part of the network, the energy conversion factor shall be calculated by the applicant.</p> <p><u>Minimising the performance gap-Delivering modelled performance</u></p> <p>There is significant evidence to suggest that buildings do not perform as well when they are completed as was anticipated when they were being designed. The difference between anticipated and actual performance is known as the performance gap. Addressing the performance gap is a key part of ensuring the built environment is net zero in practice.</p>		

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		<p>Implementing a quality regime from design, through to construction and handover has been shown to reduce the performance gap. Relevant regimes include BSRIA Soft Landings; Government Soft Landings; NABERS Design for Performance; Passivhaus; activities within BREEAM credits Ene 01 Reduction of Energy Use and Carbon Emission, Man 04 Commissioning and Handover and Man 05 Aftercare; and activities within Home Quality Mark issues 9 Quality Assurance and 11 Customer Experience. Additionally, following appropriate system specific quality regimes such as MCS requirements can also reduce the performance gap.</p> <p>Monitoring, verifying and reporting on energy performance in-use can enhance the construction industry’s knowledge on the performance gap and identify issues with new buildings that then can be addressed by building owners. Reporting on energy performance will become increasingly common whether through government initiatives such as the proposed national performance-based policy framework for rating the energy and carbon performance of commercial and industrial buildings or voluntary initiatives such as the Built Environment Carbon Database.</p> <p><u>Carrying out energy performance modelling supports minimising the performance gap by allowing designers, building owners and prospective occupiers to understand where and how energy is likely to be used in the building, which can influence design decisions. By developing realistic expectations about the performance of the building, building owners and occupiers can understand whether their building is performing well and take corrective action if not.</u></p>		

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		<p><u>Major development should carry out energy performance modelling using a methodology proven to accurately predict a building's actual energy performance. The predicted energy consumption (both regulated and unregulated) and energy use intensity should be reported in the sustainability statement. The modelling approach in CIBSE TM54: Evaluating Operational Energy Use at Design Stage is the current preferred approach.</u></p>		
	<p>NZC3 policy wording subheading 'Embodied carbon – major applications' paragraph beginning 'where these targets cannot be feasibly met...'</p>	<p>Where <u>it is clearly demonstrated that it is not technically feasible for these targets cannot be feasibly to be met</u>, a full justification will be required as part of the embodied carbon assessment.</p>	<p>To clarify the term 'feasibly' as indicating technically unfeasible.</p>	<p>Examination hearing notes</p>
	<p>NZC3 policy wording 'subheading 'embodied carbon – major applications' paragraph beginning 'any</p>	<p>Any shortfall against the upfront embodied carbon targets will be offset through a financial contribution towards the council's carbon offset fund. The value of a tonne of CO2e is tied to the high scenario in the Valuation of Energy Use and Greenhouse Gas supplementary guidance to the Treasury's Green Book (currently £373).</p>	<p>To remove the price figure which may change over time.</p>	<p>Interim Post Hearing Note IN10</p>

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	shortfall against the upfront embodied...'			
	NZC3 policy text subheading 'refrigerants' paragraph beginning 'refrigerants and their associated impacts...'	Refrigerants and their associated impacts should be included within the embodied carbon assessment. <u>Where a developer proposes using a system with refrigerants with a global warming potential greater than 750, full justification will be required including numerical whole-life carbon modelling compared to a low global warming potential option.</u>	To imbed the GWP figure in policy wording.	Interim Post Hearing Note IN10
	NZC3 explanation text 12.1.52	Embodied carbon assessments should be undertake using a council approved methodology, which is proven to accurately assess embodied carbon and should demonstrate actions taken to reduce life-cycle carbon emissions. Currently, the approach in the <u>latest</u> RICS Professional Statement Whole Life Carbon Assessment for the Built Environment is the preferred methodology.	To provide clarity as to which RICS Professional Statement Whole Life Carbon Assessment methodology should be used.	Examination hearing notes
	Policy NZC4	The council proposes the removal of policy NZC4 from the local plan following action notes from the inspectors. Some relevant content has been transferred into policy NZC1 as shown in this schedule.	The policy is not considered to be justified.	Interim Post Hearing Note IN10
	NZC5 policy wording under subheading 'renewable energy'	Proposals for the utilisation, distribution and development of new renewable energy capacity and energy storage, including large-scale freestanding installations, will be encouraged. The council will also	To not unnecessarily repeat the planning balance for clarity.	Examination hearing notes Interim Post Hearing Note IN10

