EXA064

Bristol Local Plan: Schedule of main modifications

April 2026

Introduction

On 31 October 2023, Full Council agreed the Local Plan publication version (November 2023). Following this approval, a representation period was carried out between 21 November 2023 and 26 January 2024. The local plan was submitted to the Secretary of State on 25 April 2024. Examination hearings were held between 25 February 2025 and 23 April 2025.

The Council is now undertaking a consultation on the main modifications proposed.

Main modifications

This document sets out the main modifications proposed to the Local Plan publication version (November 2023) and the Bristol Local Plan Annex – Development Allocations – Publication Version (Nov 2023).

Main modifications are changes to the submitted plan that have been identified through the examination process. These modifications are proposed to make the plan sound and legally compliant.

The Main Modifications are proposed for consultation without prejudice to the Inspectors' final conclusions.

The schedule of main modifications

The first column of the schedule provides the modification's reference number – please refer to this in your representation. The second column provides the location of the modification in the plan. The third column provides the proposed modifications to the text of the plan. The fourth column provides the reason for the modification's proposal.

New text is underlined and deleted text is ~~struck-through~~.

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SA608 Land and buildings at Victoria Street/Temple Street 334
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Main local plan document

Chapter 1: A new local plan for Bristol

Chapter introductory section

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM1.1	Paragraph 1.5	~~**Is the whole local plan changing?**~~ **The new local plan** 1.5 The new Bristol Local Plan ~~will~~ comprises a single document with an annex about development allocations, supported by a Policies Map. ~~When the review started it was expected that many existing policies ('retained policies') would be carried forward from the current local plan where they remained up to date and relevant. With the passage of time and changing strategic context it became necessary to rewrite the whole of the local plan. Some of the policies in this version of the local plan are very similar to those in the existing local plan where they continue to be consistent with national planning policy and support the local plan's overall aims and objectives.~~ Its policies replace all those of the Bristol Core Strategy (June 2011), Site Allocations and Development Management Policies Local Plan (July 2014) and Bristol Central Area Plan (March 2015). Policies contained in made Neighbourhood Development Plans continue to be in effect as part of the development plan.	To update and clarify the effect of adopting the new plan.
MM1.2	Paragraphs 1.16, 1.17	**Monitoring and review** 1.16 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 in Appendix D. The targets and indicators in the	To include a suitable monitoring framework.

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		framework reflect the government's intention for monitoring requirements to be proportionate, achievable for planning authorities and with any duplication across reporting regimes minimised. 1.17 The Council will commence a review of the local plan in accordance with the arrangements set out in national policy. 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.	

Chapter 3: Development strategy

Policy DS1: Bristol City Centre

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.1	Introductory text	Delete diagram on page 15 of the publication version 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.
MM3.2	Policy text 1st paragraph, 2nd paragraph. 6th-9th paragraphs. Text between 'Frome Gateway' and 'Place Principles' sections.	**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.~~** **Development in Bristol City Centre (as shown on the Policies Map) ~~up to 2040~~ will include:** • **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';** • **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;** • **Retail and leisure development consistent with Policy SSE2 'Development in Bristol's centres';** • **Tourism, entertainment and arts and cultural facilities;** • **Infrastructure, services and community facilities required to support the new development, including delivery of flood defences (policy FR2 'Bristol Avon Flood Strategy');** • **Improved transport systems and connectivity, including new and improved public transport, walking and cycling routes;**	To make the policy more effective by: • 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;

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **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. Development that would impede the consolidation and expansion of university and hospital facilities within the sites will not be permitted. 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;** • **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 –~~the creation of new mixed-use areas / neighbourhoods at Broadmead, Western Harbour, Temple Quarter and Frome Gateway (Policies DS1A, DS2, DS4 and DS5);** • **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.** ***Culture and diversity of uses*** **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.~~**	• Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies; • Referring to a specific infrastructure requirement (flood defences). Inclusion of the university and hospital precincts on the Policies Map will clarify the areas to which the policy applies. To ensure that development does not impede consolidation and expansion of facilities. To make the policy more effective by reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~**Existing cultural and community facilities will be expected to be retained in accordance with the relevant policies in the plan.**~~ ~~***Bristol Temple Quarter***~~ ~~**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').**~~ ~~***St Philip's Marsh***~~ ~~**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').**~~ ***Floating Harbour*** **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).** **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, comfortably accommodate an increasing number of visitors and better support nature recovery.** ~~***Western Harbour***~~ ~~**A new city quarter will be developed at Western Harbour (Policy DS4 'Western Harbour').**~~ ~~***Broadmead***~~ ~~**Through regeneration the Broadmead area will become an inclusive, sustainable and re-connected city centre neighbourhood. Development will include new homes, diverse**~~	Additional text (Redcliffe Way) to be added to 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 though a development strategy policy. To make the policy more effective by: • 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;

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		~~retail provision, workspace, cultural facilities and evening economy uses (Policy DS1A 'Bristol City Centre - Broadmead, Castle Park and the Old City').~~ ***~~Frome Gateway~~*** **~~A new mixed use neighbourhood will be developed (Policy DS5 'Frome Gateway').~~** ***Redcliffe Way*** **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:** • **New homes, including affordable housing;** • **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;** • **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** • **Enhancements to the quality and accessibility of the network of green spaces in the area.** ***Place principles*** **Throughout the city centre higher density, mixed use development will be encouraged 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.** **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**	• Removing inappropriate bullet formatting. To make the policy more effective by ensuring a consistent and effective approach to flood risk is taken across all development strategy policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		reduce the severance of parts of the city centre from neighbouring communities caused by major roads and other physical barriers. **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~~:~~.** **~~•~~ 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'.** **~~•~~ 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.** **~~•~~ 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'.** **The design of development should have regard to any ~~will be expected to accord with~~ local design guides and codes and any design guidance within other relevant city centre frameworks and strategies.** ***Flood risk*** **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.**	

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MM3.3	Explanatory text Paragraphs 3.1.10, 3.1.13	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.~~ 3.1.11 The city centre has a substantial pipeline stock of potential office development. It is proposed that in the plan period further floorspace is provided through development, redevelopment and refurbishment throughout the city centre and with a particular focus on Bristol Temple Quarter and other core office locations at Redcliffe and Harbourside. 3.1.12 The city centre is a location for large-scale facilities of citywide and regional importance. However, its character, vitality and diversity also owe a great deal to the range and diversity of uses, including those of a small scale. Such uses include small shops, workspaces, pubs, cultural and community facilities. 3.1.13 ~~Additional policy detail~~ Further planning guidance may be prepared in the future 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. The amount of housing in the entire policy area is shown in the modified policy text. To reference any further guidance appropriately.

Policy DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.4	Policy text	**~~In accordance with Policy DS1 'Bristol City Centre', development of this~~ Development proposals in the Broadmead, Castle Park and the Old City area (shown on the Policies**	To make the policy more effective by:

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	1st to 6th paragraphs. Text following 'Place Principles' heading.	**Map) will provide a mix of uses ~~will be expected to accord with~~ having regard to the City Centre Development and Delivery Plan, which will coordinate the approach to development across the area and the relationship with surrounding locations.** **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 having regard to the Development and Delivery Plan.** **More efficient use of land and a greater mix of uses will be encouraged within Broadmead.** **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 around 2,500 new homes and ~~workspace~~ student accommodation in accordance with Policy H7 'Managing the development of purpose-built student accommodation'. Development will also include retail and leisure provision, offices, cultural facilities and evening economy uses to create a mixed-use city centre neighbourhood.** **Development will include infrastructure, services and community facilities required to support the new development.** **~~Major development will be expected to contribute to inclusive uses and activities by providing a minimum of 10%~~ Where major development is proposed the Council will seek a proportion of ground floor space suitably fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.** ***Place principles for Broadmead, Castle Park and Old City*** **In addition to the place principles set out in Policy DS1, the design of development will be expected to:**	• 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; • 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. To clarify that a proportion of ground floor space will be sought with the specific proportion referred to in

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		• **Create liveable residential environments by being designed in accordance with the relevant policies in the plan and with regard to any local design guidance or codes;** • **Ensure that the public realm is enhanced to be welcoming, animated, of a human scale and provides ~~pedestrian~~ priority to pedestrians;** • **Create new routes through urban blocks and ~~to~~, where practicable and appropriate, restore the historic street patterns;** • **Deliver better connections between Broadmead, Castle Park and the surrounding communities; and** • **Incorporate and enhance the area's built and cultural heritage in accordance with Policy CHE1.** **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'. 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'.** ***Castle Park*** **Castle Park is designated as a ~~Local~~ Reserved Open Green Space (Policy ~~GI1 'Local Green Space'~~ GI2 'Protected Open Space').** **…** ***Old City*** **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.**	additional explanatory text (see below – 11.7A). To make the policy more effective by: • 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 development strategy policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~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.~~ ***Flood risk*** **Development of sites within Broadmead, Castle Park and the Old City 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.**	
MM3.5	Explanatory text Paragraphs 3.1.18 – 3.1.19, and new paragraphs following 3.1.20	~~3.1.18 The estimated capacity for new homes in the City Centre Development and Delivery Plan area is around 2,500.~~ 3.1.19 ~~The detailed approach to space for community and cultural uses is~~ 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. 3.1.20 Land to the west of Castle Street / Queen Street was allocated as a key site in the Bristol Central Area Plan (March 2015). This is now identified as a potential development site in the City Centre Development and Delivery Plan for new homes, which would co-locate with the energy centre that has already been completed on the site. 3.1.20A 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.	To make the policy more effective by specifying a number of homes and student beds expected to be developed in the area in the policy text rather than the explanation. For clarification and to accord with the policy text as modified. To make the policy more effective by explaining the approach to supporting independent retail.

Policy DS2: Bristol Temple Quarter

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.6	Introductory text New heading and paragraph before heading 'Policy DS2: Bristol Temple Quarter'.	**Bristol Temple Quarter Regeneration** 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.	To clarify the overarching vision and regeneration objectives linking policies DS2 and DS3.
MM3.7	Policy text First paragraph bullet point list. 'Place principles' section 'Transport' section	**Development of Bristol Temple Quarter (as shown on the Policies Map) ~~up to 2040~~ will include:** • **The provision of around 100,000m² of ~~additional~~ high quality offices ~~and flexible workspace~~;** • **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';** • **Temple Meads Station transformed and fully connected through heritage-sensitive regeneration;** • **Education facilities including a new campus for University of Bristol and associated student accommodation (Policy H7 'Managing the development of purpose-built student accommodation');** • **Hotel and conference/convention facilities;** • **Complementary retail and leisure uses, particularly within and adjacent to Bristol Temple Meads station;** • **New walking and cycle routes to connect the developments to the rest of the city centre and surrounding neighbourhoods;**	To make the policy more effective by: • 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. • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density;

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Infrastructure, services and community facilities required to support the new development;** • **New and enhanced public realm and green infrastructure including a continuous and accessible quayside walkway and the improvement of open space to serve the new developments.** … ***Place principles*** **Development ~~of~~ proposals in Bristol Temple Quarter ~~will be expected to accord with~~ should have regard to any approved development framework, masterplan and infrastructure delivery plan for the area. 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 having regard to any ~~the~~ development framework or masterplan. Individual development proposals should not prejudice the comprehensive and coordinated regeneration of the area.** **Development will have a form, scale and density consistent with a city centre location. 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'.** **Residential developments in the area should contribute towards an appropriate mix of housing types.**	• Specifically addressing the setting of Bristol Temple Meads Station; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. • The deleted paragraph regarding heritage is replaced by the new paragraph above so that development affecting heritage assets is addressed comprehensively and consistently across the plan. Direct reference to policy CHE1 to provide to reflect this.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Development affecting all heritage assets within and adjoining Bristol Temple Quarter will be assessed in accordance with Policy CHE1 'Conservation and the historic environment'. This will include giving substantial 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. ~~**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.**~~ **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.** ***Transport*** **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~~, provision to support freight consolidation~~ and local highway improvements having regard to the approved infrastructure delivery plan.** **Parking provision for new development will reflect the area's central location at the city's principal public transport node consistent with Policy T1 'Development and transport principles'.** **…**	
MM3.8	Explanatory text Paragraph 3.1.26	3.1.25 The Temple Quarter Development Framework sets out the overall vision for Temple Quarter and is shaping the approach to development in the area in a cohesive and coherent manner.	To make the policy more effective by specifying a number of homes expected to be developed

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~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.~~ 3.1.26A Car parking provision across Bristol Temple Quarter, including any requirement for replacement facilities, will be reviewed and delivered in an efficient and sustainable manner through a comprehensive and phased parking strategy.	in the area in the policy text rather than the explanation.

Policy DS3: St Philip's Marsh

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.9	Policy text	**St. Philip's Marsh will include mixed uses including the provision of new homes in a regenerated city quarter which is delivered comprehensively and complements the adjacent Bristol Temple Quarter. The scale of opportunity for St. Philip's Marsh, the need for strategic flood mitigation and the creation of cohesive new communities through placemaking, will require a coordinated and integrated approach to delivering new development.** **Development will ensure the retention, refurbishment, intensification and/or redevelopment and innovative reincorporation of workspace to ensure that the number of jobs supported by the area is increased and that the diversity of business and economic development is maintained and enhanced.** **Development <u>of St Philip's Marsh (as shown on the Policies Map)</u> ~~up to 2040~~ will include:** • **<u>Around 40,000m^2 of</u> high quality offices;** • **<u>Around 110,000m^2 of</u> industry and distribution premises including provision for research and development and flexible workspace;**	To make the policy more effective by: • 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.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **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';** • **Student accommodation in accordance with Policy H7 'Managing the development of purpose-built student accommodation';** • **Retail and leisure development consistent with Policy SSE4 'Town centre first approach to development'.** • **Infrastructure, services and community facilities required to support St Philip's Marsh, including delivery of flood defences (policy FR2 'Bristol Avon Flood Strategy');** • **Maintained and safeguarded transport and utility infrastructure where required;** • **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.** ***North west St. Philip's Marsh*** **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. Residential and other uses may be suitable where they would not be**	• Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. • Referring to a specific infrastructure requirement (flood defences). • Clarifying whether or not other uses would be resisted in each sub-area. • Changing the way non-local plan documents are referenced in local plan policies. • Setting out a specific approach to density. • For clarity since the BTM entrance falls outside the DS3 area and has already been delivered.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		detrimental to achieving the employment-led vision for this location and would accord with all the other relevant policies in this plan. **…** ***South St. Philip's Marsh*** **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. Other uses may also be acceptable where they would not be detrimental to achieving the residential led mixed-use vision for this location and would accord with all the other relevant policies in this plan.** **The redevelopment of this location will address and enhance its river front setting.** **Redevelopment and regeneration along the River Avon frontage will facilitate the creation of an enhanced multi-purpose greenway and accommodate any flood protection infrastructure required as part of the development of the area.** **Sparke Evans Park will be enhanced to serve the wider area and provide space for recreation.** ***North east St. Philip's Marsh*** **This location will be developed for mixed residential and workspace uses, including small-scale manufacturing and maker-spaces. 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.** ***Place principles*** **Development ~~of~~ proposals in St. Philip's Marsh ~~will be expected to accord with~~ should have regard to any approved masterplan and infrastructure delivery plan for the area.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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 having regard to any ~~the~~ masterplan. Individual development proposals should not prejudice the comprehensive and coordinated regeneration of the area. **The following place principles will also apply:** • **Development will have a form, scale and density consistent with its central urban location. 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';** • **Development in the area should demonstrate measures to create a neighbourhood that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of those communities in adjoining areas. Development of new workspace and other commercial development will be expected to assist in enabling access to employment for local residents, facilitating skills development and supporting employment initiatives (Policy E1 'Inclusive economic development');** • **Residential developments in the area should contribute towards an appropriate mix of housing types including affordable homes and build to rent;** • **Opportunities will be taken to improve the connectivity of the area to neighbouring communities;** • ~~**New development should facilitate and contribute towards the delivery of eastern access to Temple Meads Station;**~~	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **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~~;** • **Proposals will retain and enhance pedestrian/cycle links to areas south of the River Avon.** ***Transport*** **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~~ having regard to the approved infrastructure delivery plan.** **The approach to parking provision will reflect the area's central location and connectivity.** **…**	
MM3.10	Explanatory text Paragraph 3.1.32	3.1.30 The Temple Quarter Development Framework 2023, which also includes St. Philip's Marsh, sets out the overall vision for Temple Quarter. An approved masterplan will coordinate the approach to regeneration in St. Philip's Marsh. The scale of the policy area, the need for strategic flood mitigation and the creation of cohesive new communities through placemaking, will require a comprehensive approach to delivering new development. 3.1.31 Comprehensive change is expected to enhance development values across the area. The policy therefore requires development sites to contribute to the delivery of all aspects of regeneration including ensuring the appropriate mix of uses is achieved and that the required services are provided. This may include the retention or reprovision of existing uses in some locations and the provision of new public realm. Developers and landowners will therefore	To make the policy more effective by changing the way non-local plan documents are referenced in local plan policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		need to coordinate with each other to ensure the benefits and obligations arising from comprehensive change are equitably shared. 3.1.32 The policy provides for the retention, refurbishment, intensification and/or redevelopment and innovative reincorporation of workspace which should ~~be in accordance with the~~ have regard to any masterplan for the area and be informed by the overall provision for workspace in Policy E2 'Economic development land strategy'. 3.1.33 For the approach to Bristol Temple Quarter see Policy DS2 'Bristol Temple Quarter'.	

Policy DS4: Western Harbour

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.11	Policy text 1st and 2nd paragraphs. 'Place principles' section. New section following paragraphs on flood risk – 'Recreational impacts – mitigation strategy'.	**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.~~** **Development in Western Harbour (as shown on the Policies Map) will include:** • **A reconfigured road system, replacing the present network of roads and bridges with a simplified system;** • **Around 1,000 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';**	To make the policy more effective by: • 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;

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Infrastructure, services and community facilities required to support the new development, including delivery of flood defences (policy FR2 'Bristol Avon Flood Strategy');** • **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;** • **New walking and cycling routes to connect to the development to the city centre, surrounding neighbourhoods, public transport facilities and the wider cycle network.** ***Place principles*** **Development ~~of~~ proposals in Western Harbour ~~will be expected to accord with a~~ should have regard to the masterplan which will coordinate the approach to development across the area and the relationship with surrounding locations.** **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 having regard to the masterplan.** **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 in accordance with policy CHE1.** **Inner urban residential densities of at least 120 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.** **~~Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other~~**	• Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies; • Referring to a specific infrastructure requirement (flood defences). 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; To address potential impacts on Avon Gorge Woodlands SAC identified by Natural England.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~sites in the locality.~~ Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area. **Development will be expected to provide appropriately for the following:** • **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.** • **~~Have~~ Be designed having regard to the conservation and enhancement of the Grade II* listed Brunel's Swing Bridge, in accordance with Policy CHE1: 'Conservation and the Historic Environment'.** **…** ***Recreational impacts – mitigation strategy*** **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.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.12	Explanatory text New paragraphs following paragraph 3.1.38.	3.1.37 A master planning process for Western Harbour will address the development of the area and consider the approaches to the provision of supporting infrastructure including how new development will contribute towards delivery. A vision for Western Harbour was approved in July 2022 following public consultation. 3.1.38 This policy provides for the appropriate mixed-use conversion of the bonded warehouses within Western Harbour subject to the relevant planning policies for design and conservation. The Western Harbour area also includes development and regeneration sites beyond the area of the masterplan, such as Baltic Wharf and Payne's Shipyard, which can also be developed in accordance with this policy. 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 be designed having ~~have~~ regard to its conservation and enhancement, in accordance with Policy CHE1: 'Conservation and the Historic Environment', as part of the development of the area. 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 spaces within the Western Harbour area and/or financial contributions to off-site mitigation measures.	To respond appropriately to heritage assets at risk in the area. To address potential impacts on Avon Gorge Woodlands SAC identified by Natural England.

Policy DS5: Frome Gateway

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.13	Policy text 1st and 2nd paras, 1st to 4th bullets. 'Place-making principles' section, 1st to 4th paras	**Frome Gateway (as shown on the Policies Map) will be developed as a new mixed use neighbourhood. ~~Development will create a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services.~~** **Development will include:** • **Around 1,000 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';** • **The provision of around 9,000m² of offices/flexible workspace;** • **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~~. This would include logistics provision adjacent to M32 Junction 3;** • **~~Up to 500 student bedspaces~~ In addition to the new homes, student accommodation in accordance with Policy H7 'Managing the development of purpose-built student accommodation';** • **Retail and leisure development ~~to meet local needs~~ consistent, as required, with Policy SSE4 'Town centre first approach to development';** • **Infrastructure, services and community facilities required to support the new development;** • **New and improved walking and cycling routes, including new road and river crossings, to reduce severance and connect the development to the city centre, surrounding neighbourhoods and the wider cycle network;** • **Green infrastructure and public realm enhancements; and**	To make the policy more effective by: • 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. • Changing the way non-local plan documents are referenced in local plan policies;

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **New open space to be provided in accordance with local plan policy GI A 'Open space for recreation' and secured from new development.** ***Place-making principles*** **Development ~~of~~ proposals in Frome Gateway should have regard to the Frome Gateway Spatial Regeneration Framework ~~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.** **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 having regard to the regeneration framework.** **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. City centre residential densities of at least 200 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.** **~~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.** **…**	• Setting out a specific approach to density;
MM3.14	Explanatory text	3.1.41 The Frome Gateway Spatial Regeneration Framework was approved by the Council in February 2024. ~~will shape development in the area~~. The framework is accompanied by a Health Impact Assessment which should also be taken into account when assessing individual development proposals.	To make the policy more effective by • Changing the way non-local plan documents

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
	Paragraphs 3.1.41, 3.1.42, 3.1.45	~~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.~~ 3.1.43 To assist in meeting the local need for larger family homes, the appropriate mix of homes will include: • For new affordable homes, 30% 3-bedroom homes and 10% 4-bedroom homes; • For all other new homes, 25% homes with 3 or more bedrooms. 3.1.44 Accessible and adaptable homes are also of particular need in the area and so therefore these should be provided in line with policy H9 'Accessible homes'. 3.1.45 The policy provides for the development or re-incorporation of high-quality workspace which should ~~be in accordance with the development~~ have regard to the regeneration framework for the area and be informed by the overall provision for workspace in Policy E2 'Economic development land strategy'.	are referenced in local plan policies. • Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation.

Policy DS6: Lawrence Hill

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.15	Policy text 1st and 2nd paragraphs, 1st and 2nd bullets. 'Place principles' section, 1st to 4th paragraphs	**~~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.** **Development within the Lawrence Hill area (as shown on the Policies Map) will include:** • **Around 1,500 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';**	To make the policy more effective by: • Changing the way non-local plan documents are referenced in local plan policies; • Setting out a specific approach to density;

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification

		• **Provision of around 6,400m^2 of offices/flexible workspace;**
		  • **Provision of around 40,000m^2 of industry and distribution premises ~~high quality workspace, providing for a range of business uses~~, as part of mixed-use development;**
		  • **Retail and leisure development consistent with Policy SSE4 'Town centre first approach to development';**
		  • **Infrastructure, services and community facilities required to support the new development;**
		  • **New walking and cycling routes to connect the development to surrounding neighbourhoods and the wider cycle network;**
		  • **Public transport improvements, including to Lawrence Hill and Stapleton Road and improved facilities at Lawrence Hill Railway Station;**
		  • **Green infrastructure and public realm enhancements; and**
		  • **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.**
		The bus depot at Easton Road should be retained unless no longer required in this location.
		Place principles
		Development ~~of~~ proposals in Lawrence Hill should have regard to any ~~will be expected to accord with a~~ regeneration framework which ~~will~~ coordinate~~s~~ the approach to development across the area and the relationship with surrounding locations.
		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 having regard to any ~~the~~ regeneration framework.
		Development in the Lawrence Hill area will be expected to make efficient use of land. ~~Development will be of a city centre density~~ City centre residential densities of at least
			• Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification

		200 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'. 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').
		
		~~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.
		
		Development will be expected to provide appropriately for the following:
		• **Development between Croydon Street and Lawrence Hill Station should create a connected and well-designed community, incorporating new pedestrian and cycle links between Lawrence Hill, the Bristol & Bath Railway Path and Easton Road;**
		• **Other new and/or improved pedestrian and cycle links:**
		  ○ **Across the A4320, particularly at Lawrence Hill and Easton Road;**
		  ○ **To and from the Bristol and Bath Railway Path, including links to the Dings Cycle Path;**
		• **Active ground floor uses focused on Lawrence Hill and Church Road.**
		
		Should the opportunity arise to reconfigure Lawrence Hill Roundabout within the plan period then new development will be sought to a layout and mix of uses that strongly reconnects the communities of Easton, Lawrence Hill, Newtown and Old Market and provides onward links to Bristol City Centre.
		
		…	

MM3.16	Explanatory text	~~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.~~	To make the policy more effective by:

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
	Paragraphs 3.2.8, 3.2.9	3.2.9 The policy provides for the development or re-incorporation of high-quality workspace which should ~~be in accordance with~~ have regard to any development framework for the area and be informed by the overall provision for workspace in Policy E2 'Economic development land strategy'. ...	• Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. • Changing the way non-local plan documents are referenced in local plan policies.