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		<p>support the expansion of heat networks in the city and their associated infrastructure.</p> <p>In assessing such proposals, the environmental and economic benefits of the proposed development will be afforded significant weight alongside considerations of public health and safety and impacts on biodiversity, landscape character, the historic environment and the residential amenity of the surrounding area.</p> <p>Subject to the considerations set out above, the development of new renewable energy capacity and energy storage will be encouraged across the city, particularly in the Avonmouth Industrial and Bristol Port area as shown on the Policies Map.</p>		
	<p>New text to last paragraph of policy wording under subheading ‘energy efficiency retrofit...’</p>	<p>Proposals for energy-efficiency retrofit, the installation of heat pumps or other sustainable heating systems and building-level renewable energy generation will be encouraged. <u>In cases involving heritage assets, proposals will be expected to demonstrate that any harm to the asset has been assessed and addressed according to the provisions set out in Policy CHE1: Conservation and the Historic Environment.</u></p>	<p>To clarify how the encouragement for retrofitting would be considered in the context of heritage assets.</p>	<p>Interim Post Hearing Note IN10</p>
	<p>Paragraph 12.1.96</p>	<p>This includes areas covered by conservation area designations and listed buildings. Policy CHE1 ‘Conservation and the historic environment’ notes that such measures can be incorporated into conservation areas or even listed buildings provided they are done sensitively and with regard to the character and appearance of the relevant asset.</p>	<p>To clarify how the encouragement for retrofitting would be considered in the context of heritage assets.</p>	<p>Interim Post Hearing Note IN10</p>

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		<u>Proposals should seek to minimise harm to any heritage asset and any harm will be weighed proportionately to the asset's significance and the potential to realise public benefits in accordance with national planning policy and the provisions of policy CHE1.</u>		

Managing flood risk

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	Policy FR1, policy text, 1 st paragraph	<u>Development in Bristol will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding as set out in national planning policy, avoiding, where possible, flood risk to people and property. The development of sites with a sequentially greater risk of flooding will be considered where essential for regeneration or where necessary to meet the development requirements of the city.</u>	For clarity and consistency with national planning policy in relation to the sequential approach.	Action note 2 IN8
	Policy FR1, policy text, third paragraph	<u>Water management and sustainable drainage systems</u> All development will also be expected to <u>Development should incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This</u> In the case of major development this should include the use of sustainable drainage systems (SUDS) as set out in national planning policy, unless there is clear evidence that this would be inappropriate.	For clarity and consistency with national planning policy in relation to SUDS.	Action note 2 IN8

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	Policy FR1, policy text, new paragraph following third paragraph	<u>A strategy for SUDS should be submitted to demonstrate compliance with the requirements of this policy. The strategy should demonstrate that the optimal approach to SUDS has been taken for the site, having regard to the type of development proposed and any constraints that may limit the options available.</u>	To reflect removal of reference to sustainability statements from explanation wording paragraph 12.2.9. To refer to the need to take account of future climate change and adaptation to it following removal of policy NZC4 from the local plan.	Interim Post Hearing Note IN10
	Policy FR1, paragraphs 12.2.4-12.2.5	12.2.4 New development in Bristol will follow the sequential approach to flood risk, as set out in national planning policy. In accordance with the sequential test, new development will be directed where possible to the areas with the lowest risk of flooding (Flood Zone 1). Where it does become necessary to consider development on land with a greater risk of flooding, <u>for example where it is essential for regeneration or where necessary to meet the development requirements of the city,</u> development will, where required by national planning policy, also be expected pass the exception test, which assesses the development against other considerations such as its broader sustainability benefits, the use of previously developed land and the potential to make the development safe through mitigation. 12.2.5 In Bristol, the sequential and exception tests will be undertaken on the basis of the climate change flood zones set out in the SFRA. In areas of the city not covered by the	For clarity and consistency with national planning policy in relation to the sequential approach.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>climate change flood zones as set out in the SFRA, it can be assumed that Flood Zone 2 as existing as set out in the SFRA becomes Flood Zone 3 with climate change, unless there is credible, more detailed and up to date evidence, such as in a site specific FRA.</p> <p><u>12.2.5A The sites and areas specifically allocated for development by this local plan have already been sequentially tested. Consequently, development proposals that are consistent with the land uses allocated will not need to be sequentially tested again, unless otherwise specified by the relevant development allocation or development strategy policy of the local plan. However, the exception test will still need to be satisfied where required by national planning policy.</u></p>		
MM12.1	Policy FR1, paragraph 12.2.6:	<p>12.2.6 The level and distribution of development set out in the local plan is considered to pass the sequential test. In short, however:</p> <ul style="list-style-type: none"> • Since there is sufficient capacity in Flood Zone 1, development of sites lying in undefended Flood Zone 3 as existing or with climate change will not be required in order to meet the target of 1,925 homes per year. • It is not proposed to designate greenfield sites for industrial and warehousing use where that land is at undefended risk of flooding and does not already benefit from planning permission. • Some office development may be necessary on land at risk of flooding in the city centre in order to meet identified employment development needs, given that 	To delete the incorrect paragraph, which is not required for the interpretation and application of policy FR1	EXA002.1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>there are insufficient sites on Flood Zone 1 either in the city centre or elsewhere in the city that would accord with the approach to locating main town centre uses as set out in national planning policy and would therefore be considered 'reasonably available' for the purpose of the Sequential Test as set out in national policy.</p>		
	Policy FR1, paragraph 12.2.9	<p>12.2.9 A strategy for SUDS should be <u>submitted to demonstrate compliance with the requirements of this policy included in the Sustainability Statement submitted in accordance with other policies in this chapter.</u> The strategy should demonstrate that the optimal approach to SUDS has been taken for the site, having regard to the type of development proposed and any constraints that may limit the options available.</p>	For clarity given that sustainability statements may not always be required.	Action note 2 IN8