Policy DS7: Central Fishponds

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.17	Policy text 1st and 2nd paragraphs, 1st and 2nd bullets. 'Place principles' section, 1st to 4th paragraphs.	**~~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.** **Development in Central Fishponds (as shown on the Policies Map) will include:** • **Around 1,500 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';** • **Provision of around 5,500m² of offices/flexible workspace;** • **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;**	To make the policy more effective by: • 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.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Retail and leisure development consistent with Policy SSE4 'Town centre first approach to development';** • **Infrastructure, services and community facilities required to support the new development;** • **New walking and cycling routes to connect to the development to surrounding neighbourhoods and the wider cycle network;** • **Green infrastructure and public realm enhancements; and** • **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.** ***Place principles*** **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.** **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 having regard to any ~~the~~ regeneration framework.** **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. Residential densities of at least 100 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'. 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').** **~~Development proposals will be expected to demonstrate that opportunities have been sought to progress more comprehensive or co-ordinated forms of development with other~~**	• Addressing the level of growth in other uses expected. • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. • Changing the way non-local plan documents are referenced in local plan policies. • Setting out a specific approach to density.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~**sites in the locality.**~~ **Individual development proposals should not prejudice the comprehensive and co-ordinated regeneration of the area.** **Development will be expected to provide appropriately for the following:** • **Development in the Goodneston Road area should create a connected and well-designed community, incorporating new pedestrian and cycle links between Fishponds Road, the Bristol and Bath Railway Path and the Lodge Causeway area to the south;** • **Active ground floor uses focused on Fishponds Town Centre and its principal approaches.** …	
MM3.18	Explanatory text Paragraph 3.2.16, 3.2.18	~~3.2.16 The estimated capacity for new homes in this regeneration area is around 1,500.~~ 3.2.17 The policy provides for the development or re-incorporation of high-quality workspace which should ~~be in accordance with~~have regard to any development framework for the area and be informed by the overall provision for workspace in Policy E2 'Economic development land strategy'. 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 considered appropriate for this area due to its character and accessibility. Higher levels of density may be appropriate subject to a co-ordinated approach to development which delivers quality urban design. 3.2.19 The area of growth and regeneration includes Fishponds Town Centre. Development within the town centre will be consistent with local plan policies for centres, shopping and the evening economy.	To make the policy more effective by: • Changing the way non-local plan documents are referenced in local plan policies. • Explaining the approach to density which has now been incorporated in the policy text.

Policy DS8: Central Bedminster

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.19	Policy text 1st and 2nd paragraphs, 1st and 2nd bullets. 'place principles' section, 1st to 4th paragraphs.	**~~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.** **Development in Central Bedminster (as shown on the Policies Map) will include:** • **Around 3,500 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';** • **Provision of around 2,000m² of offices/flexible workspace;** • **Provision of around 11,700m² of industry and distribution premises ~~high quality workspace, providing for a range of business uses~~, as part of mixed-use development;** • **Provision and retention of cultural and evening economy uses;** • **~~Up to 1,600 student bedspaces~~ In addition to the new homes, student accommodation in accordance with Policy H7 'Managing the development of purpose-built student accommodation';** • **Retail and leisure development consistent with Policy SSE4 'Town centre first approach to development';** • **Infrastructure, services and community facilities required to support the new development;** • **Public transport improvements, including to Malago Road and improved facilities at Bedminster Railway Station;** • **New walking and cycling routes to connect to the development to the city centre, Bedminster Town Centre, surrounding neighbourhoods and the wider cycle network;**	To make the policy more effective by: • 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. • Changing the way non-local plan documents are referenced in local plan policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Green infrastructure and public realm enhancements; and** • **New and enhanced open space should be provided in accordance with local plan policy (Policy GI A 'Open space for recreation') and will be secured from new development.** ***Place principles*** **Development proposals in ~~of~~ Central Bedminster should have regard to the ~~will be expected to accord with~~ regeneration frameworks which ~~will~~ coordinate the approach to development across the area and the relationship with surrounding locations.** **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 having regard to the regeneration frameworks.** **Development in Central Bedminster will be expected to make efficient use of land. Residential densities of at least 120 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'. Development will be of a scale and design appropriate to Central Bedminster's town centre location, taking account of the Bedminster conservation area (Policy CHE1 'Conservation and the historic environment). 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').** **~~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.** **…**	• Setting out a specific approach to density.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.20	Explanatory text Paragraphs 3.3.9, 3.3.10	3.3.8 Development frameworks have been published for the Bedminster Green and Whitehouse Street sectors of central Bedminster which shape development in the area. ~~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.~~ 3.3.10 The policy provides for the development or re-incorporation of high-quality workspace which should have regard to ~~be in accordance with~~ the development frameworks 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: • Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. • Changing the way non-local plan documents are referenced in local plan policies.

Policy DS9: Brislington

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.21	Policy text	**Sites within the Brislington area of growth and regeneration will be developed for a mix of residential, workspace and community uses.** **Development in Brislington (as shown on the Policies Map) will include:** • **At least 500 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';** • **Provision of around 28,500m^2 of industry and distribution premises ~~high quality workspace, providing for a range of business uses~~, as part of mixed-use development;**	To make the policy more effective by: • Incorporating a clear reference to the Policies Map. • Specifying a number of homes expected to be developed in the area.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Retail and leisure development consistent with Policy SSE4 'Town centre first approach to development';** • **New walking and cycling routes to connect to the development to the surrounding neighbourhoods and the wider cycle network;** • **Green infrastructure and public realm enhancements; and** • **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.** ***Place principles*** **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.** **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 having regard to the regeneration framework.** **Development in Brislington will be expected to make efficient use of land. Residential densities of at least 60 dwellings per hectare will be sought unless site constraints such as heritage indicate otherwise.** **~~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.** **Development will be expected to provide appropriately for the following:**	• Addressing the level of growth in other uses expected. • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies. • Changing the way non-local plan documents are referenced in local plan policies. • • Setting out a specific approach to density.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Strengthened pedestrian and cycle links to the surrounding area, particularly to Brislington Local Centre, local schools and the proposed new community at Bath Road (Policy DS12 'New neighbourhood – Bath Road, Brislington');** • **Stronger and more coherent built frontages to Bath Road, with associated improvements to the public realm.** **…** ***Flood risk*** **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.**	
MM3.22	Explanatory text Paragraph 3.3.15	3.3.14 The estimated capacity for new homes in this regeneration area is around 500, with the potential for around 450 additional dwellings subject to site availability and more comprehensive approaches of development. 3.3.15 The policy provides for the development or re-incorporation of high-quality workspace which should have regard to any ~~be in accordance with the~~ development framework for the area and be informed by the overall provision for workspace in Policy E2 'Economic development land strategy'. 3.3.16 Comprehensive forms of development will enable the area's full potential to be realised through higher density forms of development. Where sites are developed, a density of 60dph will be sought as a minimum, but inner urban style densities of 100dph or more may be	To make the policy more effective by changing the way non-local plan documents are referenced in local plan policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		appropriate given the location on a principal transport corridor with potential for future investment. 3.3.17 The area of growth and regeneration also includes Brislington Local Centre. Development within the local centre will be consistent with local plan policies for centres, shopping and the evening economy.	

Policy DS10: The Green Belt

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.23	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.**~~ **Proposals for development in the Green Belt, as shown on the Policies Map, will be assessed in accordance with national policy.** ~~**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 'Development allocations – south west Bristol' and DS12 'New neighbourhood – Bath Road, Brislington'.**~~	For clarification and to ensure consistency with national planning policy (December 2024 and future potential changes to NPPF following December 2025 consultation).
MM3.24	Explanatory text	Delete paragraph 3.3.26 in full.	To reflect deletion of Policy GI1.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
	Paragraphs 3.3.26 and 3.3.27	3.3.27 ~~It is proposed that some of the areas removed from the Green Belt in Bristol will be allocated for development~~ 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.	For clarification and to ensure consistency with national planning policy (December 2024).

Policy DS11: Development allocations – south west Bristol

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.25	Policy text	**The following sites as shown on the Policies Map are proposed to be removed from the Green Belt and allocated as growth areas for new homes:** • **Land at Ashton Vale ('Longmoor Village');** • **Land adjacent to Elsbert Drive, Bishopsworth.** ***Land at Ashton Vale ('Longmoor Village')*** **Development at 'Longmoor Village' is allocated for residential led mixed-use development with an estimated capacity of around 500 homes.** **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:** • **Provide suitable access to the site;** • **Be designed having regard to the setting of Grade II* Ashton Court Registered Park and Garden in accordance with Policy CHE1: Conservation and the Historic Environment;**	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 key development principles.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **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;** • **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, in accordance with Policy FR1: Flood Risk and Water Management;** • **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;** • **Retain the provision of the public rights of way that pass through the site, ensuring safe and convenient routes;** • **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;** • **Retain and incorporate existing green infrastructure such as trees (Policy BG4 'Trees') and hedgerows or provide appropriate replacement;** • **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.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Development at Ashton Vale should be in accordance with 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. ***Land adjacent to Elsbert Drive, Bishopsworth*** **Development at Elsbert Drive, as shown on the Policies Map, is allocated for residential development, with an estimated capacity of around 150 homes.** **Development at Elsbert Drive is expected to address the following key development principles:** • **Provide suitable access to the site;** • **Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;** • **Retain the provision of the public rights of way that pass through the site, ensuring safe and convenient routes;** • **Deliver high quality linkages / permeability through the site for pedestrians and cyclists;** • **Retain and incorporate existing green infrastructure such as trees (Policy BG4 'Trees') and hedgerows or provide appropriate replacement;** • **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.** **Development at Elsbert Drive should 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**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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.	
MM3.26	Explanatory text	3.3.29 Land at Ashton Vale has planning permission (ref. 21/03166/P) for around 500 homes ('Longmoor Village'). 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. 3.3.29A 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. 3.3.29B The land at Ashton Vale is subject to flood risk, over 1 hectare in size and subject to surface water drainage issues. Development on this site is therefore expected to be informed by a site-specific flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development, and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk from different flood sources. 3.3.29C The land at Ashton Vale is located partially within the Land North of Ashton Vale Fields Site of Nature Conservation Interest (SNCI). Development on this site is therefore expected to be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for any necessary mitigation / compensation. 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 development. In the event that the North Somerset site does not come forward, reference to the cross-boundary masterplan would not be applicable.	To provide clarity on how the masterplan for the Land at Ashton Vale ('Longmoor Village')' site. To provide further detail regarding heritage, flood risk, and ecology. To provide clarity on the masterplan for the 'Land adjacent to Elsbert Drive)' site. Additionally, to show the extent to which the proposed allocations are affected by the consultation zones for the North Somerset and Mendip Bats SAC

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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.	

Policy DS12: New neighbourhood – Bath Road, Brislington

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.27	Policy text	~~**This area will be developed as a new neighbourhood of residential led mixed-use development.**~~ **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.** **Development should be in accordance with 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.** **Development would be expected to be in accordance with all other relevant policies in his plan and address the following key development principles:** • **Provide suitable access to the site;** • **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;**	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 requirement and refer to Policy AH1 only. To avoid repetition with criteria above Inclusion of cross reference to Policy BG2 for consistency with the approach taken in respect of other development allocations.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **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~~ Retain and incorporate existing green infrastructure such as trees (Policy BG4 'Trees') and hedgerows or provide appropriate replacement, including the creation of a linear park at Scotland Bottom;** • **~~Biodiversity gain in accordance with other policies and any legal requirements;~~** • **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;** • **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.** • **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.** **~~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').~~**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.28	Explanatory text Paragraph 3.3.34 New Paragraph 3.3.34A Paragraph 3.3.35	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, with limited proportionate supporting retail and community uses. 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. 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. 3.3.35 Development ~~is subject to the preparation of~~ should be in accordance with a detailed development framework or master plan ~~which will be prepared in consultation with the local community and stakeholders~~. 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.	To provide clarity on the scale and type of development expected 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 address the park and ride site in terms of any masterplan. To provide clarity about the scope of any masterplan(s) and how it will be expected to be prepared and controlled

Policy DS13: Lockleaze

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.29	Policy text 1st and 2nd paragraphs 1st and 2nd bullet points. 'Place principles' section.	**~~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.** **Development in Lockleaze (as shown on the Policies Map) will include:** • **Around 1,200 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';** • **Provision of around 9,200m² of industry and distribution premises ~~high quality workspace, providing for a range of business uses~~, as part of the development mix in the area;** • **New and improved walking and cycling routes to connect to the development to the surrounding neighbourhoods, public transport facilities and the wider cycle network, including improved accessibility over the railway and upgrades to existing public rights of way; and** • **Green infrastructure and public realm enhancements.** ***Place principles*** **Development in Lockleaze will be expected to make efficient use of land. Residential densities of at least 60 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.** **~~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.**	To make the policy more effective by: • 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; • Setting out a specific approach to density; • Reducing repetition and ambiguity by rationalising wording and introducing cross-references to other relevant policies.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.30	Explanatory text paragraphs 3.4.8, 3.4.10	~~3.4.8 The estimated capacity for new homes in this regeneration area is around 1,200.~~ 3.4.9 The policy provides for the development or re-incorporation of high-quality workspace which should be in accordance with the development strategy for the area and informed by the overall provision for workspace in Policy E2 'Economic development land strategy'. 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. 3.4.11 The area of growth and regeneration also includes Lockleaze Local Centre. Development within the local centre will be consistent with local plan policies for centres, shopping and the evening economy.	To make the policy more effective by: • Specifying a number of homes expected to be developed in the area in the policy text rather than the explanation. • Clarifying the approach to density which has now been incorporated in the policy text.

Policy DS14: Central Southmead

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM3.31	Policy text	**~~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.** **Development in Central Southmead (as shown on the Policies Map) will include:** • **Around 300 new homes with a mix of types, sizes and tenures, including affordable housing in accordance with Policy AH1 'Affordable housing provision';** • **Redevelopment of Glencoyne Square for new homes with open space;**	To make the policy more effective by: • Incorporating a clear reference to the Policies Map. • Clarifying the vision for the area in terms of the types of uses that will

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Provision of community facilities to replace and enhance existing provision, potentially including a new community building on Greystoke Avenue;** • **Improved pedestrian and cycle routes through Glencoyne Square and Arnside Road.** ***Place principles*** **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. Residential densities of at least 60 dwellings per hectare will be sought in accordance with policy UL2 'Residential densities'.** **~~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.**	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. • Setting out a specific approach to density.
MM3.32	Explanatory text	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. 3.4.14 Development of the sites put forward by the community, making efficient use of land, will enable the area's full potential to be realised through higher density forms of development. Where sites are developed, a density of 60dph will be sought as a minimum, but higher densities of 100dph or more may be appropriate subject to a co-ordinated approach to development which delivers quality urban design. 3.4.15 The area of growth and regeneration also includes Arnside Road (Southmead) District Centre. Development within the district centre will be consistent with local plan policies for centres, shopping and the evening economy.	To make the policy more effective by specifying a number of homes expected to be developed in the area in the policy text rather than the explanation.

OFFICIAL

Chapter 4: Infrastructure, developer contributions and social value

Policy IDC1: Development contributions and CIL

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM4.1	Introductory text	4.2 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. Planning obligations will be sought where they are necessary to make to make the development acceptable in planning terms, relate directly to the development, and are fairly and reasonably related in scale and kind to the development, such as in cases where site specific infrastructure requirements arise.	To clarify that the policy does not require new development to remedy existing infrastructure deficiencies and to clarify when planning obligations can be sought.
MM4.2	Policy text	**Development and infrastructure provision will be coordinated to ensure that growth in the city is supported by the provision of infrastructure, services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy.** **Development will provide, or contribute towards the provision of:** • **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.** **Planning obligations may be sought from any development, irrespective of size, that has an impact requiring mitigation. Contributions through CIL will be required in accordance with the appropriate regulations.**	To clarify that the policy does not require new development to remedy existing infrastructure deficiencies.

Policy SV1: Social value and inclusion

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM4.3	Introductory text Paragraphs 4.5-4.6	Delete paragraphs 4.5-4.6 in full	The policy is not considered to be justified or effective.
MM4.4	Policy text	Policy SV1 deleted in full	The policy is not considered to be justified or effective.
MM4.4	Explanatory text Paragraphs 4.7-4.8	Delete paragraphs 4.7-4.8 in full	The policy is not considered to be justified or effective.

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

Policy UL1: Effective and efficient use of land

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM5.1	Introductory text paragraph 5.6	5.6 This policy sets out how land will continue to be used efficiently in the city. It is intended to help identify areas where higher densities may be appropriate. The policy works in conjunction with policy UL2: Residential densities, which sets out minimum residential densities in such areas and the circumstances in which exceeding those minimums may be appropriate.	To clarify the relationship between policy UL1 and UL2 in operation.
MM5.2	Policy text	***Making efficient use of land*** **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.** **Development proposals should develop land to its optimum density. This may include introducing new types of design, scale and form into its location and the development of mixed uses within buildings as well as development sites.** **Development will be encouraged to make more efficient use of land by increasing the capacity of sites to accommodate new homes, such as by extending buildings upwards or by utilising vacant upper stories; or by extending buildings onto under-used areas of land such as disused car parks or service yards., ~~where appropriate, developing under-used land and buildings and/or extending buildings upwards using the airspace above them.~~** **Residential development will be expected to make an efficient use of land by meeting the suggested minimum densities outlined in policy UL2: 'Residential densities' for the relevant area. Where appropriate, exceeding these minimums will be encouraged. Developments which fail to make efficient use of land will not be permitted.** ***Locations for more intensive forms of development***	To clarify the policy applies to all development, providing greater clarity to the terminology utilised in the policy. 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. 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

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		More intensive forms of development 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' and achieving densities above this minimum is encouraged. More intensive forms of development will be expected on suitable sites: • **Within Bristol City Centre, Bristol Temple Quarter and St. Philip's Marsh;** • **Within or close to the city's town and district centres; and** • **Close to major public transport routes and corridors.** **In areas of growth and regeneration, development should reflect any minimum density outlined in the relevant development strategy policy and policy UL2: 'Residential densities'. ~~This includes the areas of growth and regeneration set out in the Development Strategy (Policies DS1-14).~~**	the terminology utilised in the policy. 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.

Policy UL2: Residential densities

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM5.3	Policy text	**For residential development in Bristol, a minimum net density of 50 dwellings per hectare will be expected.** **Densities below the minimum should only occur where it is necessary to safeguard the special interest and character of the area.** **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. Diagram 5.1 indicates areas that reflect policy UL1: 'Effective**	To provide greater clarity between the interrelationship between policy UL2 and diagram 5.1. To clarify the policy does not just apply to

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		and efficient use of land' to help identify whether a site is likely to be suitable in principle for more intensive development. **For major development (~~including~~ of at least 10 dwellings), where specified in the table below, a ~~higher minimum~~ more intensive net density will be sought on suitable sites in each area.** **In assessing the suitability of sites for these ~~higher~~ more intensive densities, consideration will be given to the characteristics of the site and its context. 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. Densities below the suggested minimum may be acceptable where:** • **It is essential to respect the character of the locality or protect the character and setting of heritage assets;** • **Where a proposal includes house types which result in densities below the minimum but would otherwise make a significant contribution to the creation of mixed and balanced communities; or** • **Where ~~market signals, local housing market trends~~ 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.** **Where the proposed density falls below those specified in the table below, the applicant will be expected to provide supporting information explaining the density proposed.** **…**	applicants, but decision makers also. To provide greater clarity between the interrelationship between policy UL2 and diagram 5.1. To provide greater clarity between the interaction between the policy wording and the table in policy. 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 the policy wording and the table in policy. For additional clarification.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM5.4	Explanatory text Paragraph 5.16	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. 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.	To provide greater clarity as to how density should be calculated for non-residential development.

Chapter 6: Housing

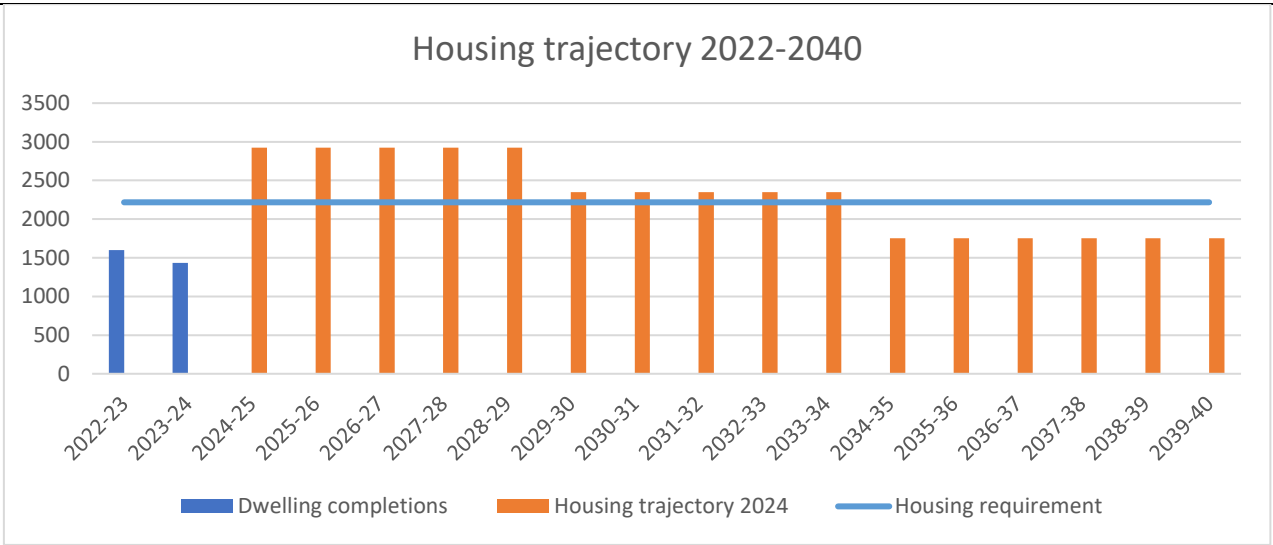
Chapter introductory section

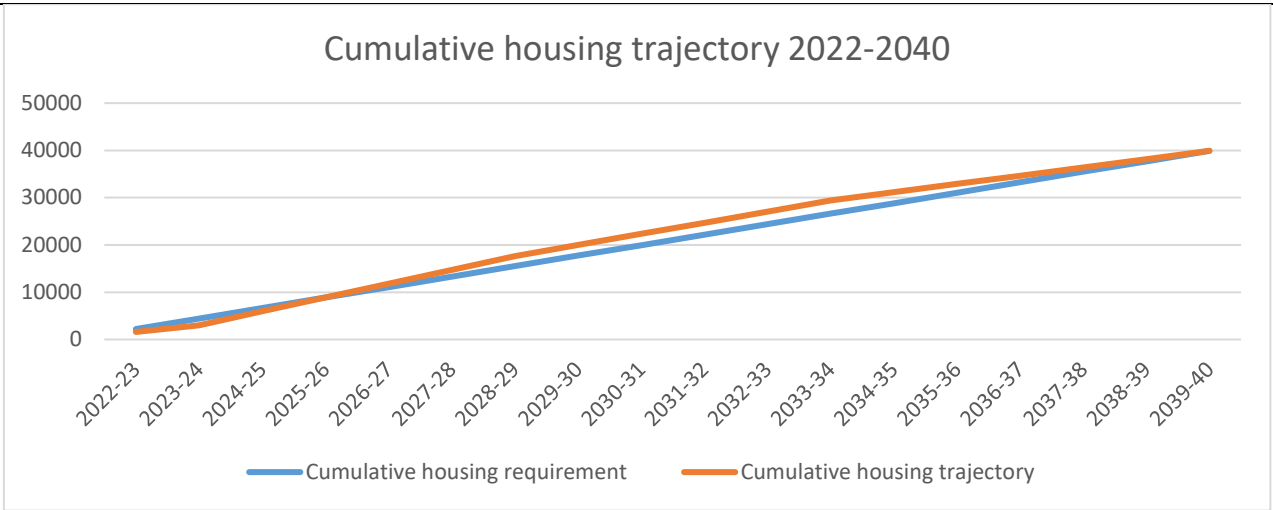
Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.1	Introductory text Paragraph 6.7 Paragraph 6.8 Paragraph 6.9	6.7 Despite this ambitious focus on delivering homes, it is not possible to deliver the entirety of assessed need inside Bristol's boundaries. Making the best use of brownfield land does not mean that all such land is available for housing development. Land is also required to maintain and grow the city's workspace – offices, industry and warehouses - and other land uses. Greenfield sites are rare in Bristol, and most are required to be retained as Green Belt land, for recreation and to sustain and enhance biodiversity and food growing. Taking into account the land that can come forward for housing development and the places which are reserved for other necessary land uses, the level of housing development which can be accommodated in Bristol is assessed to be ~~1,925~~ 2,218 homes per year on average up to 2040. Addressing remaining needs 6.8 Although part of the assessed need for new homes can be met within Bristol, the evidence indicates additional homes will need to be delivered elsewhere to ensure that the city's need for new homes does not go unmet. Bristol City Council has worked with the neighbouring Councils of North Somerset, South Gloucestershire and Bath & North East Somerset to consider whether and to what extent those needs could be met in those areas. The local plans for those areas will address the approach to any unmet needs which they are able to accommodate. Based on the standard method calculation as at December 2024 the level of unmet need would be around 770 homes per year or 13,860 homes over the local plan period. 6.9 The plan as a whole looks forward to 2040. ~~It will be reviewed after five years with a particular focus on housing needs and delivery.~~ Because the housing requirement in Policy H1 meets less than 80% of local housing need as determined by the national standard method, the National Planning Policy Framework expects work to begin on a new plan, under the revised plan-making system, as soon as the relevant provisions are brought into force. This would be in order to address the shortfall in housing need. The proposed Spatial Development Strategy for	To include information on the level of unmet housing need.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		the West of England will help shape local plans. It will consider how we build the right homes in the right places, what roads, schools and hospitals might be needed, how to support local jobs and businesses, and how to protect nature and prepare for climate change. For the purpose of the housing requirement in Policy H1, the precise plan period spans from 1st April 2022 to 31st March 2040.	

Policy H1: Delivery of new homes – Bristol's housing requirement

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.2	Policy text	**An annual average minimum of ~~1,925~~ 2218 new homes will be delivered over the plan period to 2040 (39,915 new homes from 2022 to 2040). The aspiration is that this figure will be exceeded where this can be supported by service and infrastructure capacity.**	To amend the plan's housing requirement.
MM6.3	Explanatory text Paragraph 6.13 New paragraph 6.13a	6.13 Reference to years in the policy refers to the year ending ~~1st April~~ 31st March i.e. 2040 means the year from 1st April 2039 to 31st March 2040. Starting period for this policy is the year ending 31 March 2023	The year ending date has been corrected to ensure the plan period is effective. Housing trajectory is presented for clarity. To ensure compliance with national planning policy and guidance.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
			

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		 6.13a 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) fell below the local plan housing requirement of 2,218 homes per year. Any under-delivery of housing against the annual requirement will be taken into account when calculating the Council's 5-year housing land supply position. In Bristol, the 'Liverpool approach' will apply, which means that the under-delivery will be addressed across the full remainder of the plan period.	

Policy AH1: Affordable housing provision

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.4	Introductory text Paragraph 6.17 Paragraph 6.18	6.17 Meeting this level of need requires new approaches and policy mechanisms. The Council is therefore working with a wide range of partners including local communities, private developers and registered providers to deliver new affordable homes for the city. Affordable homes will also be delivered directly by the Council, including new Council homes and homes delivered through Council-owned housing companies. Acknowledging the degree of private land ownership in the city, and the contribution that the private sector makes to affordable housing delivery, The Council will ~~employ~~ encourage and facilitate a new needs-based approach that seeks to maximise the viable level of affordable housing supply from private developers without public subsidy and then encourage the further increase in supply through other mechanisms including public subsidy. The Council aspires to bring together the private sector and public funding to unlock opportunities for affordable housing provision. Whilst viability considerations inform the proportion of affordable housing that can be viably delivered from private development this should not be a limiting factor on the overall level of affordable housing sought to be delivered through this plan. 6.18 This ~~policy~~ plan aims to achieve a minimum of 12,000 new affordable homes delivered over the plan period. This represents around 30% of the housing requirement, and is an amount that the Council estimates could be supplied through all sources of affordable housing provision. To ~~help meet and exceed this~~ contribute to this amount the policy aims to ensure that all eligible residential developments ~~contributes to at least 35%~~ provides affordable housing. This will include units delivered without public subsidy reflecting scheme viability and units delivered through other mechanisms. The policy also sets proportions for the type of affordable housing needed and ensures provision complies with relevant national and local requirements	Redrafted to reflect changes to modified policy approach As a consequence of the increase to the housing requirement in policy H1, the percentage of affordable housing that the Council seeks to deliver, from all sources, is recalculated.
MM6.5	Policy text	***Affordable housing delivery routes*** **Affordable housing will be delivered through a range of delivery mechanisms including:** • **Direct development of homes by Bristol City Council (new Council homes);**	To make the policy effective by adding necessary flexibility, and to

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **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.~~** ***Affordable housing percentage requirement*** **Residential developments of 10 dwellings or more that are subject to this policy will be expected to provide ~~at least 35% affordable housing as part of the dwelling mix.~~** **~~Proposals should be designed at the application stage to deliver the expected proportion of at least 35% affordable housing.~~** **~~To demonstrate how this will be achieved developers should:~~** **~~• 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.~~** **~~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~~**	reflect viability evidence on percentages sought. To clarify position on green belt land. Viability policy text has be repositioned within the policy for readability, and additional policy has been added for clarity The policy has been redrafted to provide necessary flexibility and to encourage rather than require the application of. mechanisms to increase affordable housing only where the minimum percentage requirement has not been met Policy wording deletion as the practise note does not have development plan status.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~demonstrate an alternative affordable housing provision.~~ affordable housing at the following minimum percentage levels. Where the proposal is private market led, these levels are expected to be achieved without public subsidy: • **20% in Central Bristol;** • **35% in North West Bristol;** • **30% in all other locations (as shown on diagram 6.1).** **Green Belt release sites (DS11 and DS12) and any applications submitted on land in the Green Belt will deliver affordable housing in line with National Policy requirements.** **To help tackle the City's unmet need for affordable housing, proposals are encouraged to consider opportunities to accommodate delivery of affordable housing above the minimum percentage level specified.** ***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.** ***Viability assessments*** **Where the developer considers that scheme viability may be affected by the percentage required, 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 amount of affordable housing provision. Where viability evidence provided confirms that the required level is not viable, but the Council considers that the development is acceptable in other regards, then:** • **The Council will agree to secure the viable level identified;** • **Agreement to viability testing at a later stage should market conditions improve may be required through a planning obligation, and**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **The Council will encourage developers to improve any shortfall against the percentage requirement through use of public subsidy ('mechanisms' identified below).** ***Mechanisms to increase affordable housing delivery*** **The Council encourages consideration of the following mechanisms (or as otherwise agreed with the Council) as routes which could increase affordable housing provision, where the minimum percentage cannot be viably met.** **Increasing market viability:** • **The developer works with the Council to secure available infrastructure funding through central government to improve overall scheme viability;** • **The affordable housing tenure proportion may be adjusted to improve the viability of the development to increase affordable housing provision.** ***General provisions*** **In all cases proposals should ensure that:** • **Affordable housing provision is met on site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the creation of mixed and balanced communities;** • **Affordable housing provided is transferred to one of the Council's HomesWest registered provider partners, the Council as a social landlord, or to any other affordable housing partner as agreed with the Council (with the exception of Affordable Private Rent and First Homes);** • **Affordable housing is made available to eligible and qualifying households at a locally affordable price;**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Affordable housing for rent and shared ownership and First Homes continues to remain at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision.** • **The type and size of affordable housing provided should be guided by the Local Housing Needs Assessment and other local housing requirements.** **~~The Council's Affordable Housing Practice Note provides guidance on the implementation of this policy.~~**	
MM6.6	Explanatory text Paragraph 6.19 – 6.28	6.19 This policy applies to all residential development unless otherwise indicated by other development plan policies. Policy BTR1 'Build to Rent housing' sets out the approach to affordable housing in build to rent development. *Affordable housing percentage requirements ~~delivery~~* 6.20 The policy identifies ~~the minimum~~ proportion of affordable housing to be included in residential developments of 10 dwellings or more. The developer should identify at the application stage which dwellings within the development would be delivered as affordable housing to achieve this ~~minimum~~ proportion. 6.21 To achieve the relevant minimum proportion ~~of 35%~~ developers should firstly ~~maximise provision of~~ provide 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): North West Bristol 35% Other locations 30% Bristol City Centre ~~Threshold approach~~ 20%	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		6.21a For the purposes of national policy, the affordable housing percentage that would otherwise apply to the development of Green Belt sites, including allocations under policies DS11 and DS12, would be the 30% figure required in 'all other locations' as set out on diagram 6.1 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 approach in national planning guidance, including standardised inputs, and should be made publicly available. ~~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.~~ ~~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~~	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~mechanisms. Any revised percentages will be set out in the Council's Affordable Housing Practice Note.~~ 6.25 The policy also ~~makes provision for~~ encourages any shortfall against the relevant minimum percentage ~~proportion of 35%~~ to be made up, where practicable, through other mechanisms as described within the policy. ~~These can include the following, or as otherwise agreed with the Council:~~ ~~• 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. 6.26 Where a shortfall against the relevant minimum percentage ~~proportion of 35%~~ is identified and mechanisms to improve market viability cannot be achieved, the Council will ~~expect~~ encourage developers to work with the Council and other public sector partners to ~~deliver~~ enable additional affordable units up to the minimum ~~proportion~~ percentage via Public Subsidy. This route to affordable housing provision involves the developer's Registered Provider seeking funds for additional affordable housing from Homes England, Bristol City Council (subject to availability) or other sources of subsidy for affordable housing delivery.	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~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.~~ 6.28 The number of units secured without public subsidy ~~and the expectation any agreement to work with the Council to deliver additional unit~~s would be secured through a section 106 planning agreement.	

Policy H4: Housing type and mix

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.7	Policy text	**All new residential development should maintain, provide or contribute to a mix of housing to help support the creation of mixed, balanced and inclusive communities.** **Development proposals should contribute towards an appropriate mix of housing having regard to the following:** • **Securing efficient use of land and optimising density;** • **The existing housing profile of the area;** • **Local housing evidence;** • **~~The need to redress~~ Avoiding ~~any~~ the creation of a harmful housing imbalance ~~that exists~~ in the area;** • **The characteristics of the site including its suitability for different housing types.** **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**	To clarify the aim of the policy To delete reference to supporting documents which do not have development plan status from the policy text

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		provisions of those policies ~~and any relevant supplementary planning documents, masterplans or spatial frameworks~~.	
MM6.8	Explanatory text Paragraph 6.42 New paragraph 6.42a	6.42 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.~~ 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 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. 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. 6.42a 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.	For clarification Consequential change to explanatory text as a result of clarifying the aim of the policy Consequential change to explanatory text as a result of deleting reference to supporting documents from the policy text

Policy H5: Self-build and community-led housing

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.9	Policy text	***Provision for self-build, custom housebuilding and community-led housing as part of new development*** **At least 5% of homes ~~will~~ should be in the form of self-build/custom-build housing and/or community-led housing on the following sites allocated for new homes:** • **Land at Bath Road, Brislington;** • **Land to west of Elsbert Drive, Highridge.** **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.** ***Growth and regeneration areas*** **A proportion of self-build/custom-build housing and/or community-led housing (no more than 5%) will be sought as part of the overall development of identified growth and regeneration areas unless it can be clearly demonstrated that such provision is not practicable for site specific reasons.** **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.** ***Community-led housing exception sites*** **Proposals for community-led housing of a scale and mix appropriate to the location and to the level and type of local need identified will be permitted on sites meeting the following descriptions:**	For consistency To provide clarity on how the requirement to deliver self-build would be achieved For clarification To provide a mechanism by which the requirement for self-build could/would be set aside in certain circumstances To clarify how the requirement to deliver self-build would be achieved To clarify how the Council will assess the requirement for local community support To reflect modified approach to affordable housing provision

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Redundant community facilities land or buildings;** • **Underused land or sites within Industry and Distribution Areas (Policy E5 'Industry and Distribution Areas') provided the proposal is compatible with the industrial character of the area and would not adversely impact on the viability and continued operation of existing industrial uses;** • **Sites subject to Policy E6A 'New workspace within mixed-use development';** • **~~Reserved~~ Protected Open Space (Policy GI2 ~~'Reserved Open Green Space'~~), provided the proposal is demonstrably supported by the local community, for example through a Neighbourhood Development Plan or other community-led strategy, and no deficiency of open space will result.** ***Affordable housing*** **~~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'.~~** **~~Policy AH1 will not apply to homes developed for self-build and or custom housebuilding except on sites that are allocated as listed above.~~** **Policy AH1 'Affordable housing provision' will not apply to proposals for homes defined as self-build and custom housebuilding and/or community-led housing.**	
MM6.10	Explanatory text Paragraph 6.47-6.48 & 6.50-6.53	6.47 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 in accordance with the definition set out in the Self-build and Custom Housebuilding Act 2015 (as amended).	Consequential change to explanatory text to reflect modified approach to

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		... ~~6.48 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.~~ ... *Growth and regeneration areas* 6.50 An appropriate proportion (no more than 5%) of self-build/custom-build housing and or community-led housing will be sought, where practicable, within identified areas of growth and regeneration. Provision should be made in the form of serviced plots on individual sites. In defining the proportion on any one site regard should be had to local housing needs, site location, site size and the characteristics of the site including its suitability for different housing types. 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 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. *Community-led housing exception sites* 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. 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.	affordable housing provision Deleted as timeline for published guidance is unknown To identify which, if any, of the areas of growth and regeneration are likely to be suitable for self-build To clarify how the requirement to deliver self-build would be achieved 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) Consequential change to explanatory text to reflect modified approach to

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~*Affordable housing*~~ ~~6.52 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.~~ ~~6.53 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.~~	affordable housing provision

Policy H6: Houses in multiple occupation and other shared housing

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.11	Policy text	**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~~ sandwiched between two houses in multiple occupation. 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.**	For clarification

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Where any residential property or properties are already ~~located~~ sandwiched between two houses in multiple occupation proposals for the intensification of either house in multiple occupation, for example the provision of additional bed spaces, will not be permitted. **~~Within a defined area~~ Proposals for the development of houses in multiple occupation will not be permitted where the development would result in more than 10% of the 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).** **~~Within a defined area~~ Pproposals for the intensification of existing houses in multiple occupation, for example the provision of additional bed spaces, 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 within a 100 metre radius of the application property (including the proposal).**	
MM6.12	Explanatory text Paragraph 6.59 Paragraph 6.62 Paragraph 6.63	6.59 This policy applies to: • 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 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. 6.62 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~~ harm to the residential amenity or character of the locality, and/or where concentrations of similar development, including nearby existing	To indicate how proposals for co-living development would be considered against the policy. To clarify how criterion (i) of '*Houses in multiple occupation and other shared housing - Citywide criteria*' would be assessed and how the wider policy is applied in practice. For clarification

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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.~~ 6.62a 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. 6.62b 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 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 *Houses in multiple occupation – avoiding a local imbalance* 6.63 The Council considers that a local imbalance is likely to arise where:	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• up to three existing residential properties are sandwiched between two HMOs, unless the effects are reduced by separation of properties due to intervening spaces or properties being detached; or • more than 10% of the total dwelling stock is occupied as HMOs within ~~approximately~~ 100 metres of the site (including the proposal).	

Policy H7: Managing the development of purpose-built student accommodation

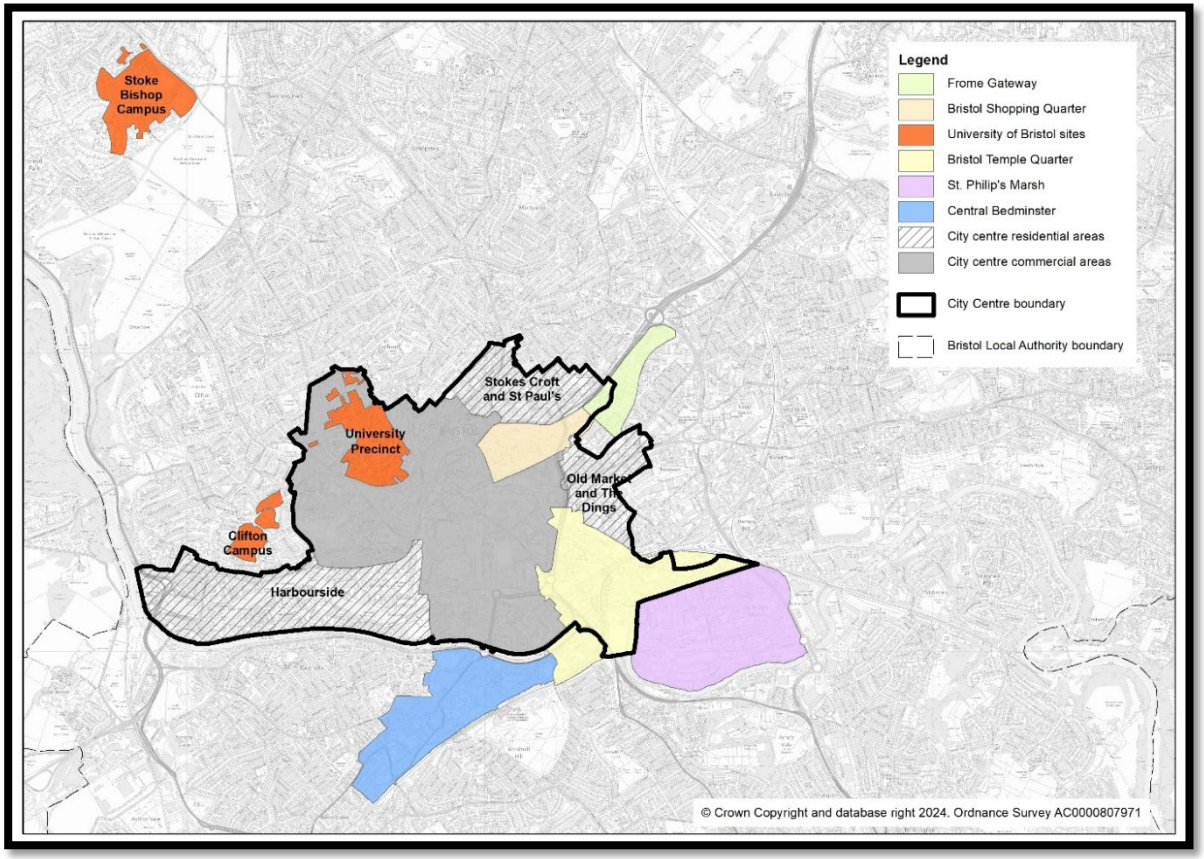
Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.13	Policy text	... **All proposals for purpose-built student accommodation will be expected to ~~demonstrably meet identified needs, to have the support of the relevant higher education provider when larger scale development is proposed and to be in accordance with the provisions set out below.~~ 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 (250 bed spaces or more) should have the support of the relevant higher education provider where accommodation is being provided for students of that institution such as in the form of a nomination agreement between the institution and the accommodation provider.** ***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:**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification

		• **Larger scale development (100 bed spaces or more) ~~is subject~~ has regard to an agreed comprehensive masterplan for the site; and**
		• **The ~~total~~ number of additional bed spaces is ~~not exceeded~~:**
		  ○ **Clifton residential campus - up to 200 bed spaces;**
		  ○ **Stoke Bishop residential campus (North Residential Village) - up to 500 bed spaces; and**
		• **Where they would exceed the levels stated above, proposals would not give rise to significant additional demand for on-street parking in the surrounding area and would comply with all other relevant ~~policy provisions~~ local plan policies.**
		
		Purpose-built student accommodation provision in areas of growth and regeneration
		
		Development of single or mixed use purpose-built student accommodation is directed ~~in~~ to the following locations: ~~that is in accordance with the development strategy policy for the area will be permitted up to the total number of bed spaces indicated:~~
		• **~~Up to 800 bed spaces~~ Within the existing University of Bristol city centre precinct (Policy DS1);**
		• **~~Up to 4,600 bed spaces at~~ Bristol Temple Quarter and St. Philip's Marsh (Policy DS2 and Policy DS3);**
		• **~~Up to 750 bed spaces within~~ Bristol Shopping Quarter (Broadmead) (within Policy DS1A);**
		• **~~Up to 500 bed spaces within~~ Frome Gateway (Policy DS5);**
		• **~~Up to 1,600 bed spaces within~~ Central Bedminster (Policy DS8).**
		
		~~The total number of bed spaces should. only be exceeded where development is directly supported through area specific guidance or, where no guidance is published, meet the criteria set out below for other locations.~~ Development proposals for purpose-built student	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		accommodation in these locations should be in accordance with the relevant development strategy (DS) policy, having regard to any area specific guidance, and should not inhibit the delivery of other policy objectives for the identified development strategy area. Proposals should comply with all other relevant policy provisions. ***Purpose-built student accommodation provision in locations supported by local communities*** **Development of purpose-built student accommodation at other appropriate locations identified and demonstrably supported by local communities, ~~including~~ for example through Neighbourhood Development Plans or other community-led strategies, will be acceptable where it is consistent with other relevant provisions of this policy.** ***Purpose-built student accommodation provision - other locations*** **At other locations any proposals for purpose-built student accommodation should form part of mixed use developments comprising a proportion of other compatible residential uses where feasible and appropriate. Development should:** • **Not result in a local imbalance of purpose-built student accommodation within any residential area, city centre commercial area or town centre;** • **Not conflict with the delivery of other planning objectives for the area in which it is proposed;** • **Where the development includes self-contained accommodation provide a contribution towards affordable housing in line with policy AH1 'Affordable housing provision'.** ***Affordable student housing*** **Development in all locations will be expected to include ~~an appropriate proportion of~~ 35% affordable student housing to meet identified need.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Bed spaces provided as affordable student housing should <u>where feasible</u> be allocated by the relevant higher education provider to students it considers most in need of the accommodation. **Where all bed spaces within a development are provided as affordable student housing proposals will not be expected to have the support of the relevant higher education provider.** ***Purpose-built student accommodation provision – general provisions*** **In all cases, proposals for purpose-built student accommodation should:** • **Demonstrate integration with surrounding communities and areas;** • **Be subject to an appropriate management regime set out in an approved management plan;** • ~~**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>** • **Include active frontages and incorporate active ground floor uses wherever possible and appropriate.** **Development will be expected to provide a high standard of accommodation by meeting relevant requirements and standards set out in other development plan policies.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
		 **Diagram 6.2: Locations for purpose-built student accommodation**	
MM6.14	Explanatory text	<u>6.72A This policy concerns purpose-built student accommodation only. Houses in multiple occupation (HMOs) and other forms of shared housing will be assessed under Policy H6.</u>	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
	New paragraph 6.72a Paragraph 6.73. 6.75, 6.77, 6.79, 6.80, 6.81, 6.87	6.73 This policy seeks to ensure that proposals for purpose-built student accommodation ~~should~~ do not result in adverse effects on existing communities. To avoid adverse effects 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. 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 supported by communities, or, when located elsewhere should ~~be balanced with the needs of the local community having~~ have regard to relevant guideline ~~bed space thresholds identified for the area~~ as set out in paragraph 6.86 below. ~~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. ... ~~6.75 Development should also demonstrate how the accommodation needs of relevant higher education providers are being met in terms of the quantity, type and quality of accommodation to be provided. All larger scale development 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~~. 6.76 The University of Bristol have projected further growth in student numbers over the plan period. This will create a need for some 8,800 additional bed spaces city-wide by 2040. The supply of bed spaces will be monitored against projected student accommodation needs within Bristol. ~~6.77 Development counting towards limits for all defined areas set out in the policy includes all development completed, started, or with extant planning permission since March 2019.~~	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Purpose-built student accommodation provision at University of Bristol residential sites ... 6.79 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~~ having regard to any 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 parking controlled through specific measures to be agreed with the Council. ~~*Purpose-built student accommodation provision in areas of growth and regeneration*~~ ~~6.80 Other appropriate defined locations for single use purpose-built student accommodation (up to the relevant bed space limit) are identified in the policy. This will include the University of Bristol's proposed new campus at Temple Quarter and the University of Bristol's existing city centre precinct. Proposals in these areas should be in accordance with the development strategy policy for the area. The policy also identifies circumstances where bed space limits can be exceeded. These include wherein area based guidance documents make specific provision for additional bed spaces levels, and or, no guidance is published, where proposals meet the relevant policy criteria set out for other locations.~~ *Purpose-built student accommodation provision in locations supported by communities* 6.81 Other appropriate locations will include those identified by local communities, ~~including~~ for example through Neighbourhood Development Plans, Neighbourhood Development Orders and other published community strategies or plans. *Purpose-built student accommodation provision - other locations* ... 6.87 As a guide the Council considers that a local imbalance of purpose-built student accommodation is likely to occur where bed space numbers within 200 metres of the site	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		(including the proposal) exceed a threshold of 100 bed spaces within residential areas (including city centre residential areas identified on Diagram 6.2 and all other areas outside of the city centre) and 1,000 bed spaces within the city centre's commercial areas (identified on Diagram 6.2) and designated town centres. ~~Where bed space limits in defined areas can be exceeded in accordance with the policy criteria for other locations the relevant threshold will be 1,000 bed spaces within 200 metres of the site~~. In all cases the proximity and concentration of houses in multiple occupation should also be taken into account. Assessments on whether an imbalance would occur should also consider the extent to which the development provides for a mix of uses, including residential, that contributes to the diversity of uses and housing choice within the area.	

Policy H8: Older people's and other specialised needs housing

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.15	Policy text	**…** ***General provisions*** **All older people's and other specialised needs housing should aim to meet the following criteria:** **i. Located close to shops, services, community facilities and open space as considered appropriate to the needs of the intended occupiers or provided on-site where required; and** **ii. Located close to good public transport routes; and** **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**	To clarify application of M4(3) standards To explain circumstances where M4(2) and M4(3) standards would not be applied

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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 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** **v. All dwellings designed to be accessible and adaptable (compliant with Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) except for those dwellings that are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users; and** **vi. Provide a good standard of accommodation that meets the specific needs of all occupiers.** **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.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.16	Explanatory text Paragraph 6.104	6.104 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 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'.	Consequential change to explanatory text relating to policy clarification on how M4(3) standards are to be applied

Policy BTR1: Build to Rent housing

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.17	Policy text	**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.~~** ***Build to rent – general provisions***	To remove reference within the policy text to development being in accordance with documents that are not part of the development plan General provisions are amended for clarification, to take account of

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Build to rent development will be expected to meet the national policy definition of build to rent and operate in accordance with the following criteria: **…** **iii. There is unified ownership and management of all residential units or individual blocks within the development;** ***Affordable housing provision*** **Build to rent development should provide 20% affordable housing delivered without public subsidy.** **Where applicants 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 development appraisals to demonstrate an alternative affordable housing provision.** **Where the level of affordable housing secured falls below the percentage sought the developer should undertake viability testing prior to occupation of the units to identify any potential for additional affordable housing where market conditions have improved.** **Proposals should include a stand-alone affordable housing block, where feasible, provided as 75% social rent and 25% shared ownership. Otherwise, all affordable units secured on site should be provided as affordable private rent.** **All affordable housing secured should be delivered in line with the general provisions of policy AH1 'Affordable housing provision' where relevant.** **~~The Council's Affordable Housing Practice Note: Delivery of Affordable Build to Rent Homes in Bristol provides guidance on the implementation of this policy.~~**	developments with separate stand- alone affordable housing blocks owned and managed by a different landlord (usually a registered provider).