Chapter 13 – Design and conservation

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
MM13.3	Paragraph 13.1.1	<p>As set out in the National Planning Policy Framework, the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.</p>	To align the policy wording with the government's proposed amendments to the NPPF July/August 2024.	EXA002.1
	Policy DPM1 paragraph 13.1.6	<p>This overarching policy sets out high-level design principles for all new development in Bristol. Consistent with an urban living approach, the policy requires that new development is</p>	To clarify the policy is intended to provide positive guidance for	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		contextually appropriate, visually attractive, liveable and sustainable, creating successful places with a high quality public realm that make a positive contribution to the city's character and distinctiveness. <u>The policy sets out a requirement to incorporate various design considerations into the preparation of proposals and provides positive guidance for applicants to achieving well-designed, inclusive places and developments.</u>	applicants in preparing proposals.	
	Policy DPM1, 1st paragraph of policy text, 1st bullet point	Deliver high quality, beautiful, safe, healthy and sustainable buildings and places;	To align the policy wording with the government's proposed amendments to the NPPF July/August 2024.	EXA002.1
MM13.1	Policy DPM1, 2nd paragraph of policy text following 1st paragraph bullet points	Major applications <u>development proposals</u> will be expected to show how the design of development has been informed by early, proactive and effective engagement with the community and how proposals have responded to the results of that engagement.	To provide consistency when referring to major development proposals.	EXA002.1
	Policy DPM1, Policy Text, subheading 'Public art and cultural activity' page 185, 2nd paragraph	New development should enable the delivery of permanent and temporary public art and other cultural activity. Development proposals which are over 100 dwellings or 1,000m²; or open to the public; or which interact with or create significant areas of public realm will be expected to demonstrate how the provision/promotion of public art and cultural activity has been addressed. This	To provide greater clarity to the policy threshold which at present suggests there are three thresholds rather than one.	EXA002.1

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>requirement applies to development proposals which are over 100 dwellings or non-residential development of 1,000m² or more and which either:</u></p> <p><u>i. Are open to the public or which interact with significant areas of public realm; or</u></p> <p><u>ii. Create significant areas of public realm.</u></p> <p><u>Development proposals that meet this threshold will be expected to demonstrate how the provision/promotion of public art and cultural activity has been addressed.</u></p>		
MM13.2	Policy DPM1 new wording paragraph 13.1.9	<p>Mixed use development helps to secure healthy, inclusive and safe places by promoting social interaction and they enable multiple benefits to be delivered from urban land. This policy expects development to provide for mixed uses either on site or as part of the wider mix of uses in the surrounding area. <u>Major development for the purposes of this policy is defined as residential development of ten or more dwellings, or where the number of dwellings is not known, a site area of 0.5ha or more, or non-residential development of over 1,000m² or 1ha or more.</u></p>	To provide the definition of major development directly for clarity.	EXA002.1
	Policy DPM1 paragraph 13.1.15	<p>Development proposals which are required to demonstrate how the provision/support of public art and cultural activity has been addressed should do so in their design and access statement. <u>Public art provision in new development will typically be expected to be incorporated into the design of a development, rather than through financial contributions. In some instances where there are opportunities to pool public art funds together for added value in an area, such as in an</u></p>	To provide clarity on whether financial contributions or incorporation into design should be used to deliver public art.	Examination hearing notes.

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<u>area of growth and regeneration where significant development is expected to come forward, securing provision through financial contributions may be appropriate.</u>		
MM13.6	Policy DC1, policy wording, 'internal space standards' subsection.	<p><i>Internal space standards</i></p> <p>Residential development intended for permanent or long-term occupation (generally those within use Class C3) should provide sufficient space for everyday activities and to enable flexibility and adaptability by complying with the nationally described space standards.</p> <p><u>Other specialist forms of residential development designed for short term occupancy or for specific occupier groups should provide suitable internal space to meet the needs of the intended occupiers. Guidance on the application of the nationally described space standard to these forms of residential development is set out in the council's Space Standards Practice Note.</u></p>	To provide further clarity on the approach to proposals for specialist forms of accommodation.	Hearing Statement 13
MM13.5	Policy DC1, paragraph 13.1.22, subsection 'private outdoor space'.	Private open outdoor space can make an important contribution to quality and liveability of new housing developments. Private and communal open outdoor space should be designed to be safe, accessible, inviting and well used, without the fear of crime. It should encourage an appropriate sense of ownership and should be managed to ensure that it remains useful and welcoming to all residents. Where appropriate this should creatively integrate opportunities for children's play. The council's SPD on urban living provides guidance on the appropriate size and design of private and communal outdoors spaces.	For clarification. The intended phrase is private outdoor space.	Hearing Statement 13

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DC2 Tall buildings, introductory text 3rd paragraph	Tall buildings also give rise to particular issues related to their height, massing and prominence as set out in this policy <u>which applies to buildings of 30 metres or more (equivalent to 10 storeys)</u> . All the design principles for high density development set out in other policies of the local plan are equally applicable to tall buildings, including liveability considerations for residential development.	To clarify to what form of development the policy applies.	Action note 2 IN8
	Policy DC2: Tall buildings, policy wording, new paragraph between first and second paragraphs.	<u>For the purposes of this policy tall buildings are defined as those of 30 metres or more (equivalent to 10 storeys).</u>	To define tall buildings in policy wording.	Action note 2 IN8
	Policy DC2: Tall buildings Paragraph 13.1.26	13.1.26 For the purposes of this policy tall buildings are defined as those of 30 metres or more (equivalent to 10 storeys).	Subsequent amendment from previous modification to include the definition of tall buildings in policy wording. .	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DC2: Tall buildings policy wording, paragraph and bulleted list beginning 'tall buildings should not have a harmful impact by reason of:'	<p>Tall buildings should not have a harmful impact by reason of:</p> <ul style="list-style-type: none"> i) Creation of excessive shadowing and wind deflection or other harmful micro climate effects; ii) Unneighbourly impacts on the users of existing buildings due to unacceptable impacts on daylight, privacy and outlook (Policies DPM1 and DC1); iii) Unduly dominating impacts on adjoining buildings and the public realm; and iv) Inappropriate visual impacts over a wider area, including on the setting of heritage assets. <p><u>Proposals that are likely to have an impact on heritage assets will be expected to demonstrate that the requirements of policy CHE1: 'Conservation and the historic environment' have been addressed.</u></p>	To add greater emphasis to the need to ensure heritage assets are adequately considered in the preparation of tall building proposals.	Action note 2 IN8
	Policy DC2: Tall buildings, policy wording, additional wording to be added to policy wording paragraph beginning 'Proposals for tall buildings should be accompanied by	<p>Proposals for tall buildings should be accompanied by sufficient information on which to assess their impact and will not be permitted where the required information has not been provided. <u>Townscape/Landscape Visual Impact Assessments should be submitted for applications for tall buildings to enable the visual impact of tall buildings from near and distant viewpoints to be assessed. Information on any micro climate impacts should be provided either as a separate assessment or as part of the Design and Access Statement.</u></p>	For clarification and to include reference to 'townscape'. Also to include reference micro climate impact assessment in policy wording.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	sufficient information...'			
	Policy DC2 policy text final paragraph	Proposals will be expected to conform with relevant local design guides and codes. <u>Proposals for tall buildings should also have regard to</u> and should also be consistent with the guidance for tall buildings set out in the council's supplementary planning document 'Urban Living: Making Successful Places at Higher Densities'.	To provide greater clarity to the status of guidance in the Urban Living SPD and its function as an aid in design of tall buildings.	Action note 2 IN8
	Policy DC2 explanation text paragraph 13.2.28	In designing tall buildings, particular emphasis should be given to the appearance of the roof form, recognising the building's impact on the skyline and topography, and also the relationship of the base section of the building to the surrounding environment, to ensure there is enough activity and interest to counter the potentially dominating impact of the building's greater height. It may be appropriate to set taller elements of the building back from the street frontage. <u>The Urban Living SPD provides detailed guidance and recommendations relating to the design of tall buildings in terms of their functional, environmental and visual quality to assist the preparation of proposals for tall buildings.</u>	Subsequent modification to clarify the status of the Urban Living SPD as guidance for design.	Action note 2 IN8
	Policy DC2: 'Tall buildings' explanation text, new paragraph between 13.1.28 and 13.1.29	<u>In order to address the heritage aspects of this policy, and policy CHE1: 'Conservation and the historic environment', a Heritage Statement should be submitted with planning applications for tall buildings which will or are likely to impact heritage assets.</u>	To clarify where tall building proposals should be accompanied by a heritage statement.	Discussions with Historic England