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.18	Explanatory text Paragraph 6.112; 6.115; 6.121; 6.212A	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~~ having regard 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. *Build to rent - general provisions* ... 6.115 All homes or individual blocks 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 ... *Affordable housing provision* ... 6.121 Where scheme viability prevents the delivery of the stated affordable housing percentage the developer will be expected to undertake viability testing at a later stage in the development process, prior to occupation of the units, to identify any potential for additional affordable housing where market conditions have improved. The number of affordable units initially identified alongside any ~~additional units identified through~~ affordable housing uplift identified through later stage viability testing (delivered as units on site or through alternative mechanisms agreed with the Council) would be secured through a section 106 planning agreement. ~~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~~	Consequential amendments following modifications to policy Affordable housing modified to provide flexibility in the delivery of any uplift in affordable housing identified through later stage viability testing, and make the policy effective, remove reference to a rolling review of affordable housing percentages sought.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~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.~~	

Policy H9: Accessible homes

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.19	Policy text	**To ensure new homes are accessible to all, residential development should include:** **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) 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).** **ii. All new build housing designed to be accessible and adaptable (compliant with Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) except for those dwellings that are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.** **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**	To clarify application of M4(3) standard To explain circumstances where M4(2) and M4(3) standards would not be applied

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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.	
MM6.20	Explanatory text Paragraph 6.131	6.131 Where development proposals are subject to Building Regulations optional requirement M4(3) and include the provision of market and affordable homes, the total number of wheelchair user dwellings secured should be equally divided between the market and affordable homes. 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). Where development is subject to optional requirement M4(3) and includes the provision of affordable homes that are secured as wheelchair user dwellings such homes ~~must~~ 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'.	Consequential change to explanatory text relating to policy clarification on how M4(3) standards are to be applied

Policy H10: Planning for traveller sites

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.21	Introductory text Paragraph 6.134	6.134 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 for the period 2020 to 2036 ~~an overall pitch need~~ a total need of 32 pitches for travellers (that meet the planning definition set out in Planning policy for	To identify the level of need within the plan for gypsy, traveller and traveling showpeople

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		traveller sites - December 2023). ~~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.	
MM6.22	Policy text	**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;** **ii. Enable access to local services and facilities;** **iii. Ensure there is no demonstrable harm to the living conditions of the settled community;** **iv. Be sympathetic to the character and appearance of the surrounding area;** **v. Include appropriate access to the primary route network;** **vi. Provide safe pedestrian, cycle and vehicular access onto the site;** **vii. Enable adequate provision for parking, turning and servicing of the site having regard to the specific needs of travelling people;** **viii. In the case of sites for travelling showpeople, include adequate provision for storage and maintenance~~.~~;** **ix. Minimise the risk and impact of flooding in accordance with Policy FR1 'Flood risk and water management'.** **Proposals will be considered having regard to:** • **The existing level of local provision and need for sites;** • **The availability of alternative accommodation for the applicants; and** • **Other personal circumstances of the applicant.** ***Land at Western Drive, Hengrove Way***	To make the policy effective by addressing flood risk concerns. A new allocation is made to contribute toward meeting the need for traveller accommodation.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Land at Western Drive, as shown on the policies map, is allocated for residential gypsy and traveller accommodation and will indicatively provide between 6-8 pitches.	
MM6.23	Explanatory text 6.136; 6.137 New paragraphs 6.139 & 6.140	6.136 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 or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. National planning policy also sets out relevant matters to take into account when determining whether people are gypsies and travellers for the purposes of planning policy. 6.137 Travelling showpeople means members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). 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 or permanently, but excludes travellers as defined above. ... 6.139 The Council's Gypsy and Traveller Accommodation Assessment found an overall need for 32 pitches over for the period 2020 to 2036. The plan allocates the site at Western Drive, Hengrove Way for between 6-8 pitches. As set out in policy H1, the Local Plan will be subject to an immediate review which will address any shortfall. The review will utilise evidence from an updated Gypsy and Traveller Accommodation Assessment to reassess the level of need. 6.140 In February 2023, the Council's Cabinet approved the use of the site at Western Drive, Hengrove Way for use as a gypsy and traveller site. This identifies the site as available for this use with a yield of between 6-8 pitches dependant on site design and layout. The site has been considered for its potential contribution towards the developable supply. An allocation is made which supports the delivery of pitches in the context of identified unmet need. A planning application will be required to bring the site forward for development.	To reflect new definition of 'gypsies and travellers' set out in national policy as updated 19 December 2023. To provide clarity on the extent of provision against identified needs, and to clarify the forthcoming approach to addressing unmet need through an immediate plan review. To provide information on the source of the allocation, and provide justification for the new allocation made within the policy

Policy H11: Houseboat Dwellers (new policy)

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.24	Introductory text New Paragraph 6.141	6.141 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.	To provide clarity on how development proposals for residential moorings
MM6.25	New Policy text	**Proposals for live aboard and leisure moorings within the Floating Harbour will be permitted where:** • **Provision is made for electricity and water points, waste and recycling and toilet waste disposal at the mooring location; and** • **Provision is made, where practicable, for showers and toilets at the mooring location, otherwise such existing facilities are within a reasonable walking distance; and** • **Pontoon moorings make appropriate provision for secure access, utility connection points and post boxes; and** • **The existing navigation channel remains open and accessible; and** • **There are no adverse impacts on the amenity, recreation, heritage, biodiversity and operational functions of the Floating Harbour which cannot be appropriately mitigated.** **Proposals should be supported by a site-specific Flood Risk Assessment and will require a comprehensive approach to mitigation to ensure the risk of flooding is appropriately addressed.**	To provide clarity on how development proposals for residential moorings

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM6.26	Explanatory text New paragraph 6.142-6.145	6.142 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. 6.143 A range of facilities should be provided at the mooring location, including electricity and water points, separated refuse facilities, and chemical toilet waste 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. 6.144 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 noise or poor waste management, and obstruction of access to the waterside or public rights of way. 6.145 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.	To provide clarity on how development proposals for residential moorings

Chapter 7: Economy and inclusive growth

Policy E1: Inclusive economic development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.1	Policy text	**Major development proposals should contribute to enabling access to employment and removing barriers to employment for local residents, facilitating skills development and supporting employment initiatives.** **Employment and Skills Plans will be required from all major developments which:** **i. Comprise 10 or more residential dwellings;** **ii. Include more than 1,000m^2 gross internal area of non-residential floorspace.** ~~**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 proposed to be deleted.

Policy E2: Economic development land strategy

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.2	Introductory text Paragraph 7.8	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 60~~1~~ 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.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.3	Policy text	**The plan makes provision for the delivery of new workspace. This will include:** • **316,895~~164,000~~m² of net additional office floorspace (Use Class E(g)(i));** • **164,000m² of net additional industry and distribution floorspace (Use Classes E(g)(ii)-(iii), B2 and B8 and similar Sui Generis uses) (with 60~~1~~ hectares of new development allocations at Avonmouth to accommodate part of this provision); and** • **Intensification of development with proposals for all forms of workspace (Use Classes E(g)(i)-(iii), B2 and B8 and similar uses) making effective and efficient use of land.** ***Development* and renewal of workspace** **To ensure the continued economic growth of Bristol there will be development and renewal of workspace at the following key locations:** • **Bristol City Centre (Policy DS1 'Bristol City Centre'), with an emphasis on the office sector (Use Class E(g)(i)) and other main town centre uses (Use Class E);** • **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 (Use Class E(g)(i)), innovation, research (Use Class E(g)(ii)) and industrial sectors (Use Class E(g)(iii), B2 and B8 and Sui Generis uses of a similar nature);** • **Avonmouth Enterprise Area and Bristol Port (Policy E4 'Avonmouth Industrial Area and Bristol Port') which is reserved for industry, distribution, port related development (Use Classes E(g)(ii-iii), B2, B8 and Sui Generis uses of a similar nature) and renewable energy (640 hectares) (Sui Generis);**	To update the floorspace requirement figures, clarify the relevant Use Classes and to amend the overall floorspace figures for the industry and distribution site allocations and also clarify the location. For clarification, to reflect the removal of Development Allocation BSA1305 ('Land north west of Vale Lane, Bedminster Down') under Policy DA1: Proposed development allocations. To remove duplication.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Industry and distribution areas (Policy E5 'Industry and Distribution Areas') which are reserved for industry and distribution (Use Classes E(g) (ii)-(iii), B2 and B8 and similar Sui Generis uses) (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 (Use Class E).** **New workspace will also be provided where:** • **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').** **~~*Industry* and distribution~~** **~~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')~~** **~~Industry and Distribution Areas as shown on the Policies Map are reserved for industrial, distribution and related uses (Policy E5 'Industry and Distribution Areas').~~** **~~Land is allocated for new industrial and distribution development at Avonmouth industrial area (four locations - Policy E4 'Avonmouth Industrial Area and Bristol Port') and at identified allocated sites elsewhere (Policy DA1 'Proposed Development Allocations').~~**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		***Other* sectors** **The needs for land and premises for sectors falling within other uses classes are addressed in other policies in this plan.**	
MM7.4	Explanatory text 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. 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.	To clarify the overall floorspace requirement figures, by combining the planning permissions pipeline and the proposed capacity for the supply of additional floorspace.

Policy E3: Location of office development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.5	Policy text	**Office developments will be appropriate in principle at:** • **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');** • **Other areas of growth and regeneration (where specified by policies DS1-DS8) ~~Regeneration areas (Development Strategy) as part of mixed used developments~~; and**	To ensure consistency in policy text wording and to clarify what is meant by other areas suitable for office development.

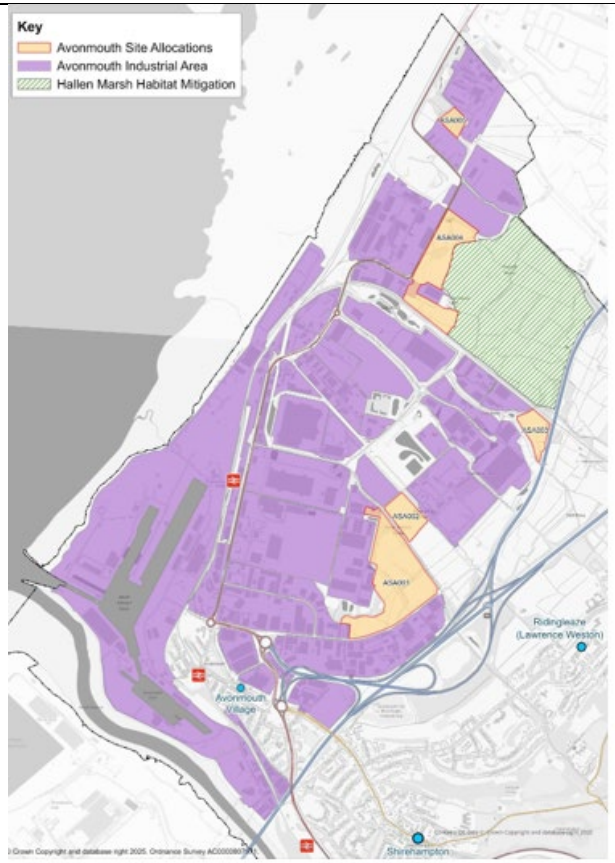
Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **~~Areas identified as suitable for office development in other policies in this plan.~~ At sites allocated for office, other workspace or mixed use developments (Policy DA1 'Proposed development allocations').** **In addition to the above, smaller scale development for offices/flexible workspace will be appropriate as part of mixed use redevelopment of former business, industrial and distribution sites (in accordance with Policy E6A 'New workspace within mixed use development').** **Where offices are permitted the use may be limited to Use Class E(g)(i) (or its equivalent).**	

Policy E4: Avonmouth Industrial Area and Bristol Port

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.6	Policy text	**The Avonmouth Industrial Area and Bristol Port as shown on the Policies Map (640 hectares) is designated and reserved for the retention, development and redevelopment of land for industrial, distribution, energy and port related uses. The development of industrial and distribution premises of a range of scales and types will be encouraged.** **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~~ generating capacity which is complementary to and does not undermine the area's industrial and distribution function (Policy NZC5 'Renewable energy and energy efficiency').** **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:**	To ensure that development of renewable energy facilities would not prejudice the industry and distribution functions of the Avonmouth industrial area and Bristol Port. To allow for greater flexibility in acceptable uses in the Avonmouth Industrial Area and Bristol Port, subject to other

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Ancillary facilities and services which support but do not undermine the functioning of the Avonmouth Industrial Area and Bristol Port, including childcare facilities, small scale retail uses, sandwich shops and cafes.** **Around 60 hectares of greenfield land adjacent to the existing industrial areas are allocated for the development of industrial, ~~and~~ distribution, energy and port related uses of a range of scales and types. The following areas are allocated, as shown on the Policies Map (and indicated on Diagram 7.1 below):** • **ASA004: Land east of Chittening Road (approx. 37,000 sq m)** • **ASA003: Land east of Packgate Road (approx. 11,000 sq m)** • **ASA005: Land south of Seabank Power Station (approx. 5,300 sq m)** • **ASA001/ASA002: Land at Kings Weston Lane, south of Access 18* (approx. 93,000 sq m)** **Flood risk mitigation** **Development at the allocated sites and at other locations within the area will require appropriate mitigation to ensure that the risk of flooding is appropriately addressed and does not add to flood risk elsewhere.** ***Development considerations*** **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 including in respect of green infrastructure, biodiversity and nature conservation (Policies BG1-BG3) and conservation and the historic environment (Policy CHE1).**	relevant development plan policies. 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. 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.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Habitat mitigation - Hallen Marsh **Land at Hallen Marsh is reserved for habitat mitigation, as shown on the Policies Map (and Diagram 7.1 below).** **Development in the area covered by this policy will be expected to contribute appropriately towards the habitat mitigation measures proposed for this area**	
MM7.7	Explanatory text Below policy text, above paragraph 7.26, 7.27 Diagram 7.1	7.25A For the purposes of this policy, industrial and distribution uses are defined as those falling within Use Classes E(g)(ii) and (iii), B2 and B8 or similar activities which are sui generis. The policy is applicable to equivalent uses in any future amendments to the Use Classes Order. 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 the wider requirements of the local plan. ~~requirements to have the support of local communities and to protect wildlife.~~	To set out the relevant Use Classes which the policy is applicable to. To reflect changes to the NPPF which no longer require explicit community support for onshore wind development. For clarification.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		 [Modification of diagram 7.1 to display the names of each of the Avonmouth Industrial Area and Bristol Port site allocations.]	

Policy E5: Industry and Distribution Areas

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.8	Policy text	**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).** **In addition to industry and distribution and related uses, the following uses are also likely to be acceptable on Industry and Distribution Areas and Maritime Industry Areas subject to other relevant development plan policies:** • **Industrial or commercial training facilities;** • **Essential public utilities development;** • **Ancillary facilities and services which support the functioning of the Industry and Distribution Area or Maritime Industry Area including childcare facilities, small-scale retail uses, sandwich shops and cafés; and** • **Essential community facilities which cannot be located elsewhere.** **Development involving the loss of industrial and distribution floorspace/land within the Industry and Distribution Areas shown on the Policies Map and listed below will not be permitted unless:** **~~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/distribution floorspace or the overall quantitative and qualitative supply of industrial or distribution floorspace across the City, either individually or cumulatively with other proposals. ~~uses~~**	To add greater clarity to the scope of the policy in terms of the uses which are acceptable in Maritime Industry Areas. To clarify and rationalise the policy.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		All proposals for development on Industry and Distribution Areas will be expected to make efficient use of land including the appropriate intensification of development on the site. **Developments for new forms of workspace, start-ups, micro businesses and space for social enterprises will be encouraged within Industry and Distribution Areas where they fall within Use Classes E(g)(ii), E(g)(iii), B2 and B8.** **Sites within the Maritime Industry Areas shown on the Policies Map will be retained for industrial and warehousing uses. Development will be expected to protect or enhance the maritime function of the area. Development that would affect the function or viability of existing maritime uses in the area or otherwise erode the maritime function of the area will not be permitted.**	
MM7.9	Explanatory text Paragraph 7.33	7.33 For the purposes of this policy, industrial and distribution uses are defined as those falling within Use Classes E(g) (ii) and (iii), B2 and B8 or similar activities which are sui generis. 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. The policy is applicable to equivalent uses in any future amendments to the Use Classes Order.	To provide examples of the types of sui generis uses which would fall within the scope of the policy.

Policy E6A: New workspace within mixed use development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.10	Policy text	**Proposals for the redevelopment of vacant or underused sites and premises currently or recently used for business, industry or distribution should include provision ~~of 10~~% of floorspace for new workspace as part of mixed use developments~~.~~, unless it can be demonstrated that:** • **The provision of new workspace is not deliverable**	To set out an approach which provides guidance on the appropriate scale of replacement provision.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **There is no demand for new workspace in this location** • **The current site is not making a contribution to the employment land supply or economy.** **The new workspace provided should be in the form of accommodation for research and development, affordable workspace, light industrial, flexible office space, local distribution or similar premises and may include premises for professional services and medical or health services.** **The workspace element should be proportionate to the proposal's scale and location and have regard to the employment intensity of the most recent use. Consideration should be given to the design, siting and potential occupancy of the workspace element within mixed use development proposals to ensure the compatibility of the workspace with surrounding residential development.** **This policy is applicable to sites of 0.1 hectare or more where the existing use is within Use Class E(g)(ii) or (iii), B2 and B8 or similar Sui Generis uses.** **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 such as sites allocated for development and the Development Strategy policies which contain specific provisions for development of workspace.**	To set out the relevant thresholds within the policy text 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.
MM7.11	Explanatory text	~~7.38 This policy does not apply to sites covered by Policies E4 and E5 which are reserved for industrial and distributions uses, or to Development Strategy policies which contain specific provisions for development of workspace.~~ 7.39 Workspace provided or retained within redevelopment proposals can include flexible small workspace for enterprise start up and early-stage growth, mixed E(g)(i)-(iii) uses, virtual office, desk and co-working space, makerspace, affordable workspace, space for cultural	Paragraph included in policy text to ensure clarity, hence the removal from the explanation. Paragraph included in policy text to ensure

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		industries, local logistics and community-oriented facilities. Enterprises and premises of this type in emerging key sectors often favour new forms of workspace which can involve the adaptation of conventional units to their purpose. Such provision can lead to the intensification of employment use on a site. 7.40 The workspace element should be proportionate to the proposal's scale and location and have regard to the employment intensity of the most recent use. Consideration should be given to the design, siting and potential occupancy of the workspace element within mixed use development proposals to ensure the compatibility of the workspace with surrounding residential development. 7.41 This policy is not applicable to sites which are specifically allocated for development. Any approaches to redevelopment of such sites are set out within the allocation. The policy is also not applicable within areas of growth and regeneration (see Development Strategy chapter) as these areas will each have their own policies setting out the approaches to the retention, refurbishment, intensification, redevelopment and re-incorporation of workspace. ~~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.~~	clarity, hence the removal from the explanation.

Policy E6: Affordable workspace

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.12	Introductory text Paragraphs 7.43-7.46	Paragraphs 7.43-7.46 deleted in full.	The policy is not considered to be justified or effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.12	Policy text	Policy E6 deleted in full	The policy is not considered to be justified or effective.
MM7.12	Explanatory text Paragraphs 7.47-7.51	Paragraphs 7.47-7.51 deleted in full.	The policy is not considered to be justified or effective.

Policy E8: Digital connectivity and inclusion

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM7.13	Policy text	**Development proposals will be expected to provide access to superfast broadband, as a minimum, and full fibre connections where available. This will include provision for multiple infrastructure providers to access the site.** **In locations where superfast broadband or full fibre connectivity is already available:** **i. The development will be expected to include the infrastructure to connect to these services and make them available to occupiers.** **In locations where superfast broadband and full fibre connectivity are not currently available:** **i. Applicants will be expected to demonstrate that they have held discussions with a range of providers to upgrade infrastructure to deliver superfast broadband or, where possible, full fibre connections.**	To remove the mention of encouraging competition and consumer choice. To consistently refer to submission requirements in the explanatory text rather than the policy text.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		ii. Where one or more providers have agreed to provide superfast broadband connectivity or full fibre, the development should be designed to connect to this service and make it available to occupiers. **iii. Where no agreement can be reached to provide superfast broadband or full fibre connectivity at the present time, the development will be expected to incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband or full fibre connectivity in future.** **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.** **~~Development should demonstrate how it will meet the requirements of this policy through Connectivity Statements submitted with planning applications.~~**	
MM7.14	Explanatory text paragraph 7.56	7.56 In order to demonstrate compliance with this policy, Connectivity Statements should be submitted with planning applications. 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.

Chapter 8: Centres, shopping and the evening economy

Policy SSE1: Supporting Bristol's centres – network and hierarchy

<table>
<tr><th>Main modification reference</th><th>Policy section and/or paragraph</th><th>Suggested main modification
New text is underlined and deleted text is ~~struck-through~~</th><th>Reason for modification</th></tr>
<tr><td>MM8.1</td><td>Policy text
'Centre Network and Hierarchy' and 'Creation of New Centres' sections only</td><td>
Centre Network and Hierarchy
Bristol's ~~proposed~~ centre hierarchy is as follows:
<table>
<tr><td colspan="3">Bristol City Centre</td></tr>
<tr><td colspan="3">Including:
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 (Corn Street / Baldwin Street); Old Market; Redcliff Hill/Prewett Street; Stokes Croft; Victoria Street.</td></tr>
<tr><td colspan="3">Town Centres</td></tr>
<tr><td>Bedminster
Clifton village
Fishponds
Gloucester Road</td><td>Shirehampton
St. George (Church Road)
Wells Road/Broadwalk (Knowle)</td><td>Henleaze
Westbury-on-Trym
Whiteladies Road</td></tr>
<tr><td colspan="3">District Centres</td></tr>
<tr><td>Arnside Road (Southmead)</td><td>North Street (Southville)</td><td>Stapleton Road</td></tr>
</table>
</td><td>For clarification</td></tr>
</table>

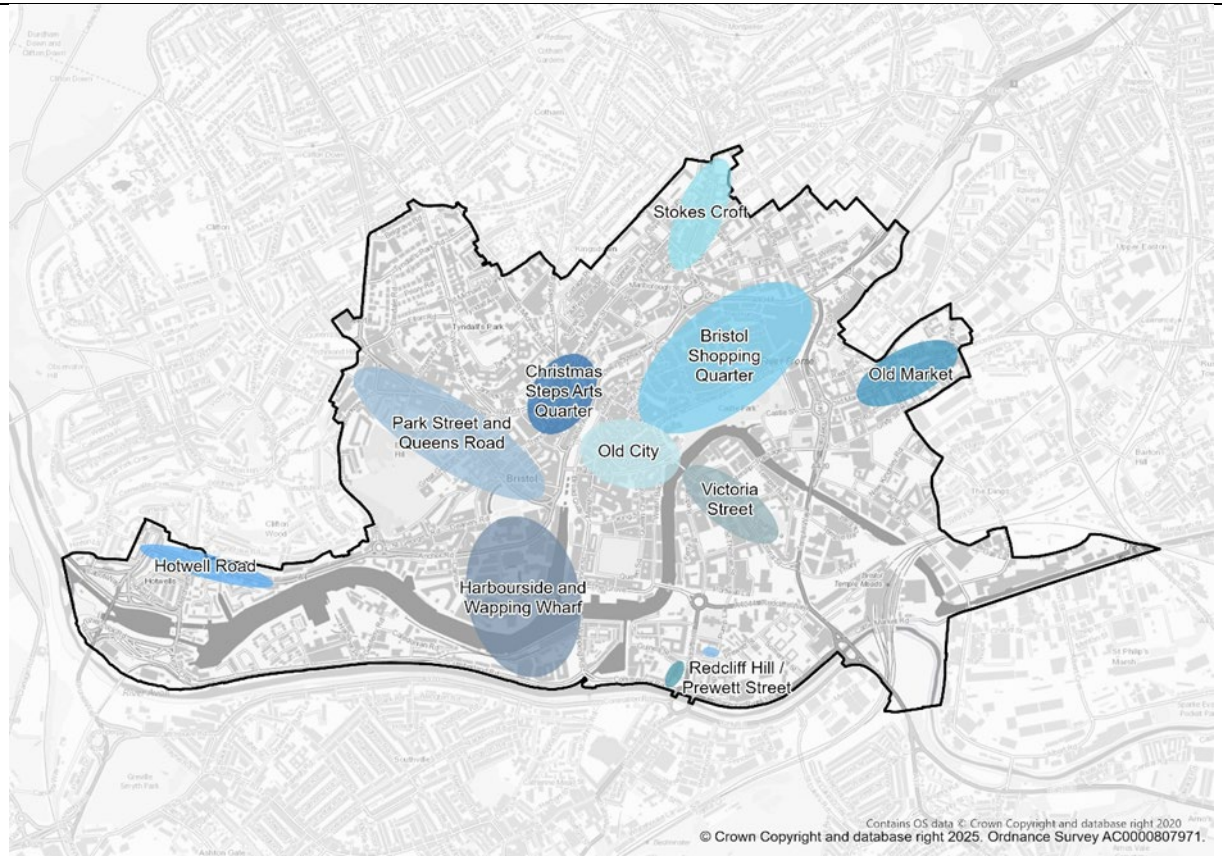
Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification

Crow Lane (Henbury)	North View (Westbury Park)	Symes (Hartcliffe)
Lodge Causeway	Ridingleaze (Lawrence Weston)	Whitchurch (Oatlands Avenue)

Local Centres and Parades

Alma Vale Road, Clifton	Filton Avenue	Shirehampton Road
Ashley Down Road	Filton Road	Southmead Road
Ashley Road/Grosvenor Road	Filwood Broadway	St. Anne's Park
Avonmouth Village	Fishponds Road, Eastville	St. Anne's Village
Barton Hill	Frome Valley Road, Frenchay	St. Marks Road
Bedminster Road	Gilda Parade	St. Michael's Hill
Belland Drive, Whitchurch Park	Hengrove Lane, Hengrove	St. Peter's Rise, Bishopsworth
Brislington	Kellaway Avenue	Stockwood
Broomhill Road/Fermaine Avenue	Kingsway/Nag's Head Hill, St. George	Stoke Lane
Chandos Road	Lawrence Hill	Totterdown
Charlton Road, Pen Park	Leinster Avenue, Filwood	Two Mile Hill Road*
Church Road/Highridge Road, Bishopsworth	Lockleaze (Gainsborough Square)	Wellington Hill West/ Southmead Road
Coldharbour Road	Melvin Square, Knowle West	West Street, Bedminster
		Westbury Lane, Sea Mills

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
		Cotham Road South Druid Hill, Stoke Bishop Duncombe Road, Speedwell East Dundry Road, Whitchurch Park Mina Road Picton Street/Cheltenham Road Queen's Road, Withywood Sandy Park Road * Two Mile Hill Road in Bristol is a local centre which also forms part of the adjacent Kingswood town centre in South Gloucestershire. **<u>The identified centre network and hierarchy is shown on the policies map.</u>** ***Creation of New Centres*** **The development of new centres may be appropriate where they are needed to provide services, facilities and a community focus within areas of growth and regeneration. Any new centres proposed should be considered in consultation with communities through the preparation of masterplans and frameworks. They should be of a scale, design and siting which is consistent with meeting the local needs of the areas. Proposed new centres should ensure the continued vitality and viability of any existing centres within or near the regeneration area.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
		 **<u>Diagram 8.1: City centre retail areas</u>**	
MM8.2	Explanatory text Paragraph 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	To provide clarification on what is meant by 'intensity' and

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
	New Paragraph 8.7A	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 and intensity of uses reflecting the scale and character of the centre including the intensity of activity that takes place there. 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 national and local plan planning policy.	'underused' in the policy text

Policy SSE2: Development in Bristol's centres

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.3	Policy text	**The role of Bristol's city centre and town, district and local centres in meeting a wide range of local needs will be protected and enhanced.** ***City Centre*** **Within the city centre boundary, as shown on the Policies Map, proposals for main town centre uses which support Bristol's regional role will be encouraged where these comply with other relevant Local Plan policies.** **The primary shopping areas within Bristol city centre, Bristol Shopping Quarter (Broadmead), Queen's Road/Park Street and St Nicholas' Market, 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**	For clarification/correction

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		uses including leisure and hospitality which support the vitality and viability of these areas will be suitable within primary shopping areas. **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.** **At Victoria Street, Hotwells Road and Redcliffe Hill/Prewett Street the emphasis will be on the retention of a of local retail and service street and smaller scale leisure and hospitality.** ***Town Centres*** **Town centres will be the main focus for the development of main town centre uses outside Bristol city centre including uses that support the evening and night-time economy. Proposals for such uses in these areas will be supported, particularly where they would make positive use of vacant or under-used floorspace and diversify the centres existing retail and leisure offer.** ***District and Local Centres*** **Proposals for main town centre uses and community facilities within district and local centres will be supported where they would help maintain or enhance the function of the centre, and its ability to meet day-to-day shopping needs. Proposals for main town centre uses which would make positive use of vacant or under-used floorspace within these centres should be supported.** ***Residential Development***	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
		Within the primary shopping areas, changes of use of ground floor frontages to residential development (that require planning permission) will not be appropriate. **In wider centre boundaries, changes of use to ground floor residential development in centre boundaries may be acceptable where:** • **It has been demonstrated after a suitable period of appropriate marketing that there is no realistic prospect of securing an active use in the unit; and** • **where this would not, individually or cumulatively, detrimentally impact the vitality and viability of existing commercial and retail uses through fragmentation of the commercial function.** ***<u>Environmental enhancement and public realm improvements</u>*** **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.**	
MM8.4	Explanatory text New Paragraph (8.13A) following paragraph 8.13 New Paragraph 8.13B	<u>8.13A '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, and the local context. Applicants should refer to the Council's marketing guidelines and any subsequent guidance.</u> <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 clarification on 'a suitable period of marketing' and provide information regarding the use of Article 4 Directions

Policy SSE3: Supporting Bristol's evening, night-time and culture economy

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.5	Explanatory text Paragraph 8.16 New Paragraph 8.16A	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. 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. 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 8.16A The loss of cultural venues and night-time economy and supporting viability assessments will be subject to scrutiny. It is expected that comprehensive marketing evidence, which could include details of trade potential, 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. Applicants should refer to the Council's marketing guidelines and any subsequent guidance.	To clarify how 'neighbourly' will be assessed and set out how this will be weighed within the context. To clarify how the loss of cultural venues or nighttime economy will be assessed.