MM13.7	Policy DC2: Tall buildings	<u>Townscape/Landscape and Visual Impact Assessments should be submitted for applications for tall buildings.</u> will be necessary to enable the visual impact of tall buildings from	Subsequent modification to explanation text from previous modification – to	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Paragraph 13.1.29	near and distant viewpoints to be assessed. This <u>These</u> should pay particular attention to impacts on skyline views and on the topography of the area. Accurate visual representations of the submitted scheme should be provided from key viewpoints agreed with the local planning authority. Information on local micro climate impacts should also be submitted, as a separate assessment or as part of the Design and Access Statement.	provide clarity and to include reference to 'townscape'. Also subsequent modification for micro climate impacts which is now to be referred to in policy wording. .	
	Policy DC3 13.1.30	This policy reflects the wider design principles and ambitions of the local plan and the council's design guides and codes when considering extensions and alterations to existing buildings of all types. It seeks to ensure that such alterations to existing buildings result in high quality development and make a positive contribution to the area's character and identity whilst safeguarding the amenity of existing development <u>ensuring the liveability of the development for present and future occupants is not unduly impacted by way of factors like reduced light or privacy or increased noise.</u>	To explain the meaning of safeguarding the amenity of existing development.	Action note 2 IN8
	Policy DC3 policy wording bullet points i-iv	Extensions and alterations to existing buildings will be expected to: i) Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene; ii) Retain and/or reinstate traditional or distinctive architectural features and fabric <u>when the development involves a heritage asset such as a listed building;</u>	To provide greater clarity to the requirement to retain and/or reinstate traditional or distinctive architectural features.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>iii) Safeguard the amenity of the host premises and neighbouring occupiers; and iv. Leave sufficient usable external private space for the occupiers of the building.</p>		
	<p>Policy DC3 explanation text paragraph 13.1.34</p>	<p><u>For proposals involving alterations or extensions to heritage assets such as listed buildings,</u> every effort should be made to retain traditional or distinctive architectural features and fabric that contribute positively towards the character of the building. Consideration should also be given to the sympathetic reinstatement of lost features and the removal of unsympathetic additions. If traditional facing materials exist and cannot be practicably retained in situ, they should be suitably reclaimed for re-use as part of the proposed development. <u>Applicants should demonstrate how an assessment of any traditional or distinctive architectural features and fabric have been identified in their design and access statement.</u></p>	<p>To provide greater clarity to the requirement to retain and/or reinstate traditional or distinctive architectural features and how those features can be identified.</p>	<p>Action note 2 IN8</p>
	<p>Policy DC3 explanation text paragraph 13.1.36</p>	<p>Any proposed extension should retain sufficient external private space to meet the continuing requirements of the building. These include the appropriate retention of usable amenity space, green infrastructure, off-street parking and storage provision. <u>Applicants should respond to policy DC1: 'Liveability in residential development including space standards, aspect and private outdoor space' to ensure that the proposal retains sufficient external private space for occupants. The Urban Living SPD defines this as for a 1-2 person dwelling, providing approximately 5m² with an additional 1m² per additional occupant.</u></p>	<p>To outline the meaning of 'sufficient usable' external space.</p>	<p>Action note 2 IN8</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy DC3 explanation text 13.1.39	Further information and guidance relating to shopfronts, security shutters and external signage can be found in Policy Advice Note 8 'Shopfront Guidelines'. <u>For external signage, this guidance provides information relating to the design of signage and how to ensure visual and aural amenity are properly considered.</u>	To contextualise the reference to PAN 8 Shopfront Guidelines and the role it plays as guidance.	Action note 2 IN8
	Policy DC4 policy wording new paragraph before third paragraph under subheading 'recycling and refuse in new development' and subsequent amendments to third paragraph.	<u>The form of recycling and refuse facilities to be provided by a new development will be dependent on the scale and type of development proposed, including the use or in the case of residential development, the type of units proposed and in what form (e.g. dwellinghouses or flats).</u> <u>In determining the appropriate scale of recycling and refuse facilities to be provided by a new development, applicants should have regard to the specific standards for this provision at time of adoption can be found in the 'Waste and Recycling Storage and Collection Facilities' Guidance for Developers of Residential, Commercial and Mixed-Use Properties (March 2022). Any updates to this guidance should be reflected in development proposals.</u>	To provide clarification to ensure the policy is effective.	Action note 2 IN8

Heritage and the historic environment

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy CHE1, Paragraph 13.2.5	This local plan includes an objective to cherish the city’s historic environment and harness the benefits of heritage sensitive regeneration. This policy sets out how the council proposed to secure the conservation and enhancement of heritage assets. It should be read in conjunction with the wider suite of design policies and the council’s design guides and codes. The submission of other documents such as a Heritage Statements may be required to demonstrate compliance with this policy in accordance with heritage guidance.	To provide greater clarity to when heritage statements are required by the policy.	EXA002.1
	Policy CHE1 policy text first paragraph	Bristol’s heritage assets will be conserved and enhanced in accordance with the provisions of national planning policy, ensuring that they continue to make a positive contribution to the character of all parts of the city.	To provide an overarching link to the policy and the application of national planning policy regarding heritage, ensuring consistency.	Action note 2 IN8
	Policy CHE1. New wording in policy text following list i-iv in policy wording under subsection ‘Conserving heritage assets’	Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to: i. Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and ii. Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and	To clarify how proposals affecting non-designated heritage assets will be assessed and reflect paragraph 203 of the NPPF (September 2023)	Examination notes

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p>iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and</p> <p>iv. Demonstrate how the local character of the area will be respected.</p> <p><u>The effect of an application on the significance of a non-designated heritage asset will be assessed having regard to the scale and harm of loss and the significance of the heritage asset.</u></p>		
	<p>Policy CHE1. New wording in policy text following list i-iv in policy wording under subsection 'Conserving heritage assets'</p>	<p>Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:</p> <ul style="list-style-type: none"> i. Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and ii. Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and iv. Demonstrate how the local character of the area will be respected. 	<p>To clarify how proposals affecting non-designated heritage assets will be assessed and reflect paragraph NPPF paragraph 203 (September 2023). A further modification to make a more specific and detailed reference to the NPPF's approach to weight and harm. This modification was prepared following discussions between Historic England and the council as part of preparing a statement of common ground.</p>	<p>Examination hearing notes</p> <p>Discussions with Historic England.</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p><u>The effect of an application on the significance of a non-designated heritage asset will be assessed having regard to the scale and harm of loss and the significance of the heritage asset.</u></p> <p><u>Harm, significance and public benefits</u></p> <p><u>When considering a proposal affecting a designated heritage asset, great weight will be given to its conservation and enhancement. Any level of harm will require clear and convincing justification, considering the significance of the asset and any level of public benefits the proposal may generate in accordance with national planning policy and guidance.</u></p> <p><u>Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against public benefits in accordance with national planning policy.</u></p>		
	<p>Policy CHE1 Paragraph 13.2.8</p>	<p>The concept of the significance of an asset is an important consideration in assessing and determining applications that may affect a heritage asset. The definition of significance is given in the National Planning Policy Framework and the various means by which the significance of an asset can be measured are set out in the <u>National Planning Practice Guidance (Historic Environment)</u>. Practice Guide to PPS5: Planning for the Historic Environment.</p>	<p>To correct erroneous reference to outdated guidance.</p>	<p>EXA002.1</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy CHE1 new paragraph in subsection in explanation text. 'Heritage Assets' following 13.2.8	<u>In assessing applications involving heritage assets on the Heritage at Risk Register, positive regard will be had to the potential for proposals to reduce risk to any affected assets.</u>	To reflect the importance of the Heritage at Risk Register and the public benefit of removing risk to heritage assets.	Hearing Statement 13
	Policy CHE1 paragraph 13.2.9	A heritage statement should be submitted with planning applications <u>which will or are likely to impact heritage assets</u> to show how the proposal addresses this policy. The heritage statement should set out and address any impacts the proposed development may have on heritage assets.	To provide greater clarity to when a heritage statement is required by the policy.	Hearing Statement 13

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	<p>Policy CHE1 In explanation text under subsection 'Bristol's heritage record' insert new wording to paragraph 13.2.14:</p>	<p>In addition to these resources, the council has produced Our Inherited City, a strategy for managing Bristol's heritage. <u>This strategy sets out priorities for the city's historic environment with a focus on city and neighbourhood identities, consistent with the National Design Guide and National Model Design Code. The council intends to update this strategy in 2025.</u> Applicants should refer to the Our Inherited City Heritage Statement Guidance (2020). This guidance has been prepared to assist developers, planners and other stakeholders engaged in projects that have the potential to impact the historic environment. Details of listed buildings, both nationally and locally, can be found on the council's website. This guidance has been prepared to assist developers, planners and other stakeholders engaged in projects that have the potential to impact the historic environment. Details of listed buildings, both nationally and locally, can be found on the council's website.</p>	<p>To better reflect the role of Bristol's heritage strategy and the council's intention to update it.</p>	<p>Hearing Statement 13</p>

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy AD1	<p>An advertisement will be considered to have an unacceptable impact on amenity where it would:</p> <ul style="list-style-type: none"> • Create or reinforce an incongruous feature in, or result in a negative visual impact on, its immediate neighbourhood; • Result in harmful clutter within or visual commercialisation of residential areas, <u>affecting their overall visual and aural amenity;</u> • Detract from the character or setting of any feature of scenic, historic, architectural, cultural or similar interest; • Be unduly prominent in medium or long-distance views; • Cause a noise or other nuisance; or <p>Result in a negative impact upon residents' living conditions by reason of its siting or illumination.</p>	Additional wording to clarify meaning of 'clutter'.	Action note 2 IN8