Policy SSE4: Town centre first approach to development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.7	Policy text	**The vitality and viability of the defined centres will be supported and enhanced. The network and hierarchy of centres as set out in this local plan will form the focal point for uses, services, and facilities serving the surrounding population.** **In order to safeguard and enhance the network and hierarchy of centres any proposals for additional main town centre uses outside the defined city, town, district and local centres**	To ensure that policy SSE4 is clear and effective

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		will be subject to the requirements of the sequential test and where applicable an impact assessment. **Planning applications for 'main town centre uses' which are not in a defined centre or not in accordance with the policies of this plan will be subject to the following sequential approach to establish that there are no available or suitable sites or premises in sequentially preferable locations. The order of preference for such uses are as follows:** **i. Within designated centres ('in centre');** **ii. In locations on the edge of designated centres ('edge of centre');** **iii. Accessible sites which are well connected to a designated centre;** **iv. Other locations that are accessible by walking, cycling and public transport.** **Out of centre development of main town centre uses will only be acceptable where:** • **It can be demonstrated that there are no available suitable sites or premises in sequentially preferable locations.** • **The proposal is of a small scale (floorspace no greater than 200m^2) and aimed at providing for local needs.** **The sequential approach applies to new floorspace, extensions to existing floorspace, changes of use and applications seeking to vary previously approved details.** **The primary shopping areas as shown on the Policies Map, will continue to be the focus for new retail development.** **Proposals for main town centre uses outside the defined city, town, district or local centres will be subject to an impact assessment where the floorspace of the proposed development exceeds the following thresholds:** • **Outside Bristol city centre: greater than 500m^2 gross floorspace.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Outside a town or district centre: greater than 300m^2 gross floorspace.** • **Outside a local centre: greater than 200m^2 gross floorspace.** **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 500m^2 ~~metres~~ applies.** **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.**	
MM8.8	Explanatory text Paragraph 8.20 New Paragraph 8.22A	~~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.~~ ... 8.22A The change of use from Class E to residential is currently subject to permitted development rights. If these rights are 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.	To avoid repetition of the Policy text. To provide explanation about the use of relevant Article 4 Directions

Policy SSE5: Temporary uses in centres

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.9	Policy text	**Proposals for the temporary use of vacant buildings or sites within centres will be supported, where these would contribute to an attractive and vibrant environment for residents and visitors.**	To ensure that 'future development' is worded precisely

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Proposals should demonstrate that: • **~~Future development proposals,~~ The future development potential of the site and the surrounding area would not be prejudiced;** • **The local character and amenity of the surrounding area would be enhanced;** • **Amenity of nearby residents would be safeguarded in relation to noise, waste collection and impacts from other potential pollution; and** • **There would be no unacceptable traffic conditions or obstructions to pedestrians or cyclists.** **Proposals for the temporary use of vacant sites for car parking will not be acceptable.** **Development in areas of growth and regeneration should identify opportunities for creative and innovative meanwhile use of sites in early phases of development.**	
MM8.10	Explanatory text New Paragraph 8.30A Paragraph 8.31	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. 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. 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 area, or support another meanwhile use on site, temporary parking on a vacant site may be considered acceptable.	To provide explanation and clarity on the definition of 'prejudicing future development' To provide information on those circumstances where temporary parking may be acceptable

Policy SSE6: Retaining and enhancing markets

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.11	Policy text	**Proposals for new street or open markets will be encouraged where they would be beneficial to local shopping provision and would support the vitality, viability and diversity of existing centres.** **Proposals for permanent markets or market-related development should ~~have regard to~~ demonstrate sufficient:** • **~~The~~ a Availability of storage facilities for market stalls and associated equipment; and** • **~~The a~~ Availability 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~~ Regard for the wider amenity of the area.** **Proposals involving the loss of existing market sites will not be permitted unless it can be demonstrated that there would be no harm to the range, choice and diversity of market sites in the locality or city.**	To ensure that the policy provides sufficient certainty for future developers and decision makers
MM8.12	Explanatory text New Paragraph 8.34A New Paragraph 8.34B	8.34A Policy T4A of the Local Plan sets out the grounds for assessing an appropriate level of parking for trader vehicles. 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.	To clarify how much parking would be required. To set out the requirements on development involving the loss of existing market sites

Policy SSE7: Provision of public toilets

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.13	Introductory text Paragraph 8.35	Policy SSE7 deleted in full	The policy is not considered to be justified or effective.
MM8.13	Policy text	Policy SSE7 deleted in full	The policy is not considered to be justified or effective.
MM8.13	Explanatory text Paragraphs 8.36-8.37	Policy SSE7 deleted in full	The policy is not considered to be justified or effective.

Policy SSE8: Public houses

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.14	Policy text	**Proposals involving the loss of all or part of an established public house will not be permitted unless it is demonstrated that:** **i. The public house is no longer and cannot feasibly be made economically viable; or** **ii. An adequate ~~and diverse range~~ provision of alternative public houses ~~provision~~ exists within the locality.** **Where development is permitted any extensions or alterations should not harm the identity or architectural character of the public house.**	To ensure the policy would be deliverable and would be effective in achieving policy aims.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM8.15	Explanatory text Paragraphs 8.46-8.47A	*Adequate ~~and diverse~~ range of alternative public house provision* 8.46 Alternatively, the applicant will need to provide evidence of a range of pubs in the locality that can collectively continue to meet the needs and expectations of the whole community. This will include a good choice of public house<u>s</u>~~. environments offering a diverse range of services and community and leisure activities.~~ As a guide the locality should include all other surrounding public houses within a reasonable walking distance. 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. <u>8.47A The adequacy</u> ~~and diversity~~ <u>of alternative provision is dependent on the limited or complete lack of public houses in the locality</u> ~~both on the characteristics of the public house subject to the application, and the degree of provision within its locality. Should the public house 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>. Regard should also be had to the Council's Public House Practice Note, which contains further guidance on assessing alternative provision.</u> ~~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.~~	To remove references to 'diversity' of pubs in accordance with MM above. To provide greater clarity to the use of certain terms in the context of the policy's tests. To ensure the policy is effective. To ensure that supporting documents are given the appropriate amount of weight.

Chapter 9: Biodiversity and green infrastructure

Chapter introductory section

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.0	Introductory text Paragraph 9.1.3	9.1.3 The local plan sets an overall framework which supports nature recovery and biodiversity by: • Setting out a development strategy focused on making the best use of previously developed land; • Identifying and protecting an extensive network of open space ~~as Local Green Space and Reserved Open Green Space~~ (policies GI~~1~~2 ~~to~~ and GI4); • Setting a new framework of policies to address net zero and climate, addressing climate action as the context for nature recovery; and • Supporting and encouraging food growing in the city. …	Consequential amendment to the proposed removal of policies GI1 and GI3

Policy BG1: Green infrastructure and biodiversity in new development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.1	Policy text	**The integrity and connectivity of the Nature Recovery Network and wider network of green and blue infrastructure across the city will be maintained, protected, enhanced and restored.**	For consistency across the plan, whereby submission requirements (such as the Green Infrastructure

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Development proposals will be expected to incorporate appropriate multifunctional green infrastructure and provision for nature. **The provision of green infrastructure in new development should:** • **Integrate features which support nature and encourage wildlife such as swift bricks and other nesting assistance, hedgehog holes and other wildlife movement features, accommodation for pollinators, and wildlife friendly landscape treatments;** • **Integrate green infrastructure into the design of new development ~~-~~including nature-rich landscape treatment and features such as green roofs, living walls or water features linked to SuDS;** • **Retain and incorporate important existing green infrastructure such as trees (Policy BG4 'Trees'), hedgerows and water features;** • **Take all available opportunities to deliver multifunctional benefits including habitat creation, flood protection, water quality, recreation, food-growing, improved air and water quality and reduced urban heating;** • **Take all available opportunities to connect to, or enhance the integrity of the Nature Recovery Network and wider ecological networks;** • **Provide appropriately for recreational access and use; and,** • **Enhance opportunities to access nature, through connecting public rights of way and extending access to active travel links where possible.** **Where green infrastructure is provided it is expected that provision will be made for its long-term management and maintenance.** **~~New development should demonstrate through a Green Infrastructure Statement how it will address these provisions.~~**	Statement) and voluntary elements are referred to in the explanatory text only. To clarify that the policy is referring to landscape schemes and private outdoor space such as private gardens included within developments.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Artificial grass **Developments should not include artificial grass within their landscape schemes or as part of the provision of private or communal ~~open~~ outdoor space.** ***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:** • **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.~~**	
MM9.2	Explanatory text Paragraph 9.1.11 Paragraph 9.1.17	~~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 network mapping for Bristol. These will form a part of a future Local Nature Recovery Strategy for the area.~~ 9.1.11 For the purposes of policies BG1 and BG2, the 'Nature Recovery Network and wider ecological networks' comprise: • Sites designated for their nature conservation value; • Areas of importance for biodiversity and focus areas for nature recovery defined by the West of England Local Nature Recovery Strategy; and	To ensure that policies BG1 and BG2 reference the correct and most relevant ecological network mapping and constitute an effective approach. To provide clarity and additional detail on voluntary elements.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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. ... 9.1.17 The voluntary use of other standards, frameworks and accreditation processes such as Building with Nature and/or the Natural England Green Infrastructure Standards can provide further structured methods of showing how this policy is being addressed.	

Policy BG2: Nature conservation and recovery

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.3	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.** **Development proposals 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 should be informed by an appropriate survey and assessment of impacts.~~, will be expected to:~~** ~~**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.**~~	To ensure the policy is consistent with national planning policy, particularly in relation to the mitigation hierarchy and the approach to irreplaceable habitats, and does not unnecessarily repeat Biodiversity Net Gain requirements, which are covered elsewhere.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		If significant harm to biodiversity resulting from a development cannot be avoided (for instance, through locating on an alternative site with less harmful impacts)~~. 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 or, as a last resort, appropriate compensatory improvements elsewhere~~, 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~~. **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.** **~~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.~~** ***Designated sites – hierarchy*** **International:** • **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.** **National:** • **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.**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Local: • **Development which would have a significantly harmful impact on local wildlife and geological sites~~,~~ (comprising Sites of Nature Conservation Interest (SNCIs) and Regionally Important Geological Sites (RIGS) as shown on the Policies Map), which cannot be avoided, adequately mitigated, or, as a last resort, compensated for, will not be permitted.** ***Irreplaceable habitats*** **Development resulting in the loss or deterioration of irreplaceable habitats will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.**	

Policy BG3: Achieving biodiversity gains

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.4	Introductory text	~~The Environment Act 2021 makes a 10% biodiversity net gain mandatory from a date expected to be in early 2024. This policy assumes that by the time of adoption of the local plan, the mandatory requirement will be in place.~~ 9.1.25 The Environment Act in 2021 and accompanying regulations, requires 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: • 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 provide clarity on the context for the policy.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Deliver against the biodiversity net gain hierarchy, which requires consideration of delivery on-site, offsite biodiversity gain or biodiversity credits. 9.1.26 The purpose of this policy is to set out the preference for net gain to be delivered on site, the approach to off-site net gain, and to encourage applicants to exceed statutory requirements. ~~how biodiversity net gain will be achieved and the application of the mitigation hierarchy.~~	
MM9.5	Policy text	~~**In accordance with Policy BG1 'Green infrastructure and biodiversity in new development', new development will be expected to incorporate provision for nature resulting in a biodiversity gain.**~~ **New development will be expected to meet minimum statutory requirements in relation to biodiversity net gain (BNG). Developments that seek to secure higher levels of BNG will be encouraged. ~~to secure greater than the minimum level.~~** ~~**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:**~~ ~~• **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.**~~ ~~**The Biodiversity Gain Plan will set out how the condition of any habitat creation and enhancement will be maintained for at least 30 years after development is complete**~~ ***Biodiversity Gain ~~Mitigation~~ Hierarchy***	To avoid repetition of national policy, including the regulations of the Environmental Act 2021, and to ensure no duplication of policies which seek to assess the effects of development on biodiversity and the mitigation that may be required (as set out in Policy BG2).

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~All development required to provide biodiversity gain will be expected to provide appropriate mitigation and compensation in accordance with the mitigation hierarchy.~~ **~~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, will habitat remediation and compensation measures be appropriate~~.** **In line with the Biodiversity Net Gain Hierarchy, 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~~.** **~~If~~ Only where it is demonstrated that the required level of biodiversity net gain cannot be achieved within the site, will alternative measures to deliver biodiversity gain through compensation will be appropriate. These may include:** • **Off-site biodiversity gain in a location as close as feasible to the site that would contribute to the ~~Nature Recovery Network~~ Local Nature Recovery Strategy 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.** **~~Where biodiversity gain mitigation is proposed to be provided through these alternative mechanisms, evidence should be provided to demonstrate that:~~** • **~~All impacts are mitigated, including cumulative impacts of habitat losses to enable habitat compensation, and biodiversity gains are achieved; and,~~** • **~~Mechanisms for off-site delivery have been secured through formal agreement, such as through conservation covenant or S106 agreement.~~**	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~**Proposals which affect statutory designated sites for nature conservation must ensure that biodiversity net gain is delivered in addition to any existing requirements for mitigation. Impacts on irreplaceable habitats cannot be mitigated by biodiversity net gain.**~~	
MM9.6	Explanatory text	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. 9.1.28 The statutory framework for biodiversity net gain is summarised in national Planning Practice Guidance. 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. 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 Note. ~~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.~~ ~~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~~	To reflect regulations and national guidance. For clarity and consistency To avoid repetition of the Environmental Act 2021.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~activities (consistent with the Environment Act 2021, this applies to any activities carried out on or after 30 January 2020).~~ *Biodiversity Gain* ~~*Mitigation*~~ *Hierarchy* 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. ... ~~9.1.33 Submitted Biodiversity Gain Plans will be expected to detail appropriate management measures for habitats in the long-term. In accordance with the Environment Act, this will be required to be maintained for at least 30 years following completion of the development. These management arrangements will need to ensure that created sites of biodiversity net gain habitats are resilient to future pressures from further development and climate change.~~	

Policy BG4: Trees

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.7	Policy text	***Provision of trees*** **The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.** **The size, species and placement of trees provided as part of the landscape treatment will be expected to take practicable opportunities to:** • **Ensure that any new streets created as part of the development are tree lined;**	For clarity and for consistency with policy BG2 and the NPPF To ensure that policy BG4 operates in a simple and effective manner by following industry practice

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Assist in reducing or mitigating run-off and flood risk on the development site; and
Increase canopy cover and assist in providing shade and shelter.

Proposals will be expected to set out appropriate measures to secure the long-term maintenance of newly-planted trees.

Protection and replacement of trees

New development should retain and integrate important existing trees.

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>.

Where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided in accordance with the tree compensation standard below as a minimum, and their long-term management and maintenance ensured.
<table>
<tr><th>Trunk diameter of tree lost to development (cm measured ~~at 1.5 m~~ <u>in line with BS 5827 ‘Trees in relation to design, demolition and construction’</u>)</th><th>Number of replacement trees</th></tr>
<tr><td>7<u>.5</u> – 19.9</td><td>1</td></tr>
<tr><td>20 – 29.9</td><td>2</td></tr>
<tr><td>30 – 39.9</td><td>3</td></tr>
</table>
</td><td>To align with BNG requirements and Conservation Area notification requirements, both of which are 7.5cm

For clarity, references to biodiversity net gain requirements to be moved from policy text to explanatory text. The remainder of the paragraph is modified to emphasise that on-site provision is the preference.</td></tr>
</table>

<table>
<tr><th>Main modification reference</th><th>Policy section and/or paragraph</th><th>Suggested main modification
New text is underlined and deleted text is ~~struck-through~~</th><th>Reason for modification</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td>40 – 49.9</td><td>4</td></tr>
<tr><td>50 – 59.9</td><td>5</td></tr>
<tr><td>60 – 69.9</td><td>6</td></tr>
<tr><td>70 – 79.9</td><td>7</td></tr>
<tr><td>80+</td><td>8</td></tr>
</table>
<s>Where the tree compensation standard is not already met in full by biodiversity net gain requirements (policy BG3 ‘Achieving biodiversity gains’), for instance because 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</s> 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.

Replacement trees provided off-site should be located as close as possible to the development site.
</td><td></td></tr>
<tr><td>MM9.8</td><td>Explanatory text

New Paragraph 9.1.37A

9.1.38</td><td>9.1.37A The tree compensation standard operates in parallel to biodiversity net gain requirements (policy BG3 ‘Achieving biodiversity gains’). 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, because biodiversity net gain requirements do not apply to the development or because biodiversity gains are to be provided through a different habitat type), development will be expected to meet the tree compensation standard separately in accordance with policy BG4.</td><td>For clarity, and references to biodiversity net gain requirements are moved from policy text to explanatory text and rephrased.</td></tr>
</table>

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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 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.	

Policy BG6: Private gardens

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.9	Policy text	~~**Development involving the loss of gardens will not be permitted unless:**~~ ~~**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.**~~ **Development involving the loss of gardens that would have an unacceptably detrimental impact on the living conditions of existing residents will not be permitted. Development will be expected to retain an adequate area of functional garden.**	For clarity, to rationalise the criteria for development, 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.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		In all cases, any development of garden land should not result in unacceptable harm to the character and appearance of an area. **Development involving front gardens should ensure that the character of the street is not unacceptably harmed and that appropriate boundary treatments and planting are retained.**	
MM9.10	Explanatory text New paragraph 9.1.48A	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. Qualitative aspects will be based on the context of any scheme, but may include functions such as; space for outdoor storage, hanging washing, or sitting outside. 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.	To provide clarity and provide examples of qualitative terms for the functions of private gardens

Open space

Policy GIA: Open space for recreation

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.11	Policy text	**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~~ having regard to the guidelines set out in the Council's strategies.** **Where new open space for recreation is created as part of a development, it will be expected to:**	To ensure that the Council's strategies are given appropriate weight in the assessment of development.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		i. Be of an appropriate minimum size and quality; **ii. Be publicly accessible;** **iii. Be appropriately designed to be safe, usable, integrated into the development site and maximise green infrastructure benefits and functions;** **iv. Take opportunities to connect to existing green spaces, active travel routes and the Nature Recovery Network; and** **v. Include a suitable long-term maintenance programme.** **Where achieving the desired level of quantity of open space for recreation, within the appropriate distance is not possible, quality improvements to nearby open spaces could be acceptable in addressing open space provision.**	To offer alternative routes where provision of open space requirement cannot be met and ensure consistency with NPPF.
MM9.12	Explanatory text Paragraph 9.2.6 Paragraph 9.2.7	9.2.6 The Council's ~~strategies~~ Parks and Green Spaces Strategy, or successor documents, provide further guidance on the approach to open space for recreation. 9.2.7 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. ~~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~~	For clarification on relevant Council strategies. To avoid repetition of policy text.

Policy GI1: Local Green Space

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.13	Introductory text Paragraphs 9.2.11 – 9.2.13	Paragraphs 9.2.11 – 9.2.13 deleted in full	The policy is not considered to be justified or effective.
MM9.13	Policy text	Policy GI1 deleted in full	The policy is not considered to be justified or effective. All sites previously identified as Local Green Space are now proposed through these modifications as Reserved Open Green Space (Policy GI2).
MM9.13	Explanatory text Paragraphs 9.2.14 – 9.2.15	Paragraphs 9.2.14 – 9.2.15 deleted in full	The policy is not considered to be justified or effective.

Policy GI2: Protected Open Space

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.14	Title	**Policy GI2: Protected ~~Reserved~~ Open ~~Green~~ Space**	To reflect combining of Policy GI2: Reserved Open Green Space and Policy GI3: Incidental Open Space
MM9.15	Introductory text Paragraph 9.2.16 New Paragraph 9.2.16A	9.2.16 ~~While not all open space has the characteristics of specially protected Local Green Space, t~~The city contains numerous open spaces of importance that are considered 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.~~ 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.	For clarification and consistency with other modifications To incorporate Policy GI3 – text amalgamated from 9.2.20 and 9.2.21
MM9.16	Policy text	**Development which would result in the loss of all or part of land identified as a ~~Reserved~~ Protected Open Green Space as shown on the Policies Map or land that meets the definition of Incidental Open Space will not be permitted unless it can be demonstrated that:** **~~i. The open space is no longer required for its open space function; and~~**	To incorporate Policy GI3 To rationalise i and ii (if i was true then ii is automatically true too) and

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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').~~ **iii. The proposed development would result in equivalent or better provision of open space in terms of quantity and quality in a suitable location** **iv. The development is for sports and recreation provision which either does not prejudice existing open space functions, or where the benefits of which clearly outweigh any loss of open space.** **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 significantly harmful impact on the space as a whole.**	to reflect paragraph 99 of the NPPF 2023 To allow an appropriate level of flexibility in considering development ancillary to the Open Space function
MM9.17	Explanatory text Paragraph 9.2.17 Paragraph 9.2.18 New Paragraph 9.2.19A	9.2.17 Any development proposals that would result in the loss or reduction of Reserved Open Green Space or Incidental Open Space 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. 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. In determining whether a development would create a deficiency in open space provision, regard will be had to the guidelines set out in the Council's Parks and Green Spaces Strategy or any relevant successor documents. The Council will consider both quantitative and qualitative factors when considering whether the loss of open space would result in a local deficiency. ... 9.2.19A In assessing the local importance of open spaces, including incidental open spaces, account will be taken of their contribution to the character and appearance of the area, their	To incorporate Policy GI3 and provide clarity and consistency with Policy GIA

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		level of use by local people and the availability of alternative provision in the immediate surroundings.	

Policy GI3: Incidental open spaces

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.18	Introductory text Paragraph 9.2.20	Paragraph 9.2.20 deleted in full	The substantive content of this policy has been incorporated into Policy GI2: Protected Open Space
MM9.18	Policy text	Policy GI3 deleted in full	The substantive content of this policy has been incorporated into Policy GI2: Protected Open Space
MM9.18	Explanatory text Paragraphs 9.2.21 – 9.2.22	Paragraphs 9.2.21-9.2.22 deleted in full.	The substantive content of this policy has been incorporated into Policy GI2: Protected Open Space

Policy GI4: Stapleton allotments and holdings – food growing Local Green Space

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM9.19	Title	Policy GI4: Stapleton allotments and holdings – food growing ~~Local~~ Green Space	Consequential amendment following deletion of Policy GI1: Local Green Space
MM9.20	Policy text	**The Stapleton allotments and holdings, as shown on the Policies Map, are ~~designated as Local Green Space~~ identified in recognition of their special importance for food growing and community use and will be retained as open space.** **Development proposals which are inconsistent with this role will not be permitted.** **Ancillary developments which directly support the food growing role of the land will be acceptable where they are consistent with other policies.**	Consequential amendment following deletion of Policy GI1: Local Green Space
MM9.21	Explanatory text	9.2.24 ~~The policy approach reflects Policy GI1 'Local Green Space'. The Local Green Space~~ The allotments are ~~is~~ also located within the Green Belt and any development proposal would need to be in accordance with Policy DS10.	Amendment following deletion of Policy GI1: Local Green Space

Chapter 10: Transport

Policy T1: Development and transport principles

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM10.1	Policy text 1st paragraph	**Development proposals will be ~~located where~~ expected to make appropriate provision for sustainable travel patterns ~~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.**	To ensure applicants are clear on the requirements of Policy T1.

Policy T2: Transport infrastructure improvements

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM10.2	Explanatory text Paragraph 10.13A and 10.16	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. ... 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	To clarify the details of how, and who, will be implementing these improvements and at what stage of the development process. To make reference to the JLTP5 and reflect the role of the JLTP as a statutory transport plan.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		(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.~~ 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.	

Policy T2A: Protected transport and movement routes

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM10.3	Explanatory text Paragraph 10.19A	... 10.19A The development of the infrastructure and movement routes on land safeguarded as part of Policy T2A is expected to be delivered during the plan period. Schemes which have not been delivered and the necessity of the safeguarded land will be re-evaluated in future reviews of the Plan.	To confirm the Council's position that infrastructure and movement routes related to this policy are expected to be delivered during the plan period.

Policy T3A: Transport development management

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM10.4	Policy text 1st and 4th bullet points	**Development should not give rise to unacceptable traffic conditions and will be expected to provide:**	For clarification To emphasise the importance of road safety -

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
	2nd paragraph	**i. Safe and ~~adequate~~ appropriate 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 safe ~~low~~ vehicle speeds;** **ii. Direct, clear, safe, convenient and attractive links to existing routes, local and wider services, amenities and facilities;** **iii. Adequate access to public transport including, where necessary, provision for public transport improvements;** **iv. For appropriate transport improvements to mitigate impacts on highways safety, or the residual cumulative impact on the road network, as a result of future development, taking into account reasonable future scenarios ~~overcome unsatisfactory transport conditions created or exacerbated by the development~~; and** **v. For pedestrians and cyclists including, where appropriate, enhancing the pedestrian and cycle network and, for major non-residential schemes, providing adequate changing, shower, storage and drying facilities for cyclists.** **~~Proposals should be supported by a Transport Assessment/Statement and/or a Travel Plan where development is likely to have a significant traffic impact.~~**	as suggested by National Highways. To clarify the wording on cumulative transport impacts using similar wording as the NPPF. To remove the reference to Transport Assessments/ Statements from the policy text as this requirement is included in the validation list.
MM10.5	Explanatory text Paragraph 10.25A and paragraphs 10.29-10.32	... 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. ...	Insert new paragraph in Explanation to cover Transport Assessments/ Statements. To remove the subsection on Transport assessments, statements and travel plans to avoid repetition

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~*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/Statements 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.~~ ~~*Application information*~~ ~~10.31 The following should be submitted with planning applications to show how the proposal addresses this policy:~~ • ~~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.~~ ~~10.32 Further guidance for other documents which may be required is provided in the TDMG.~~	following modification to include paragraph 10.25A. To remove the subsection 'Application information' to avoid repetition following modification to include paragraph 10.25A.

Policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM10.6	Policy text	**To support sustainable forms of development and objectives for reducing carbon emissions, proposals for parking, servicing and loading should make effective and efficient use of land and be integral to the design of the development.** **~~In accordance with~~ Having regard to the ~~standards and~~ guidance ~~contained within~~ set out in the Transport SPD, development proposals will be expected to:** **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** **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.** ***Electric vehicle charging*** **Development proposals which include parking ~~facilities~~ spaces will be expected to integrate the provision of 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~~ having regard to the guidance set out in the Transport SPD.**	To clarify that applicants must have regard to the forthcoming Transport SPD which will set out the necessary guidance. To clarify the context of the phrase 'appropriate servicing and loading facilities'. To clarify that the section of the policy regarding 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.
MM10.7	Explanatory text 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, 2nd paragraph, 2nd bullet point (above)

Policy T5: Public rights of way

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM10.8	Policy text 1st and 2nd paragraph	**Developments will be expected to protect and enhance ~~the function and amenity of~~ public rights of way.** **~~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 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. To remove the paragraph on diversions of public rights of way to reflect that this process is separate to local plan policies.

Policy T6: Active travel routes

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM10.9	Policy text	**In order to maximise opportunities for walking and cycling:** • **Development will protect the function ~~and amenity and make improvements to~~ of existing Active Travel Routes and make improvements to existing routes to ensure any adverse effects arising from development proposals are mitigated and the future needs of the development are addressed. ~~This will include bringing them up to specification with the latest design standards~~**	To remove the paragraph on diversions of public rights of way to reflect that this process is separate to local plan policies. To clarify the purpose of the policy relating to improvements to existing

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Development which contains proposed Active Travel Routes should incorporate and provide the proposed route contained within the development site~~, in accordance with~~ having regard to the ~~latest design standards~~ Transport Development Management Guidance.** • **Development which is adjacent to the Active Travel Route network should, where possible, provide connections with existing or proposed routes~~, in accordance with~~ having regard to the ~~latest design standards~~ Transport Development Management Guidance.** **Any new sections of Active Travel Routes or connections should be appropriately designed ~~to LTN 1/20 or subsequent guidance~~ having regard to the principles set out in the Council's Transport Development Management Guidance 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.**	active travel routes and removing the reference to the 'latest design standards'. To ensure applicants will consider the design guidance as set out in the TDMG. To ensure applicants will consider the design guidance as set out in the TDMG and remove the reference to LTN 1/20 for clarification.

Chapter 11: Community facilities

Policy CF1: Provision of community facilities

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM11.1	Introductory text New Paragraph 11.4A	11.4A 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.	To clarify that different policies are applicable to some types of community facility.
MM11.2	Policy text	**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 or according to the needs of the service users.** **Community facilities should be provided to serve new development in accordance with other relevant policies in this plan.** **~~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.~~** **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.** **Where community facilities are provided as an integral part of a development, they should wherever possible be within adaptable mixed-use buildings.**	To acknowledge that locations other than a centre may also be suitable. To clarify the policy and provide alternative methods of contribution to the provision of community facilities
MM11.3	Explanatory text	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	To acknowledge that locations other than a

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
	Paragraph 11.5 New Paragraph 11.5.A New Paragraph 11.5B	local centres or best according to the needs of service users. Higher-level facilities should be located within the most accessible parts of the city. 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. 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. If this contribution to the provision of community facilities cannot be secured on site, off-site contributions may be sought.	centre may also be suitable. To provide clarity on the trigger point for Policy CF1, and ensure that this trigger point is proportionate To provide clarity and flexibility on what contributions to the provision of Community Facilities may be sought.

Policy CF2: Retention of community facilities

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM11.4	Introductory text New Paragraph 11.8A	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.	To clarify that different policies are applicable to some types of community facility.
MM11.5	Policy text	**Proposals involving the loss of community facilities land or buildings will not be permitted unless it is demonstrated that:**	To provide clarity on how these matters will be secured.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		i. The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality that could potentially disadvantage the local community or, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land; or **ii. The building or land is no longer suitable to accommodate the current community use and cannot be retained or sensitively adapted to accommodate other community facilities; or** **iii. The community facility can be fully retained, enhanced or reinstated as part of any redevelopment of the building or land; or** **iv. Appropriate replacement community facilities are provided in a suitable alternative location.** **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.**	
MM11.6	Explanatory text Paragraph 11.9 Paragraph 11.10 Paragraph 11.13 Paragraph 11.14	~~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.~~ 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.	Remove definition of 'community facilities' for consistency with 11.1 To provide clarity on how a suitable location would be identified. To provide clarity on how suitable replacement facilities will be assessed.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		... 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 that does not disadvantage the community the existing facility serves. 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. 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	

Chapter 12: Net zero and climate

Policy NZC1: Climate change, sustainable design and construction

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM12.1	Introductory text paragraph 12.1.5. New paragraphs 12.1.5A-C.	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 and is adapted to the impacts of a changing climate. 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. 12.1.5A 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. 12.1.5B 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. 12.1.5C 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.	To retain appropriate content from NZC4 which is to be removed from the plan.

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MM12.2	Policy text List of five bullets following first paragraph. 2nd paragraph following list of five bullet points to be removed under previous modification. Subsection 'sustainable design standards' third paragraph. New subheading after 'Sustainable Design Standards'. New subheading following new subheading 'adapting to climate change'. New paragraph under	**Development should contribute to both mitigating and adapting to climate change, and to meeting local and national climate objectives.~~, through measures including:~~** • ~~**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.**~~ **New development will be expected to demonstrate ~~through Sustainability Statements~~ how it would incorporate ~~these~~ measures necessary to meet the requirements of the policies in this chapter. These measures should be integrated into the design of new development from the outset and be considered at all stages of the design process.** ***Sustainable Design Standards*** **For major non-residential development, a BREEAM assessment will be required. A BREEAM 'Excellent' rating will be required.** **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.** ~~**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**~~	To rationalise the policy and avoid repetition of other requirements set out in other policies within the NZC policy suite. To remove specific reference to sustainability statements and clarify where applicants will not need to demonstrate compliance with the policies in the chapter. To clarify that the other sustainable design standards are not required to demonstrate compliance with the policy and to remove reference to PassivHaus. To retain appropriate content from NZC4 which is to be removed from the plan. Amended previous modification. Text has been modified to better

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	subheading 'water efficiency'. Final paragraph under subheading 'water efficiency'. New paragraphs following final paragraph under subheading 'water efficiency'.	**~~voluntary use of quality assurance methods such as PassivHaus certification to support compliance with policies NZC1-NZC4 will be encouraged~~** ***Adapting to climate change*** **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. Adaptation responses to climate change should avoid or minimise increased to energy use and CO_2 emissions such as through the need for mechanical cooling.** ***Managing heat risk*** **Development should be designed to reduce the risk of internal overheating to an acceptable level over its lifetime. Technical modelling and assessment of overheating risk covering future climate scenarios should be carried out. 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'.** **Development should be designed to maintain comfort in outdoor spaces.** ***Water efficiency*** **Development should conserve water resources through water efficiency measures for internal and external water uses.** **Development of new homes will be expected to achieve a water efficiency standard of no more than 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.**	match content moved from policy NZC4. To clarify the requirement applies in the event of Document G being superseded.

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		Development proposals 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.	
MM12.3	Explanatory text Subheading 'Sustainability Statements'. New paragraphs following 12.1.7 in explanatory text. New subheading following paragraph 12.1.7B, new paragraphs 12.1.7C-D. Paragraph 12.1.10. Paragraph 12.1.12. Subheading 'water efficiency', after paragraph 12.1.12.	~~*Sustainability Statements*~~ 12.1.7 In order to demonstrate compliance with this policy, detailed information ~~Sustainability Statements~~ proportionate to the scale of development proposed should be submitted with planning applications. This typically takes the form of a sustainability statement, information on which can be found in the Local List of Planning Application Requirements. ~~These statements~~ Development proposals should set out a comprehensive approach to mitigating and adapting to climate change covering the full range of issues set out in policies NZC1 to NZC~~4~~3. 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. 12.1.7A Development of the following types will not be required to respond to the requirements of these policies: • Householder applications for alterations and extensions of development. • Extensions to existing non-residential buildings of up to 25% additional gross internal floorspace, to a maximum of 250m^2. • External works where no additional floor space is being created. • Applications for change of use for under 1,000 m^2 floor area where no increase in floor space or subdivision of units occurs. 12.1.7B More detailed information relating to application requirements and these exemptions can be found in the Council's Planning Application Requirements Local List. *Mitigating and adapting to climate change*	To clarify that applicants do not have to submit their compliance information in the form of a 'sustainability statement' only. To clarify to which forms of development the policies NZC1-3 do not apply. To retain appropriate content from NZC4 which is to be removed from the plan. To clarify that the other sustainable design standards are not required to demonstrate compliance with the policy. Ancillary change to water efficiency section following NZC4 modifications

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	Paragraph 12.1.13 New paragraph 13.1.13A New subheading after 12.1.13A. New paragraphs 12.1.13B-J	12.1.7C 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. Appropriate adaptation measures should cover: • Layout, form, massing and orientation of the development. • External hard and soft landscape design. • Building design and building integrated measures. • Use of green and blue infrastructure. 12.1.7D 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 potential future climates that could occur, and development proposals should be designed to be adaptable to potential long term climate change. ... 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. Use of these schemes can help applicants demonstrate that the development meets the requirements of the policies in this chapter but are not required. These include but are not limited to: • PassivHaus • Home Quality Mark • LEED • AECB Carbonlite Programme • NABERS UK	To retain appropriate content from NZC4 which is to be removed from the plan.

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		... 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.~~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 greywater recycling systems can repurpose water from sinks and showers for other uses like toilet flushing. 12.1.13A Water use for landscaping can be significant, particularly during hot and dry periods. To minimise this development can incorporate measures such as: • Select drought tolerant plant species. • Design landscapes to capture and store rainwater. • Where irrigation is necessary, use efficient systems such as sub-surface irrigation and moisture sensors to avoid waste. *Managing heat risk* 12.1.13B 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. 12.1.13C Inappropriate layout, orientation and form can add to risks associated with heat by trapping heat at ground level through reducing air movement and preventing heat radiating from surfaces to the sky. Key design considerations include:	

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		• 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. • Green infrastructure absorbs less heat, and evapotranspiration helps cool the surrounding areas. • 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. 12.1.13D During a heatwave, shaded outdoor areas can often be more comfortable than indoor spaces. To provide relief for building occupants, external areas can be designed to include areas of respite during heatwaves. Features that enhance external comfort include: • Shaded seating areas • Trees and green infrastructure • Heat reflective surfacing materials 12.1.13E 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. 12.1.13F 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. 12.1.13G The risk of overheating should be assessed using the methodologies within and compared to the standards in the following documents or future replacement standards: • CIBSE TM52 The limits of thermal comfort: avoiding overheating' for non-residential buildings	

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		• CIBSE TM59 Design methodology for the assessment of overheating risk in homes' for residential buildings 12.1.13H For specialist building types not covered by these documents, alternative standards may be proposed where justified. 12.1.13I 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. 12.1.13J 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.	

Policy NZC2: Net zero carbon development – operational carbon

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MM12.4	Policy title	**NZC2: ~~Net zero carbon development~~ Energy efficient buildings – operational carbon**	To reflect that the modifications to the policy as a result of the written ministerial statement of December 2023 mean the policy will not result in net zero carbon development.

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MM12.5	Introductory text	~~12.1.14 This policy requires development to achieve net zero carbon through maximising energy efficiency, utilising sustainable heating and cooling systems and incorporating onsite renewable energy generation.~~ ~~12.1.15 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.'~~ ~~12.1.16 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.~~ ~~12.1.17 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~~	To reflect the written ministerial statement of December 2023 The price value for tonne of CO_2 has been removed following examination hearings for clarity as it may change over time. 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.

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		~~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.~~ 12.1.14 This policy requires development to minimise CO_2 emissions through improving energy efficiency, utilising sustainable heating and cooling systems and incorporating onsite renewable energy generation. 12.1.15 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. 12.1.16 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.	The reference to sustainability statements has been removed. The reference to PassivHaus as an alternative route to compliance has been removed. 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 list to a numbered list for clarification. The explanation text has been modified to refer to generally to heat networks.
MM12.6	Policy text	***Energy ~~use~~ efficiency in new development*** **Development will be expected to:** • **~~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, and lighting ~~and unregulated energy~~ consumption through energy efficiency measures; 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**	

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		• **Meet the specific standards below and offset any outstanding regulated CO_2 emissions. ~~Meet any outstanding reduction in residual energy use through energy offsetting.~~** **New development should demonstrate ~~through an energy strategy set out as part of its Sustainability Statement~~ how these requirements will be met, including the specific standards set out below.** ***Specific standards for development*** **Development will be expected to:** • **For homes, achieve a 10% improvement on the Target Fabric Energy Efficiency Rate.** • **For homes, achieve a 100% reduction in regulated CO_2 emissions from the Target Emission Rate calculated using the in-force version of SAP, Home Energy Model or future replacement.** • **For non-residential development, achieve a 100% reduction in regulated CO_2 emissions from the Target Emission Rate calculated using National Calculation Methodology compliant software or future replacement.** • **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'.** ~~• Achieve a maximum 15-20 kWh/m^2/yr space heating demand;~~ ~~• Achieve the following standards:~~ ~~○ In the case of new homes and other forms of accommodation, a maximum energy use intensity of 35kWh/m^2/yr;~~	

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		~~○ In the case of major non-residential development, the operationat 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.~~ **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 CO_2 emissions should be offset as set out below.** **~~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/m^2fp/yr – where m^2fp is the area of the footprint of the building(s). ~~needs of the development should be met by offsetting measures as set out below.~~** **~~Energy~~ Carbon offsetting** **Where the above requirements for ~~energy use~~ CO_2 emission reduction cannot be met by on-site measures alone, any remaining CO_2 emissions will be met by either:** • **A financial contribution towards the Council's ~~energy~~ carbon offset fund; or** • **Securing the provision of acceptable directly linked or near-site new additional renewable electricity generation provision.** **The financial contribution required will be a one-off payment equivalent to the cost of mitigating the remaining CO_2 emissions off-site over a 30 year period. The value of a tonne of CO_{2e} is tied to the high scenario in the valuation of Energy Use and Greenhouse Gas supplementary guidance to the treasury's Green Book.**	

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		~~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).~~ ***Development involving existing buildings*** **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 CO_2 emissions have ~~energy demand has~~ been reduced to the lowest practical level using energy efficiency measures, heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and that on-site renewable energy generation will be maximised. Carbon emissions should be assessed through the same calculation methodology as new buildings.** ***~~PassivHaus buildings~~*** **~~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 CO_2 emissions energy use, on-site renewables, and energy carbon offsetting and minimising the performance gap will not need to be met.~~** **~~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.~~**	

		System flexibility **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:** • **Minimising energy demand at peak times;** • **Smart controls;** • **Allocating space for internal and/or external thermal and electrical energy storage; and** • **Provision for vehicle-to-grid charging.** ***Heating and Cooling Systems*** **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:** 1. **~~Where possible,~~ Connection to an existing classified heat network or a new classified heat network from the point of occupation unless it is clearly demonstrated that it is not feasible or viable, or that an alternative approach would provide at least the same degree of benefit;** 2. **~~Elsewhere,~~ Employing communal or individual renewable heating systems ~~which is fossil fuel free~~.** 3. **Communal or individual low carbon systems.** **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.** **The creation of new heat networks should be considered in the case of proposals that would provide more than 100 homes or 10,000m^2 floorspace within or adjacent to areas of growth and regeneration identified in the development strategy or other areas of significant development. In these cases, a feasibility study should be undertaken to**	

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		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. **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:** • **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.** ***~~Delivering modelled performance~~ Minimising the performance gap*** **~~Proposed~~Major development will be expected to minimise the potential performance gap between design aspiration and completed development by implementing a recognised quality regime from design through to handover.** **Major development should calculate and report predicted energy use using an energy performance model.**	
MM12.7	Explanatory text	*Energy use in new development and development involving existing buildings* 12.1.17 Proposals for development should be accompanied by ~~an energy strategy as part of the Sustainability Statement submitted with the planning application~~ detailed modelling and demonstrate how the development has met the specific standards set in the policy. ~~12.1.19 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~~	

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		~~the annual energy use per m^2 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 Passivl laus 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 modelling software. Any change to this will be detailed in further guidance issued by the Council.~~ ~~12.1.20 The energy strategy should model and demonstrate how the maximum space heating demand target of 15-20 kWh/m^2/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/m^2/yr, while bungalows or other less dense forms of development will be expected to achieve a higher value within this range.~~ 12.1.18 The development proposal's supporting documentation ~~energy strategy~~ should demonstrate how: • The development will be highly energy efficient, with the demand for heating, cooling, hot water, auxiliary energy, and lighting ~~and unregulated~~ energy consumption will be minimised through energy efficiency measures; then • The remaining heating and cooling demand can be met sustainably; then • Provide on-site renewable energy generation in line with the policy's targets ~~will achieve net zero energy~~; then • Any remaining outstanding reduction in residual emissions will be achieved through accepted means of carbon ~~energy~~ offset. 12.1.19 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	

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		minimum standards for thermal elements, controlled fittings and building services for work on existing buildings in Approved Document L of the Building Regulations. ~~12.1.22 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.~~ 12.1.20 The proposal ~~energy strategy~~ should set out the choice of renewable heating and cooling systems and how these have been selected. ~~12.1.24 The energy strategy should also report the building's performance against the latest version of the Building Regulations Part L or future equivalent.~~ ~~*Energy*~~ *Carbon offset fund* 12.1.21 For carbon ~~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 meet the policy's standards ~~provide sufficient renewable electricity generation on-site~~. 12.1.22 Financial contributions towards the Council's ~~energy~~ carbon offset fund will be spent on the delivery of carbon saving measures relating to the built environment ~~new additional renewable energy generation~~ within the city. The financial contribution cost per tonne of CO_{2e} ~~MWh~~ will be updated periodically to reflect the government's carbon valuation figures ~~costs of administrating, purchasing and installing additional solar PV~~. ~~*PassivHaus*~~ ~~12.1.27 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.~~	

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		~~12.1.28 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.~~ *Heating and Cooling Systems* 12.1.23 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). 12.1.24 Where hydrogen constitutes all or part of the energy mix for a development's heating or cooling systems, all CO_2 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, a 20-year integrated time period should be used and a global warming potential for methane of 86. 12.1.25 The policy approach to heating systems intentionally ~~excludes~~ seeks to avoid the use of non-renewable electrical space and water heating, individual gas boilers and solid biomass boilers. 12.1.26 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. 12.1.27 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. 12.1.28 This should be demonstrated by showing that the development could meet comfort requirements without active cooling if the useability issues were not present. *Heat networks*	

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		12.1.29 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 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~~ A number of heat networks are already active in the city and are being expanded (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. 12.1.30 ~~Bristol Heat Networks Ltd is delivering heat networks which are~~ These networks are working towards being zero carbon by 2030, through: • 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. ... 12.1.33 'Classified heat networks' ~~include those being developed by Bristol Heat Networks Ltd and other providers that~~ meet the following requirements: • 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	

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		in line with the city's carbon neutral aspirations. The actions in the decarbonisation plan should demonstrably be in included in the heat network's business plan. • They offer fair and transparent prices to the consumer, committing to: o Publicly disclose any fixed charges, tariffs and unit rates and provide clear explanation about how prices are set to customers. o Prices that are equal or less than an appropriate low carbon counterfactual for the customer. • 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. … ~~12.1.41 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.~~ *Minimising the performance gap ~~Delivering modelled performance~~* … 12.1.38 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	

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		occupiers can understand whether their building is performing well and take corrective action if not. 12.1.39 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. The modelling approach in CIBSE TM54: Evaluating Operational Energy Use at Design Stage is the current preferred approach.	

Policy NZC3: Embodied carbon, materials and circular economy

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM12.8	Policy text beginning from subheading 'Embodied carbon – major applications'	**...** ***Embodied carbon – major applications*** **Major development will be required to undertake an embodied carbon assessment, submitted ~~as part of the Sustainability Statement~~ with the planning application, using a nationally recognised embodied carbon assessment methodology, and demonstrate actions taken and an ongoing strategy to reduce embodied carbon emissions.** **New development will be expected to achieve the following targets as a minimum:** **Upfront embodied carbon (construction phase):** • **Residential (4 storeys or fewer) - <400 kgCO_2e/m^2** • **Residential (5 storeys or greater) - <500 kgCO_2e/m^2** • **Major non-residential schemes - <600 kgCO_2e/m^2** **Whole life-cycle embodied carbon:**	To clarify the term 'feasibly' as indicating technically unfeasible. To remove the price figure which may change over time. To imbed the global warming potential figure in policy wording.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Residential (4 storeys or fewer) - <625 $kgCO_2e/m^2$** • **Residential (5 storeys or greater) - <800 $kgCO_2e/m^2$** • **Major non-residential schemes - <970 $kgCO_2e/m^2$** **Where it is clearly demonstrated that it is not technically feasible for these targets ~~cannot be feasibly~~ to be met, a full justification will be required as part of the embodied carbon assessment.** **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)~~.** ***Refrigerants*** **In all development with fixed building services that include a refrigerant, the global warming impact of the refrigerants should be minimised by:** • **Designing to minimise the volume and mass of refrigerants.** • **Selecting equipment that uses refrigerant with low global warming potential.** • **Implementing measures to minimise the risk of and detect refrigerant leakage.** **Refrigerants and their associated impacts should be included within the embodied carbon assessment. 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.** **…**	
MM12.9	Explanatory text paragraph 12.1.52	… *Embodied carbon*	To provide clarity as to which RICS Professional Statement Whole Life Carbon Assessment

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		12.1.51 An embodied carbon strategy should be ~~included within the Sustainability Statement~~ submitted alongside the planning application. This should demonstrate how embodied carbon has been minimised through following the principles in the policy. Demonstrating that the development will meet the appropriate embodied carbon limits from the UK Net Zero Carbon Buildings Standard is one method of demonstrating that the development has minimised embodied carbon. 12.1.52 Embodied carbon assessments should be undertaken 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 latest RICS Professional Statement Whole Life Carbon Assessment for the Built Environment is the preferred methodology.	methodology should be used.

Policy NZC4: Adaptation to a changing climate

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM12.10	Introductory text Paragraphs 12.1.68 – 12.1.73	Paragraphs 12.1.68 – 12.1.73 deleted in full	The policy is not considered to be justified. Relevant content of this policy has been incorporated into Policy NZC1: Climate change, sustainable design and construction.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM12.10	Policy text	Policy NZC4 deleted in full	The policy is not considered to be justified. Relevant content of this policy has been incorporated into Policy NZC1: Climate change, sustainable design and construction.
MM12.10	Explanatory text Paragraphs 12.1.74 – 12.1.86	Paragraphs 12.1.74 – 12.1.86 deleted in full	The policy is not considered to be justified. Relevant content of this policy has been incorporated into Policy NZC1: Climate change, sustainable design and construction.