Chapter 14 - Health, wellbeing and food sustainability

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	HW1 explanation text, new paragraph before	<p><u>The Water Framework Directive aims to protect and improve the water environment across the country, protecting surface waters including rivers, lakes, transitional and coastal waters and groundwater. The Severn River Basin Management Plan describes the challenges that threaten the basin's water</u></p>	To provide greater clarity to the terms WFD, Severn River Basin Management Plan and 'good ecological status'.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	paragraph 14.1.13	<u>environment and how they can be managed. Most water bodies within the area have an objective to achieve 'good ecological status', defined as 'a slight variation from undisturbed conditions'.</u>		
	HW1 explanation text paragraph 14.1.13	Diffuse pollution from development close to watercourses can be reduced through filtration and interception. <u>Green/blue infrastructure can play a role in supporting improvements to water quality. Development will be expected to reduce diffuse water pollution through filtration and interception, including through the use of SuDS or other nature-based solutions.</u>	To provide greater clarity to how development will be expected to support improved water quality.	Action note 2 IN8
	Policy HW2 policy wording first and second paragraph	<p><i>Air quality impact of new development</i></p> <p>Development with the potential to generate significant numbers of additional <u>vehicle journeys by way of its location and scale</u> will be expected to provide an appropriate level of sustainable transport improvements consistent with Policy T1 'Development and transport principles' and Policy T3A 'Transport development management'. <u>The appropriate level of sustainable transport improvements will be determined having regard to the likely impact of the proposed development.</u></p> <p><i>Development with a specific local air quality impact</i></p> <p>Development that has the potential <u>to produce</u> for significant local emissions to the <u>significant</u> detriment of air quality will not be permitted unless it is essential for reasons of economic or wider social need. The</p>	To clarify what is meant by 'significant' and 'appropriate'.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		development will be expected to provide an appropriate scheme of mitigation <u>such that the negative impact it will have on air quality is minimised and it will not have adverse impacts on human health</u> and will not be permitted in proximity to homes, schools or other existing sensitive uses.		
	HW2 policy wording new subsection added to end of policy wording	<u>Air quality and biodiversity</u> <u>Development with the potential to significantly impact biodiversity by way of negatively affecting air quality, particularly protected habitats such as Special Areas of Conservation or SNCIs will not be permitted unless it is essential for reasons of economic or wider social need. The development will be expected to provide an appropriate scheme of mitigation and will not be permitted unless its impact can be adequately mitigated.</u>	To ensure the potential impact of air quality on biodiversity is properly addressed.	Action note 2 IN8
	HW1A policy wording new paragraph following 1 st paragraph under subheading 'noise-generating development'	Development which would have an unacceptable impact on amenity or biodiversity by reason of noise will be expected to provide an appropriate scheme of mitigation. <u>The impact of noise generated throughout the construction phase of a development will also need to be considered by applicants, with reasonable efforts made to minimise any potential harm.</u>	To ensure consideration is had to the impact of noise generated throughout the construction phase of development.	Action note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy HW2B new paragraph in explanation text before paragraph 14.2.5	<u>Health impact assessments for development of the scale outlined in the policy is likely to either involve or impact many occupants and/or users, and as such, are required to help identify and mitigate any potential health impacts, as well as any positive health outcomes the development may promote.</u>	To set out the need for health impact assessments.	Action note 2 IN8
	Policy HW2B appended to paragraph 14.2.5	<u>Examples of development with the potential to impact health and wellbeing but which do not meet the policy's thresholds, but which may require a health impact assessment include:</u> <ul style="list-style-type: none"> • <u>Development that is a source of sound, light, noise or air pollution.</u> • <u>Development that is likely to generate a significant number of private vehicle journeys, causing an increase in sound, light, noise, air pollution and traffic.</u> • <u>Development that is not a source of pollution but located proximate to a source of pollution that is likely to expose occupants to it.</u> 	To clarify types of development that may have an impact on health and wellbeing, necessitating a HIA to be submitted.	Hearing Statement 15
	Policy HW2B explanation text, new paragraph added following paragraph 14.2.5	<u>Health impact assessments for these types of development with the potential to impact health and wellbeing are necessary to ensure that any potential impacts on human health are properly considered, and if required, mitigation is properly planned and delivered.</u>	Subsequent amendment from previous modification to paragraph 14.2.5.	Hearing Statement 15
	Policy HW3 policy text under new subheading at	<u>Health impacts</u> Proposals for takeaways in centres, edge of centre locations or at out of centre locations that are likely to	To make it clear that the policy is intended to apply	Action note IN8 and examination

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	beginning of policy wording.	influence behaviour harmful to health or the promotion of healthy lifestyles will not be permitted.	to takeaways in all locations. New heading intended to provide greater clarity to the application of the policy, dividing the impacts to be assessed into two clearer categories: health and amenity.	hearing notes.
	Policy HW3 policy wording subheadings 'impacts on young people' and 'concentration of takeaways'	<p><i>Impacts on young people</i></p> <p>Proposals for takeaways located within approximately 5 minutes walking distance of schools, youth facilities, or other locations where young people gather will not be permitted if they would be likely to have a harmful influence on health including through a prejudicial effect on healthy lifestyle initiatives.</p> <p><i>Concentration of takeaways</i></p> <p>Proposals for takeaways will not be permitted where:</p> <ul style="list-style-type: none"> • There would be a harmful concentration of takeaways <u>harmful to health</u> within a retail centre; or • The development would result in three or more adjacent takeaways. 	To provide greater clarity to the application of the policy, dividing the impacts to be assessed into two clearer categories: health and amenity.	Examination hearing notes.