Policy: NZC5: Renewable energy and energy efficiency

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM12.11	Policy text	***Renewable energy*** **Proposals for the utilisation, distribution and development of new renewable energy capacity and energy storage, including large-scale freestanding installations, will be**	To not unnecessarily repeat the planning balance for clarity.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		encouraged. The Council will also support the expansion of heat networks in the city and their associated infrastructure. **~~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.~~** **~~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.~~** ***Energy efficiency retrofit, sustainable heating and renewable energy systems*** **Proposals for energy-efficiency retrofit, the installation of heat pumps or other sustainable heating systems and building-level renewable energy generation will be encouraged. 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.**	To clarify how the encouragement for retrofitting would be considered in the context of heritage assets.
MM12.12	Explanatory text paragraph 12.1.96	... 12.1.96 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. 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. ...	To clarify how the encouragement for retrofitting would be considered in the context of heritage assets.

Flood risk

Policy FR1: Flood risk and water management

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM12.13	Policy text	**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.~~** **Development in areas at risk of flooding will be expected to:** • **Be resilient to flooding through design and layout, and / or** • **Incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and / or a contribution towards or a commitment to undertake such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime.** ***Water management and sustainable drainage systems*** **~~All development will also be expected to~~ Development should incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. ~~This~~ 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.** **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.**	For clarity and consistency with national planning policy in relation to the sequential approach. For clarity and consistency with national planning policy in relation to the sequential approach. For clarity and consistency with national planning policy in relation to SUDS. 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.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM12.14	Explanatory text	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, for example where it is essential for regeneration or where necessary to meet the development requirements of the city, 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. ... 12.2.5A 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. ~~15.2.6 The level and distribution of development set out in the local plan is considered to pass the sequential test. In short, however:~~ • ~~Since there is sufficient capacity in Flood Zone 1, development of sites lying in undefended Flood Zone 3 as existing or with climate change will not be required in order to meet the target of 1,925 homes per year.~~ • ~~It is not proposed to designate greenfield sites for industrial and warehousing use where that land is at undefended risk of flooding and does not already benefit from planning permission.~~ ~~Some office development may be necessary on land at risk of flooding in the city centre in order to meet identified employment development needs, given that there are insufficient sites on~~	For clarity and consistency with national planning policy in relation to the sequential approach. To delete the incorrect paragraph, which is not required for the interpretation and application of policy FR1 For clarity given that sustainability statements may not always be required.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~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.~~ .. 15.2.9 A strategy for SUDS should be submitted to demonstrate compliance with the requirements of this policy ~~included in the Sustainability Statement submitted in accordance with other policies in this chapter~~. 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.	

Chapter 13: Design and conservation

Chapter introductory section

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.1	Paragraph 13.1.1	13.1.1 As set out in the National Planning Policy Framework, the creation of high quality, ~~beautiful~~ and sustainable buildings and places is fundamental to what the planning and development process should achieve.	To align the policy wording with the government's proposed amendments to the NPPF July/August 2024.

Policy DPM1: Delivering well-designed, inclusive places

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.2	Introductory text paragraph 13.1.6	13.1.6 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 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. 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.	To clarify the policy is intended to provide positive guidance for applicants in preparing proposals.
MM13.3	Policy text	**New development in Bristol should create or contribute to well-designed places. To be considered well-designed, development will be expected to:** • **Deliver high quality, ~~beautiful,~~ safe, healthy and sustainable buildings and places;** • **Be liveable, providing a safe, healthy, high-quality environment for future occupiers;**	To align the policy wording with the government's proposed amendments to the NPPF July/August 2024.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• **Be neighbourly, safeguarding the amenity and sustainability of existing development; and** • **Be inclusive, providing for equality of access and opportunity in its layout and design.** **Major ~~applications~~ development proposals 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.** **…** ***Public art and cultural activity*** **New development should enable the delivery of permanent and temporary public art and other cultural activity.** **~~Development proposals which are over 100 dwellings or 1,000m^2; 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 requirement applies to development proposals which are over 100 dwellings or non-residential development of 1,000m^2 or more and which either:** **i. Are open to the public or which interact with significant areas of public realm; or** **ii. Create significant areas of public realm.** **Development proposals that meet this threshold will be expected to demonstrate how the provision/promotion of public art and cultural activity has been addressed.** ***Design guides and codes*** **Proposals will be expected to be consistent with the Council's published design guides and codes. Regard should also be had to masterplans and spatial frameworks where they contain considerations relating to design.**	To provide consistency when referring to major development proposals. To provide greater clarity to the policy threshold which at present suggests there are three thresholds rather than one.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.4	Explanatory text paragraph 13.1.9, 13.1.15	13.1.9 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. 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 1,000m^2 or 1ha or more. ... 13.1.15 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. 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 area of growth and regeneration where significant development is expected to come forward, securing provision through financial contributions may be appropriate.	To provide the definition of major development directly for clarity. To provide clarity on whether financial contributions or incorporation into design should be used to deliver public art.

Policy DC1: Liveability in residential development including space standards, aspect and private outdoor space

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.5	Policy text	**Development proposals should develop land to its optimum density having regard to the minimum densities sought by Policy UL2 'Residential densities' and create a liveable environment having regard to all other relevant policies in this plan.**	To provide further clarity on the approach to proposals for specialist forms of accommodation.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Proposals should follow the guidance set out in the Council's supplementary planning document 'Urban Living: Making Successful places at Higher Densities' and the Council's design guides and codes. **Development that does not create a liveable environment for future occupiers and neighbouring development will not be permitted.** ***Internal space standards*** **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.** **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 or any successor documents.** **...**	
MM13.6	Explanatory text paragraph 13.1.22	*Private outdoor space* 13.1.22 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.

Policy DC2: Tall buildings

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.7	Introductory text paragraph 13.1.23	13.1.23 Tall buildings also give rise to particular issues related to their height, massing and prominence as set out in this policy which applies to buildings of 30 metres or more (equivalent to 10 storeys). 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.
MM13.8	Policy text	**In the locations for the most intensive forms of development set out in Policy UL1 'Effective and efficient use of land' (Inner Urban Area, Bristol City Centre, Temple Quarter and St Philip's Marsh) or as identified in policies for specified regeneration areas, tall buildings may be appropriate where they would contribute positively to the character and function of the urban environment.** **For the purposes of this policy tall buildings are defined as those of 30 metres or more (equivalent to 10 storeys).** **Tall buildings should be designed and located to be visually attractive, creating a positive feature in the urban environment from nearby viewpoints through to distant views, taking into account their individual and cumulative contribution with other existing and proposed tall buildings.** **Proposals for tall buildings will be expected to demonstrate high quality design throughout their height to reflect their wider impact on the urban environment and skyline.** **Tall buildings should not have a harmful impact by reason of:** **I. Creation of excessive shadowing and wind deflection or other harmful micro climate effects;**	To define tall buildings in policy wording. To add greater emphasis to the need to ensure heritage assets are adequately considered in the preparation of tall building proposals. For clarification and to include reference to 'townscape'. Also to include reference micro climate impact assessment in policy wording. To provide greater clarity to the status of guidance in the Urban Living SPD and

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		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.** **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.** **Residential tall buildings should be liveable in accordance with Policies DPM1 'Delivering well-designed, inclusive places' and DC1 'Liveability in residential development including space standards'.** **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. 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.** **Proposals will be expected to conform with relevant local design guides and codes. Proposals for tall buildings should also have regard to ~~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' or successor documents.**	its function as an aid in design of tall buildings.
MM13.9	Explanatory text	~~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.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		13.1.28 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. 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. 13.1.A 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. 13.1.29 Townscape/Landscape and Visual Impact Assessments should be submitted for applications for tall buildings. ~~will be necessary to enable the visual impact of tall buildings from near and distant viewpoints to be assessed. This~~ These 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.~~	Subsequent modification to clarify the status of the Urban Living SPD as guidance for design. To clarify where tall building proposals should be accompanied by a heritage statement. Subsequent modification to explanation text from previous modification – to 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: Alterations to existing buildings

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.10	Introductory text Paragraph 13.1.30	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 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.	To explain the meaning of safeguarding the amenity of existing development.
MM13.11	Policy text	**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 when the development involves a heritage asset such as a listed building. Where identifiable and relevant to the proposal, the reinstatement of such traditional and distinctive features and fabric will be encouraged;** **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.** **…**	To provide greater clarity to the requirement to retain and/or reinstate traditional or distinctive architectural features.
MM13.12	Explanatory text Paragraph 13.1.34 to 13.1.36	… 13.1.34 For proposals involving alterations or extensions to heritage assets such as listed buildings, 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~~ Where identifiable and relevant, the sympathetic reinstatement of lost features and the removal of unsympathetic additions will be encouraged. If traditional facing materials exist and cannot be practicably retained in situ, they should be suitably reclaimed for	To provide greater clarity to the requirement to retain and/or reinstate traditional or distinctive architectural features and how those features can be identified.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		re-use as part of the proposed development. Applicants should consider any traditional or distinctive architectural features and fabric in their submission documentation. … 13.1.36 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. Regard should be had to the Urban Living SPD which defines this as for a 1-2 person dwelling, providing approximately 5m^2 with an additional 1m^2 per additional occupant. …	To outline the meaning of 'sufficient usable' external space.

Policy DC4: Recycling and refuse provision in new development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.13	Policy text	***Recycling and refuse in new development*** **All new development will be expected to provide, as a minimum:** • **In the case of non-residential developments, shared housing and major flatted development, shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.** • **In the case of other residential development:** ○ **Sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime; or**	To provide clarification to ensure the policy is effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		○ **Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole (this could include whole street solutions).** **Recycling and refuse provision will be expected to be designed with regard to the accessibility needs of residents and users.** **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).** **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) or any other successor document. Any updates to this guidance should be reflected in development proposals.** **…**	

Heritage and the historic environment

Policy CHE1: Conservation and the historic environment

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.14	Introductory text paragraph 13.2.5	... 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 clarity as to when heritage statements are required by the policy.
MM13.15	Policy text	**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.** **...** ***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** **iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and**	To provide an overarching link to the policy and the application of national planning policy regarding heritage, ensuring consistency. 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

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		iv. Demonstrate how the local character of the area will be respected. **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.** ***Harm, significance and public benefits*** **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.** **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.** ***Recording the asset*** **Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:** **i. Instigate a programme of recording of that asset; and** **ii. Ensure the publication and archiving of that record in an appropriate form.** ***Energy efficiency retrofit, sustainable heating and renewable energy systems*** **The installation of energy efficiency measures, sustainable heating and renewable energy generation systems in listed buildings or those within conservation areas will be supported provided that the proposals would not adversely affect the character and appearance of the heritage asset.**	and harm. This modification was prepared following discussions between Historic England and the Council as part of preparing a statement of common ground.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.16	Explanatory text Paragraph 13.2.8 to 13.2.14	13.2.8 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 National Planning Practice Guidance (Historic Environment). ~~Practice Guide to PPS5: Planning for the Historic Environment.~~ 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. *Heritage Statements* 13.2.9 A heritage statement should be submitted with planning applications which will or are likely to impact heritage assets 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. ... 13.2.14 In addition to these resources, the Council has produced Our Inherited City, a strategy for managing Bristol's heritage. 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. 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. ...	To correct erroneous reference to outdated guidance. To reflect the importance of the Heritage at Risk Register and the public benefit of removing risk to heritage assets. To provide greater clarity to when a heritage statement is required by the policy. To better reflect the role of Bristol's heritage strategy and the Council's intention to update it.

Policy AD1: Advertisements

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM13.17	Policy text	**An advertisement will be considered to have an unacceptable impact on amenity where it would:** • **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 that would unacceptably harm visual or aural amenity;** • **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~~ another nuisance; or** • **Result in a negative impact upon residents' living conditions by reason of its siting or illumination.**	Additional wording to clarify meaning of 'clutter'. To clarify that the policy applies to advertisements that impact both visual and aural amenity rather than just both. To avoid repetition of points made by the second bullet point.

Chapter 14: Health, wellbeing and food sustainability

Policy HW1: Pollution control and water quality

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM14.1	Explanatory text New paragraph before paragraph 14.1.13 Modifications to paragraph 14.1.13	14.1.A 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 environment and how they can me managed. Most water bodies within the area have an objective to achieve 'good ecological status', defined as 'a slight variation from undisturbed conditions' 14.1.13 Diffuse pollution from development close to watercourses can be reduced through filtration and interception. 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.	To provide greater clarity to the terms WFD, Severn River Basin Management Plan and 'good ecological status'. To provide greater clarity to how development will be expected to support improved water quality.

Policy HW2: Air quality

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM14.2	Policy text	***Air quality impact of new development*** **Development ~~with the potential to~~ that would generate significant numbers of additional vehicle journeys by way of its location and scale will be expected to provide an appropriate, and proportionate, level of sustainable transport improvements consistent**	To clarify what is meant by 'significant' and 'appropriate'. To ensure the wording is effective by describing a

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		with Policy T1 'Development and transport principles' and Policy T3A 'Transport development management'. ***Development with a specific local air quality impact*** **Development that ~~has the potential to~~ would produce ~~for significant~~ local emissions to the significant detriment of air quality 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 such that the negative impact it will have on air quality is minimised and it will not have adverse impacts on human health and will not be permitted in proximity to homes, schools or other existing sensitive uses.** **Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design.** ***Air quality and biodiversity*** **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 required to provide an appropriate scheme of mitigation and will not be permitted unless its impact can be adequately mitigated.**	definitive effect to be mitigated. To ensure the potential impact of air quality on biodiversity is properly addressed. To clarify that the provision of mitigation will be required.

Policy HW1A: Noise

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM14.3	Policy text	**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.** **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 prevent any undue harm.** **…**	To ensure consideration is had to the impact of noise generated throughout the construction phase of development.

Health impacts of development

Policy HW2B: Health and development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM14.4	Policy text	**Development should contribute to reducing the causes of ill health, improving health and reducing health inequalities within the city through:** **i. Addressing any adverse health impacts;** **ii. Providing a healthy living environment;** **iii. Promoting and enabling healthy lifestyles as the normal, easy choice;** **iv. Providing good access to health facilities and services.** **Developments that will have an unacceptable impact on health and wellbeing will not be permitted.** ~~***Health impact assessments***~~ ~~**A Health Impact Assessment will be required for residential developments of 100 or more units, non-residential developments of 10,000m^2 or more and for other developments where the proposal is likely to have a significant impact on health and wellbeing. Where significant impacts are identified, measures to mitigate the adverse impact of the development will be provided and/or secured by planning obligations.**~~	To relocate references to submission requirements to the explanatory text. To remove the threshold for submitting a health impact assessment. To set out the need for health impact assessments To relocate references to submission requirements to the explanatory text. To remove the threshold for submitting a health impact assessment.
MM14.5	Explanatory text	14.2.4 This policy ensures that health and wellbeing, including health inequalities, are considered in the design and determination of planning applications with the goal of creating healthy places that support residents' mental and physical health and wellbeing. Creating high	To clarify types of development that may have an impact on health and wellbeing,

		quality environments which enable our citizens to grow, play, live, work and grow old in is a core priority of the Council. To meet this priority, development should, wherever possible: i. Support and enable people to make healthy choices; ii. make these choices easier; iii. enable active ageing to become the norm rather than the exception; and iv. address health inequalities. *Health impact assessments* 14.2.5 ~~A health impact assessment may be required from proposals of a smaller scale than 100 dwellings or 10,000m^2 of non-residential floorspace. Depending on the development's location, proximity to certain uses and other characteristics, a health impact assessment may be required.~~ A Health Impact Assessment may be required for applications where the development proposal is likely to have a significant impact on health and wellbeing due to its scale, type, location, proximity to certain uses, or other characteristics. Under these circumstances, the potential health impacts will need to be considered as the proposal is likely to involve or impact many users or expose its users to existing or arising poor health environments. 14.2.6 A health impact assessment would be used to help identify ~~should demonstrate how~~ any likely impacts, both positive and negative, of a proposal on the health and wellbeing of future occupants and the surrounding community ~~have been identified and addressed~~. It should demonstrate how, through appropriate measures, any potential negative outcomes may be mitigated, any required mitigation is properly planned and delivered, and any ~~benefits~~ opportunities to secure wider positive health outcomes and address health inequalities are maximised. 14.2.A Where significant impacts are identified, measures to mitigate the adverse impact of the development will be provided and/or secured by planning obligations.	necessitating a HIA to be submitted. To ensure that the practice note is utilised effectively and to clarify how to judge when an HIA will be required.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		14.2.7 ~~Applicants should refer~~ Reference may be made to the Council's practice note 'Planning a healthier Bristol: assessing the health impacts of development' ~~when assessing~~ in order to establish whether a Health Impact Assessment is ~~necessary and if so, during its preparation~~ required, and what it should contain. The practice note provides details of what is expected in terms of appropriate methodology and approach and will be updated alongside the publication of this plan. 14.2.B The following are examples of development proposals where a health impact assessment is likely to be required: • Development that is a source of sound, light, noise or air pollution, such as a live entertainment venue or heavy industrial premises. • Development that is likely to generate a significant number of private vehicle journeys, causing an increase in sound, light, noise, air pollution and traffic, such as a large retail facility not well-served by sustainable modes of transport. • Development that is not a source of pollution, but is located proximate to a source of pollution that is likely to expose occupants to it, such as residential development sited near a major traffic route. • Major developments where the proposal has the potential to affect many occupants and users both onsite and across the wider area, especially when the proposal is located in an area of existing poor health outcomes. ...	

Policy HW3: Takeaways

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM14.6	Policy text New subheading at beginning of policy wording	**Health impacts** **Proposals for takeaways ~~in centres, edge of centre locations or at out of centre locations~~ that are likely to influence behaviour harmful to health or the promotion of healthy lifestyles will not be permitted.** ***~~Impacts on young people~~*** **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.** ***~~Concentration of takeaways~~*** **Proposals for takeaways will not be permitted where:** • **There would be a ~~harmful~~ concentration of takeaways harmful to health within a retail centre; or** • **The development would result in three or more adjacent takeaways.** …	To make it clear that the policy is intended to apply 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. To provide greater clarity to the application of the policy, dividing the impacts to be assessed into two clearer categories: health and amenity.

Food sustainability

Policy FS1: The provision of allotments

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM14.7	Explanatory text paragraph 14.3.12	14.3.12 Where on-site provision is not practicable, off-site provision will be acceptable. Applicants seeking to utilise offsite provision should demonstrate in their design documentation and viability reporting that on-site provision is not practicable. ...	To provide further clarity to applicants how they should demonstrate that on-site provision of allotments is not practicable.

Policy FS3: The protection of existing food growing enterprises and allotments

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM14.8	Policy text	**Development which would have an unacceptable impact on the viability of an existing local food growing enterprise will not be permitted.** **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.**	To remove unnecessary wording.

Chapter 15: Utilities and minerals

Policy UM1: Telecommunications

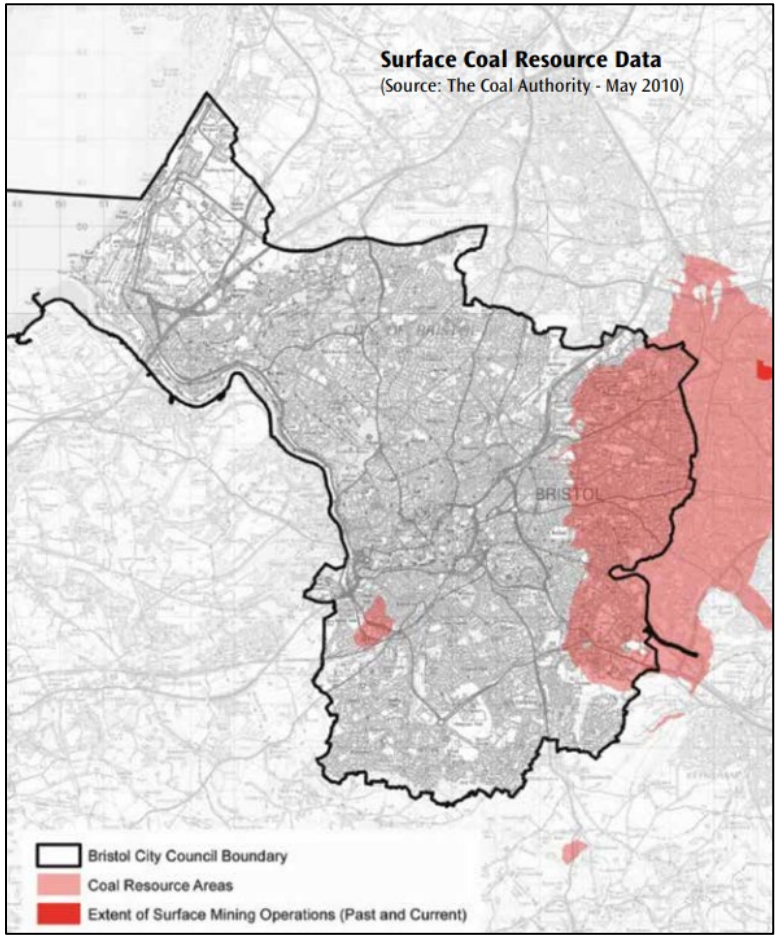
Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM15.1	Policy text	**Proposals for new or upgraded telecommunications equipment and installations will be permitted provided that:** • **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.** **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.**	For consistency with national planning policy.

Policy UM2: Unstable land

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM15.2	Introductory text paragraphs 15.5 - 15.6	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 where coal mining was particularly prominent historically. 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 and other areas of the city where historic mining activities were undertaken. 15.6 This policy sets out the approach to sites where there is reason to suspect unstable land due to historic mining or other subterranean activities or other physical features being present and where the risk of instability has the potential to materially affect both the development and neighbouring development by way of potentially causing issues such as subsidence and the potential collapse of workings and shafts. 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.	To clarify the scope of the policy as covering the entire city, with particular regard to areas where historic coal mining was most prevalent. To clarify what is meant by 'reason to suspect' and 'materially affect'.
MM15.3	Explanatory text paragraph 15.7	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~~ Mining Remediation Authority has identified locations of 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~~ Mining Remediation Authority 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~~ Mining Remediation Authority in the implementation of this policy.	To reflect the change of name of the Coal Authority.

Policy UM3: Mineral Safeguarding Areas

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MM15.4	Explanatory text Diagram to be inserted after paragraph 15.11	15.11 The Mining Remediation Authority ~~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 Mining Remediation Authority ~~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 reflect the change of name of the Coal Authority. To provide clarification on the extent of the Coal Resource Areas.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
			

Chapter 16: Development allocations

Policy DA1: Proposed development allocations

<table>
<tr><th>Main modification reference</th><th>Policy section and/or paragraph</th><th>Suggested main modification
New text is underlined and deleted text is ~~struck-through~~</th><th>Reason for modification</th></tr>
<tr><td>MM16.1</td><td>Proposed development allocations - tables of allocated sites</td><td>Amend the following sites from the tables:

Reference | Site address | Allocation

BDA0302 | Land to the west of Ashton Gate, Marsh Road / Winterstoke Road, Ashton Gate | Mixed-use with residential, which could include a sports and convention centre, a hotel, offices, retail, gym and club museum ~~which could include: offices, hotel, sports, leisure and housing.~~

BDA0304 | 1-25 Bedminster Down Road, Bedminster | Housing, or ~~H~~housing-led mixed uses with flexible workspace

BDA0305 | 233-237 West Street, Bedminster | Housing, or ~~H~~housing-led mixed uses with flexible workspace

BDA0401 | Land at Gloucester Road / Merton Road, Horfield | Housing, or housing-led mixed uses with flexible workspace and community uses ~~Comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses.~~

...</td><td>Consequential amendments – see Development Allocations Annex. Also certain allocations are no longer required, for instance because the sites have already been built out.</td></tr>
</table>

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
		BDA0802	Redcliffe ~~Way~~ Wharf	~~On appropriate sites the area would be suitable for residential led growth, supported by a mix of uses including offices, community infrastructure, leisure uses and culture / tourism uses, which may include hotel uses. An element of retail will be acceptable on appropriate sites subject to consideration of impact on designated shopping areas.~~ Residential mixed use, which may incorporate, business, office, retail (subject to consideration of its impact on other designated shopping areas) community infrastructure, leisure uses, culture / tourism uses and hotel use.	
		…			
		BDA1401	Previously developed land at Hartcliffe Way, Bedminster	Housing, or ~~H~~housing-led mixed uses with flexible workspace	
		BDA1402	Previously developed land to the west of Redford House, Nover's Hill	Housing, or ~~H~~housing-led mixed uses with flexible workspace	
		…			
		BDA1601	Land to the rear of 96 Church Road / Orchard Drive, Bishopsworth	Housing, or ~~H~~housing-led mixed uses with flexible workspace	
		…			

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
		BDA2002	~~272-276 and~~ 290-294~~298~~ Southmead Road	Housing, which may incorporate compatible workspace	
		...			
		BDA2601	Land at Two Mile Hill Road / Charlton Road, St George	~~Comprehensive development of~~ ~~h~~Housing, or housing-led mixed uses with flexible workspace	
		...			
		BDA2603	Land at Two Mile Hill Road / Waters Road, St George	Housing, or ~~H~~housing~~-~~led mixed uses with flexible workspace	
		...			
		BDA2801	Land to the south of Blackswarth Road, St George	Housing, or ~~H~~housing-led mixed uses with flexible workspace	
		...			
		BDA2803	~~222~~ 226-232 Church Road, St George	Housing-led mixed use~~, with active ground floor uses~~	
		...			
		BDA2902	Works at Felstead Road, Southmead	Housing or ~~H~~housing-led mixed uses with flexible workspace	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification

BDA3002	1 – 7 Smyth Road, ~~Southville~~ Ashton Gate	~~Redevelopment for~~ Housing, or housing-led mixed uses with flexible workspace
…		
~~BDA3401~~	~~122 Bath Road, Totterdown, Bristol~~	~~Housing, which may incorporate compatible workspace~~

Retained Allocations – Site Allocations & Development Management Policies Local Plan (2014)

Reference	Site address	Allocation
BSA0212	19 – 21 Pen Park Road, Southmead	Housing ~~and business,~~ or housing-led mixed uses with flexible workspace
…		
BSA1101	Bath Road Open Space (west of Totterdown Bridge), Totterdown	~~Temple Quarter Enterprise Zone Opportunity Site~~ Housing or housing-led mixed use
…		
~~BSA1115~~	~~Former Florence Brown School, west of Leinster Avenue~~	~~Housing~~
…		

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification

~~BSA1118~~ ~~Broad Plain House and associated land, Broadbury Road~~ ~~Housing~~

BSA1120 ~~Land and buildings between 2 to 20~~ 4-16 Filwood Broadway Retail, business and housing

...