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy HW3 policy text third paragraph	<p>Proposals for takeaways will not be permitted where:</p> <p>There would be a harmful concentration of takeaways <u>harmful to health</u> within a retail centre; or</p> <p>The development would result in three or more adjacent takeaways.</p>		

Food sustainability

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy FS1 append to paragraph 14.3.12	Where on-site provision is not practicable, off-site provision will be acceptable. <u>Applicants seeking to utilise offsite provision should demonstrate in their design documentation and viability reporting that on-site provision is not practicable.</u>	To provide further clarity to applicants how they should demonstrate that on-site provision of allotments is not practicable.	Hearing Statement 15
	Policy FS3 policy wording	<p>Development which would have an unacceptable impact on the viability of an existing local food growing enterprise will not be permitted.</p> <p>Development which would result in the loss of active allotments or which would have a harmful impact on their community food growing role will not be permitted.</p>	To remove unnecessary wording.	Hearing Statement 15

Chapter 15 – Utilities and Minerals

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy UM1: Tele-communications	<p>Proposals for new or upgraded telecommunications equipment and installations will be permitted provided that:</p> <ul style="list-style-type: none"> • The telecommunications equipment and installation would respect the character and appearance of the area and would not be harmful to visual amenity by reason of its siting and design; and • Opportunities have been sought to share masts or sites with other providers; and • There are no suitable alternative sites for telecommunications development available in the locality including the erection of antennae on existing buildings or other structures; and • The proposal conforms to the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, taking account where appropriate of the cumulative impact of all operators equipment located on the mast/site. <p><u>In order that the number of radio and electronic communications masts, and the sites for such installations, is kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion, the use of existing masts, buildings and other structures for new electronic communications capability is encouraged.</u></p>	For consistency with national planning policy.	Action Note 2 IN8

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	Policy UM2: Unstable land paragraph 15.5	In common with most major urban areas, Bristol has a legacy of sites which are unstable or potentially unstable. The causes of instability arise from a variety of factors. In Bristol, one of the main causes is historic coal mining activity. This has particular implications for some parts of east Bristol, Bedminster, Ashton and Brislington <u>where coal mining was particularly prominent historically</u> . Although most sites will be unaffected, there is a potential for direct risks associated with subsidence and the potential collapse of workings and shafts in these <u>and other areas of the city where historic mining activities were undertaken</u> .	To clarify the scope of the policy as covering the entire city, with particular regard to areas where historic coal mining was most prevalent.	Action Note 2 IN8
	Policy UM2: Unstable land paragraph 15.6	This policy sets out the approach to sites where there is reason to suspect unstable land <u>due to historic mining or other subterranean activities or other physical features being present</u> and where the risk of instability has the potential to materially affect <u>both the development and neighbouring development by way of potentially causing issues such as subsidence and the potential collapse of workings and shafts</u> . <u>Information relating to historic mining activities to assist applicants in determining whether there is reason to suspect unstable land due to coal mining is provided by the Mining Remediation Authority</u> .	To clarify what is meant by 'reason to suspect' and 'materially affect'.	Action Note 2 IN8
	Policy UM2: Unstable land paragraph 15.7	The local plan promotes growth within the city, requiring the efficient use of land. The development of potentially unstable land can contribute to this, subject to measures which ensure that development is safe and does not adversely affect the safety of adjacent land and development. The Coal Authority <u>Mining Remediation Authority</u> has identified locations of	To reflect the change of name of the Coal Authority.	

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		potential instability arising from historic coal mining activity, which may contain one or more of such legacy issues, as 'Development High Risk Areas'. This mapping can be found on the Coal Authority <u>Mining Remediation Authority</u> website. Instability may also arise from factors such as natural underground cavities, natural or artificial slopes, subsidence, or ground compression. The council will liaise where appropriate with the relevant agencies such as the Coal Authority <u>Mining Remediation Authority</u> in the implementation of this policy.		
	Policy UM3: Minerals Safeguarding Areas Para 15.10	The <u>Mining Remediation Authority</u> Coal Authority , as the owner of coal seams and mine workings on behalf of the state, has published mapped data for Bristol showing Surface Mining Coal Resource Area (see Map 15.1 below). Within these areas the <u>Mining Remediation Authority</u> Coal Authority seeks consideration of the extraction of surface coal resources prior to development taking place, in order to prevent unnecessary sterilisation of the resource.	To provide clarification on the extent of the Coal Resource Areas.	

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
		<p style="text-align: center;">Surface Coal Resource Data (Source: The Coal Authority - May 2010)</p> <p>Legend: Bristol City Council Boundary Coal Resource Areas Extent of Surface Mining Operations (Past and Current)</p> <p><small>© Crown Copyright and database rights 2014. Ordnance Survey 100023406.</small></p>		

Chapter 16 – Development Allocations

Main Mod Ref	Policy / Para	Suggested Main Modification New text <u>underlined</u> and deleted text struckthrough	Reason	Source of modification
	DA1, policy text, table of allocated sites	Delete the following development allocations: <ul style="list-style-type: none"> • BSA1305 • SA202 • BSA1115 • BSA1118 • BDA3401 (For details see schedules of modifications to Development Allocations Annex and Policies Map)	Certain allocations are no longer required, for instance because the sites have already been built out.	Action note 3 IN9