~~BSA1305~~ ~~Land to the north-west of Vale Lane, Bedminster Down~~ ~~Industry and warehousing~~

...

Retained Allocations – Bristol Central Area Plan (2015)

Reference	Site address	Allocation
SA101	Wapping Wharf North, Wapping Road	Mixed use ~~H~~housing~~/offices~~ / commercial / retail / leisure
...		
~~SA202~~	~~Land to the west of Lodge Street~~	~~Housing, specialist student accommodation~~

...

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		SA510 Land at Dove Lane/Ervine Terrace/Wilson Place/Cheapside: Housing~~/Office/Workspace/Community Facilities~~ commercial, business and service use ... SA608 ~~Land and buildings at~~ Bristol House, Victoria Street / Temple Street: Offices / Housing	

Appendix A – List of strategic policies

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMA.1		Amend the following policies from the list: … • H11: Houseboat dwellers … • SSE3: Supporting Bristol's evening, and night-time and culture economy … • BG2: Nature conservation and recovery … • ~~GI1: Local Green Space~~ … • NZC2: ~~Towards zero carbon development: Operational carbon~~ Energy efficient buildings – operational carbon … • NZC3: ~~Towards zero carbon development: Embodied and whole-life carbon~~ Embodied carbon, materials and circular economy … • ~~NZC4: Adaptation to a changing climate~~	Consequential amendment – see relevant chapters

Appendix D – Monitoring and review

<table>
<tr><th>Main modification reference</th><th>Policy section and/or paragraph</th><th>Suggested main modification
New text is underlined and deleted text is ~~struck-through~~</th><th>Reason for modification</th></tr>
<tr><td>MMD.1</td><td>Framework</td><td><u>Monitoring framework</u>
<table>
<tr><th><u>Policy</u></th><th><u>Policy Requirement / Estimated Capacity / Target</u></th><th><u>Indicator</u></th></tr>
<tr><td><u>DS1: Bristol City Centre</u></td><td><u>7,500 new homes</u>
<u>Purpose-built student accommodation in accordance with H7</u></td><td><u>Achievement of annual completions over the plan period</u></td></tr>
<tr><td><u>DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City</u></td><td><u>2,500 new homes</u>
<u>Purpose-built student accommodation in accordance with H7</u>
<u>200dph in accordance with policy UL2 ‘Residential densities’</u></td><td><u>Achievement of annual completions over the plan period</u>
<u>Density of permitted residential developments</u></td></tr>
<tr><td><u>DS2: Bristol Temple Quarter</u></td><td><u>3,000 new homes</u>
<u>Purpose-built student accommodation in accordance with H7</u></td><td><u>Achievement of annual completions over the plan period</u>
<u>Density of permitted residential developments</u></td></tr>
</table></td><td>To increase the monitoring framework’s scope to include Development Strategies, climate change / energy efficiency, heritage, open space, biodiversity and green infrastructure, air and water quality, flood risk</td></tr>
</table>

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~				Reason for modification
				100,000m^2 offices 200dph (in city centre) in accordance with policy UL2 'Residential densities'		
			DS3: St Philip's Marsh	7,000 new homes Purpose-built student accommodation in accordance with H7 40,000m^2 offices 110,000m^2 industry and distribution premises 200dph (in city centre) in accordance with policy UL2 'Residential densities'	Achievement of annual completions over the plan period Density of permitted residential developments	
			DS4: Western Harbour	1,000 new homes 120dph (inner urban) in accordance with policy UL2 'Residential densities'	Achievement of annual completions over the plan period Density of permitted residential developments	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
		DS5: Frome Gateway	1,000 new homes Purpose-built student accommodation in accordance with H7 9,000m^2 offices/flexible workspace 8,000m^2 industry and distribution premises 200dph (city centre) in accordance with policy UL2 'Residential densities'	Achievement of annual completions over the plan period Density of permitted residential developments	
		DS6: Lawrence Hill	1,500 new homes 6,400m^2 offices/flexible workspace 40,000m^2 industry and distribution premises 200dph (city centre) in accordance with policy UL2 'Residential densities'	Achievement of annual completions over the plan period Density of permitted residential developments	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
		DS7: Central Fishponds	1,500 new homes 5,500m^2 offices/flexible workspace 9,800m^2 industry and distribution premises 100dph in accordance with policy UL2: 'Residential densities'	Achievement of annual completions over the plan period Density of permitted residential developments	
		DS8: Central Bedminster	3,500 new homes Purpose-built student accommodation in accordance with H7 2,000m^2 offices/flexible workspace 11,700m^2 industry and distribution premises 120dph in accordance with policy UL2 'Residential densities'	Achievement of annual completions over the plan period Density of permitted residential developments	
		DS9: Brislington	500 new homes	Achievement of annual completions over the plan period	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~				Reason for modification
				28,500m^2 industry and distribution premises 60dph in accordance with policy UL2 'Residential densities'	Density of permitted residential developments	
			DS11: Development allocations – South West Bristol	500 new homes at Longmoor Village 150 new homes at Elsbert Drive	Achievement of annual completions over the plan period	
			DS12: New neighbourhood – Bath Road, Brislington	500 new homes	Achievement of annual completions over the plan period	
			DS13: Lockleaze	1,200 new homes 9,200m^2 industry and distribution premises 60dph in accordance with policy UL2 'Residential densities'	Achievement of annual completions over the plan period Density of permitted residential developments	
			DS14: Central Southmead	300 new homes 60dph in accordance with policy UL2 'Residential densities'	Achievement of annual completions over the plan period	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~			Reason for modification
				<u>Density of permitted residential developments</u>	
		<u>IDC1: Development contributions and CIL</u>	<u>Provision of infrastructure needed to maintain and improve quality of life and respond to the needs of the local economy</u>	<u>Delivery of major transport schemes and educational and health facilities</u>	
		<u>UL1: Effective and efficient use of land</u>	<u>Maximising opportunities to re-use previously developed</u>	<u>Percentage of new dwellings completed per annum on previously developed land</u>	
		<u>UL2: Residential densities</u>	<u>Residential development to take place at optimum density</u>	<u>Number of new dwellings completed per annum on sites with:</u> i) <u>Less than 50 dwellings per hectare</u> ii) <u>50 - 59 dwellings per hectare</u> iii) <u>60 - 99 dwelling per hectare</u> iv) <u>100 - 119 dwellings per hectare</u>	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~			Reason for modification
				v) <u>120 - 199 dwellings per hectare</u> vi) <u>200 or more dwellings per hectare</u>	
			<u>H1: Delivery of new homes – Bristol's housing requirement</u>	<u>An annual average minimum of 2,218 new homes to be delivered over the plan period to 2040</u> <u>A 5 year supply of deliverable housing sites maintained throughout plan period.</u>	<u>Net additional dwellings completed per annum</u> <u>Annual 5 year housing land supply position statement</u> <u>For HRA purposes, when the cumulative completed dwellings exceeds 25,000, the trajectory will be reviewed to determine if it is likely that the level of growth assessed in the HRA (34,650) will be exceeded before a new local plan (or Spatial Development Strategy) is in place.</u>	
			<u>AH1: Affordable housing provision</u>	<u>A minimum of 12,000 new affordable homes delivered over the plan period</u>	<u>Affordable dwellings completed per annum broken down as follows:</u> <u>a) Social rented dwellings completed</u>	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
				b) Affordable home ownership dwellings completed c) Total affordable dwellings completed	
		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: • 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 bedrooms and unit type to include: • Flats/maisonettes (1 to 4+ bedrooms) Houses and bungalows (1 to 4+ bedrooms)	
		H7: Managing the development of purpose-	The amount and location of purpose-built student	Number of net additional student bed spaces completed per annum broken down as follows:	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification

		built student accommodation	accommodation to be carefully managed	• University of Bristol residential sites:
				  ○ Clifton residential campus
				  ○ Stoke Bishop residential campus (North Residential Village)
				• Areas of growth and regeneration:
				  ○ University of Bristol city centre precinct
				  ○ 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	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
		E2: Economic development land strategy	Requirement figure for net additional office floorspace Requirement figure for net additional industry and distribution floorspace	Total amount of net additional office floorspace (Use Class E(g)(i)) completed per annum Total amount of net additional industry and distribution floorspace (Use Classes E(g)(iii), B2 and B8) completed per annum	
		BG1: Green infrastructure and biodiversity in new development	To achieve green infrastructure standards	% of major residential development proposals that achieve Urban Greening Factor for England (0.4) % of major non-residential development proposals that achieve Urban Greening Factor for England (0.3)	
		BG2: Nature conservation and recovery	To achieve nature conservation and recovery	% of proposals granted planning permission that led to the loss or deterioration of irreplaceable habitats	
		BG3: Achieving biodiversity gains	To ensure biodiversity goals and measurable improvements are met	% of planning permissions granted that have a habitat value increase of 10% gain through a Biodiversity Gain Plan	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~			Reason for modification
		<u>BG4: Trees</u>	<u>The provision and protection of trees</u>	<u>% of tree cover</u>	
		<u>BG5: Biodiversity and access to Bristol's waterways</u>	<u>To ensure the protection of waterways</u>	<u>% of developments within or adjacent to waterways that provide SUDs, soakaways, permeable paving or other appropriate sustainable measures in line with policy</u>	
		<u>GI A: Open space for recreation</u>	<u>To ensure new development provides appropriate open space for recreation where there is an identified need</u>	<u>Annual net gain of open space provision in line with the Parks and Green Spaces Strategy 2024-2039 (PGSS).</u> <u>Quantity and quality of open space for recreation as assessed against the 'Green Space Provision Standards' set out in the PGSS and subsequent relevant documents.</u>	
		<u>GI2: Protected Open Space</u> <u>GI4: Stapleton allotments and holdings – food growing Local Green Space</u>	<u>To ensure appropriate protection of open spaces</u>	<u>Quantity and quality of open space for recreation as assessed against the 'Green Space Provision Standards' set out in the PGSS and subsequent relevant documents.</u> <u>Number of let allotments in the city</u>	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
		NZC1: Climate change, sustainable design and construction	New development should contribute to mitigating and adapting to climate change and meeting local and national climate objectives. This includes development optimising water efficiency for internal and external uses, and a reduction in CO2 emissions in accordance with targets set out in the Local Area Agreement	CO2 reduction from Local Authority operations Per capita reduction in CO2 emissions in the LA area % of major non-residential schemes achieving BREEAM 'Excellent' or better The number of major schemes that meet recognised quality assurance and rating schemes (such as PassivHaus, Home Quality Mark, LEED, AECB Carbonlite Programme, NABERS UK) % of residential development achieving Part G optional requirement for water efficiency % of development that meets the required credit score in a BREEAM assessment	
		NZC2: Energy efficient buildings – operational carbon	For new developments to be highly energy efficient and minimise the demand for	% of new homes that achieve a 10% improvement on the Target Fabric Energy Efficiency Rate	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~				Reason for modification
				heating, cooling, hot water, auxiliary energy and lighting consumption	% of homes and non-residential development that achieve a 100% reduction in regulated CO2 emissions from the Target Emission Rate, including offset emissions Number of residential properties in major development supplied by district heating Non-residential floorspace in major development supplied by district heating	
			NZC3: Embodied carbon, minerals and circular economy	To minimise embodied carbon, utilise sustainable materials and incorporate circular economy principles	% of major development that meet defined material and waste targets Average upfront embodied carbon emissions intensity: • Major residential development (4 storeys or fewer) • Major residential development (5 storeys or greater) • Major non-residential development	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
				% of embodied carbon offsetting requirements met for: • Residential development • Non-residential development % of developments that contribute to the Council carbon offset fund	
		NZC5: Renewable energy and energy efficiency	To encourage development using renewable heating sources	% of development proposals granted planning permission that include installation of heat pump, energy-efficient retrofit or sustainable heating system and renewable energy generation.	
		Policy FR1: Flood risk and water management	To minimise the risk and impact of flooding for new development	% of planning applications that include water quantity measures % of planning applications in Flood Zones 1, 2 and 3 % of planning applications that provide mitigation measures (such as, Flood Emergency Plans, raised finished floor levels, within defended zones, behind formal flood defences etc.)	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~			Reason for modification
		Policy CHE1: Conservation and the historic environment	Reduction in heritage assets at risk on national register Reduction in listed buildings on the "Listed Buildings at Risk in Bristol" register	Number of heritage assets at risk on national register Number of listed buildings on the "Listed Buildings at Risk in Bristol" register	
		Policy HW2: Air quality	To protect water quality and improve air quality in Bristol	% of development covered by Water Framework Directive and Severn River Basin Management Plan that contributes to water bodies maintaining or achieving Good Ecological status Annual % levels of key pollutants inside and outside the Clean Air Zones (Air Quality Annual Status Report)	

Bristol Local Plan - Development allocations annex

Introduction

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.1	Introductory text final paragraph	Once adopted, the precise number of homes to be developed will be determined through the planning application process~~,~~ and in accordance with ~~the Urban Living Supplementary Planning Document and draft~~ Local Plan Policies UL1, UL2, DC1 and DC2.	To remove reference to a supplementary planning document.

Ashley Ward

BDA0103 Land at Cheltenham Road/Bath Buildings, Montpelier

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.2	Development considerations	Development should: • Provide suitable access from Bath Buildings which does not compromise the operation of the adjacent junction with Bath Buildings and enhances access for pedestrians; • ~~Take account~~ Preserve or enhance the special character or appearance of the Montpelier Conservation Area and ~~preserve and enhance~~ clearly and convincingly justify any harm to the setting of neighbouring Grade II Listed Buildings at 11-26 Bath Buildings, Arley Congregational Church Arley Hill, 159-165 Cheltenham Road and 146-154 Cheltenham Road, ~~including the Grade II Listed Buildings at Bath Buildings~~; • Retain or ~~re-provide existing~~ provide appropriate replacement for the tree on the southern boundary of the site with Bath Buildings and integrate this into new development; • Where workspace is included ensure it is of high quality and flexible, respecting the amenity of existing and future occupants and neighbouring residents; • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area; and • Provide a drainage strategy which prioritises sustainable drainage systems and ensures no increased flood risk.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA0105 Land to the rear of 64-68 Stokes Croft, St. Paul's

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.3	Development considerations	Development should: • ~~Provide a contextual, heritage-led approach, taking account~~ Preserve or enhance the special character or appearance of the Stokes Croft Conservation Area and ~~respecting~~ clearly and convincingly justify any harm to the setting of the Grade II Listed Building at 62 Stokes Croft; • Provide suitable access which takes account of servicing needs for no.s 66-76 Stokes Croft ~~properties fronting Stokes Croft~~; • 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~~ Mining Remediation Authority High Risk Area; • Ensure that development would not cause harm to trees on adjacent land; • Be informed by an air quality assessment and make provision for mitigation measures where necessary ~~and respond to emerging policies on Air Quality~~, as the site falls within an Air Quality Management Area; ~~and~~ • Where workspace is included ensure it is of high quality flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; and • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

SA501 Lakota Nightclub/Former Coroner's Court, Upper York Street/Backfields

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.4	Development considerations	Development should: • ~~Take account~~ Preserve or enhance those elements which contribute to the special character or appearance of the Stokes Croft conservation area; • Retain and sensitively restore the Grade II listed former Coroner's Court and the Lakota nightclub building which is identified as an unlisted building of merit in the Stokes Croft Conservation Area Character Appraisal. • ~~The incorporation of active ground floor uses to Upper York Street will be encouraged.~~ Estimated capacity of ~~60~~ 46 homes was established by previous planning permission 19/00066/F	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

SA509 Land at Wilder Street/Argyle Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.5	Site area	~~0.29~~ 0.17 hectares	Part of the site is under construction or complete and it is not necessary to progress the entire site as an allocation.
MMDA.6	Development considerations	Development should: • ~~Take account~~ Preserve or enhance the special character or appearance of the Portland and Brunswick Square conservation area;	For consistency and clarification to ensure the site allocation development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Create suitable frontages to Argyle Road and Wilder Street ~~all the surrounding streets~~; • Retain a significant element of employment and/or commercial training uses on the site, particularly on the ~~Brigstocke Road and/or~~ Wilder Street frontage~~s~~; • Ensure workspace is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Retain and reuse Nos.105-107 Wilder Street, which ~~are~~ is identified as an unlisted building~~s~~ of merit in the Portland and Brunswick Square Conservation Area Character Appraisal; • Be of a scale appropriate to a city centre location, but stepping down to reflect the more domestic-scaled residential context to the north of the site. Estimated capacity of ~~30~~ 10 homes	considerations are justified and effective.
MMDA.7	Revised site boundary	See Appendix 1.	Part of the site is under construction or complete and it is not necessary to progress the entire site as an allocation.

SA510 Land at Dove Lane/Ervine Terrace/Wilson Place/Cheapside

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.8	Site area	~~1.59~~ 1.71 hectares	Site boundary modified.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.9	Proposed allocation	Housing~~/Office/Workspace/Community Facilities~~ commercial, business and service use	For consistency and clarification.
MMDA.10	Development considerations	Development should: • Be comprehensive in nature, providing a mix of housing and employment uses; • Ensure workspace is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Be permeable by a range of modes of transport without encouraging through traffic or rat-running; • Improve pedestrian and cycling connections between St. Paul's and Newfoundland Road, ~~providing~~ enabling new linkages to St. Paul's Park, Prince's Street and towards Halston Drive; • Incorporate active ground floor uses at appropriate locations to provide local services, which may include a small amount of retail to meet local needs; • Provide enhanced passive surveillance of St. Paul's Park through design; • Provide a significant element of green infrastructure to Dove Lane and the link between St. Paul's Park and Prince's Street as part of the ~~proposed~~ St. Paul's green link designated by Policy BG7: The St. Paul's green link and shown on the Policies Map. • ~~Be supported by a flood risk assessment.~~ 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, and ensure development is sited appropriately within lower risk areas, as the site is subject to flood risk and is over 1 hectare; Estimated capacity of ~~250~~ 358 homes	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.11	Revised site boundary	See Appendix 1.	Site boundary modified.

SA512 109 – 119 Newfoundland Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.12	Development considerations	Development should: • ~~Provide or maintain a strategic cycle route along Newfoundland Road as part of the Concorde Way;~~ • Provide a strong frontage to Newfoundland Road including enhanced passive surveillance through design.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Avonmouth and Lawrence Weston Ward

BSA0103 Land to the west and south-west of Deering Close, Lawrence Weston

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.13	Development considerations	Development should: • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;~~ • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; • retain the public right of way that passes through the southern part of the site, aiming to integrate this successfully into the development to enable its safe use; • be carried out in a comprehensive manner; • ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area, as parts of the site are likely to be undevelopable; • ~~take account~~ preserve or enhance the special character or appearance of the Kingsweston and Trym Valley Conservation Area; and • ~~be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.~~ 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 over 1 hectare; Development should also take account of the Lawrence Weston neighbourhood development plan.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA0111 Land off Ermine Way, Shirehampton

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.14	Development considerations	Development should: • provide for improvements and ongoing maintenance and management to the adjacent open space; • provide natural surveillance over adjacent open space; • retain the footpaths running through the site; • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;~~ • <u>be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;</u> • be designed to take account of existing or established rights of access; • be designed to safeguard the amenity of neighbouring residential properties.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Bedminster Ward

BDA0302 Land to the west of Ashton Gate, Marsh Road/Winterstoke Road, Ashton Gate

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.15	Site area	~~2.2~~ 3.64 hectares	Site boundary modifed.
MMDA.16	Proposed allocation	Mixed-use with residential, which could include a sports and convention centre, a hotel, offices, retail, gym and club museum. ~~which could include: offices, hotel, sports, leisure and housing.~~	To properly reflect the local plan's intentions for the site.
MMDA.17	Development considerations	Development should: • Provide suitable access for uses proposed on site; • Provide a contextual, heritage-led response which has regard to long distance views, including views of the Avon Gorge and Suspension bridge from Bedminster Down, and which respects the visibility of the site, including in the setting of Ashton Court; • Be supported by a transport assessment which evaluates existing accessibility and makes development-specific recommendations to enable access by walking, cycling and public transport; • Be ~~supported~~ informed by a site-specific flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development, and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk from different flood sources, as the site is subject to flood risk, over 1 hectare in size and subject to surface water drainage issues; • Maintain ~~an 8m~~ a suitable buffer adjacent with, and consider opportunities to open up, the main river (Old Colliter's Brook) located on the eastern boundary, to ensure ~~both~~ maintenance access to the river and deliver environmental enhancements;	To properly reflect the local plan's intentions for the site, for consistency and clarification to ensure the site allocation development considerations are justified and effective.

OFFICIAL

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• 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~~ Mining Remediation Authority High Risk Area; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses including the stadium; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A3029 Winterstoke Road; and • Integrate green infrastructure within development.	
MMDA.18	Revised site boundary	See Appendix 1.	Site boundary modified.

BDA0304 1-25 Bedminster Down Road, Bedminster

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.19	Proposed allocation	Housing, or ~~H~~housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification.
MMDA.20	Reasons for allocation	Should the site become available or no longer be required in its current layout, redevelopment for homes or homes and workspace would represent a more efficient use of land. The site is in a sustainable and accessible location, through its proximity to Parson Street Station	For consistency and clarification.
MMDA.21	Development considerations	Development should:	For consistency and clarification to ensure the

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and highway, to ensure free-flow of public transport and general traffic; • Consider the potential for improved accessibility to Parson Street Railway Station; • Where workspace is included ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent Bedminster Down Road and railway; • Maintain or strengthen the integrity and connectivity of the adjacent 'Parson Street Station' Wildlife Network Site; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area.	site allocation development considerations are justified and effective.

BDA0305 233-237 West Street, Bedminster

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.22	Proposed allocation	Housing, or ~~H~~housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.
MMDA.23	Development considerations	Development should: • Provide suitable access to the site with appropriate servicing, which safeguards the free-flow of public transport and general traffic on West Street;	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Be designed so that the buildings fronting West Street reflect the existing context, including building line; • ~~Provide~~ Where workspace is included ensure it is of high quality, ~~compatible~~ ~~and~~ flexible, and compatible with existing and proposed residential properties, ~~workspace,which~~ respect~~s~~ing the amenity of existing and future occupants and neighbouring residents; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area.	

Bishopston and Ashley Down Ward

BDA0401 Land at Gloucester Road/Merton Road, Horfield

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.24	Proposed allocation	Housing, or housing-led mixed uses with flexible workspace and community uses, if no longer required in its current use. ~~Comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses, if no longer required in its current use.~~	For consistency and clarification.
MMDA.25	Reasons for allocation	Should the site become available or no longer be required in its current layout, redevelopment for housing or residential-led mixed uses, which incorporates flexible workspace and community uses would represent a more efficient use of land in a predominantly residential context adjacent to a Town Centre.	For consistency and clarification.
MMDA.26	Development considerations	Development should: • Provide suitable access to the site, including improvements to Merton Road, with appropriate servicing which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic; • Deliver high quality linkages / permeability through the site for pedestrians and cyclists, between Ashley Down Road and Gloucester Road; • Provide an element of mixed use on the site. Active ground floor uses should be maintained and enhanced where the site fronts Gloucester Road, as the site is adjacent to the Gloucester Road Town Centre; • Be informed by an assessment ~~of potential~~ to identify heritage assets and explore opportunities for adaptive re-use of any ~~potential~~ assets identified; • ~~Be informed by a site-specific flood risk assessment, as the site is over a hectare and is at risk of flooding from surface water. Drainage strategies should prioritise sustainable drainage systems and ensure no increased flood risk;~~ Be informed by a site-specific flood risk assessment and a drainage strategy, which will be expected	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is over 1 hectare and is subject to surface water drainage issues; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; ~~and~~ • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area.	

Bishopsworth Ward

BSA1305 Land to the north-west of Vale Lane, Bedminster Down

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.27	Site allocation as a whole	Site allocation (text and map) to be deleted. See Schedule of modifications to the policies map (PM.22).	The site is a Site of nature Conservation Interest and development for industry is not essential for other policy objectives.

Brislington East Ward

BDA0601 Land at Latimer Close, Brislington

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.28	Development considerations	Development should: • Provide suitable access; • Consider opportunities to enhance pedestrian linkages to adjacent green infrastructure; • 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, ~~Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures~~ including respecting the adjacent St Anne's Site of Nature Conservation Interest (SNCI); • Maintain or strengthen the integrity and connectivity of the 'Brooklea Allotment' Wildlife Network Site; and • Retain and integrate important trees located within the site.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Brislington West Ward

BDA0702 Land at Marmalade lane (south), Brislington

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.29	Development considerations	Development should: • Provide suitable access; • Consider the interface with, and safeguard delivery of, the proposed Callington Road Link; • Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • Be ~~supported~~ 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, and ensure development is sited appropriately within lower risk areas, as the site is subject to flood risk and surface water drainage issues; • ~~Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures;~~ • Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; • Maintain or strengthen the integrity and connectivity of the 'Land adjacent to Callington Road Hospital' Wildlife Network Site; and, • Incorporate sustainable drainage systems in the higher flood risk area to the south of the site to integrate the Wildlife Network Site and promote biodiversity~~.~~; and	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.	

BDA0703 Land at Marmalade Lane (north), Brislington

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.30	Development considerations	Development should: • Provide suitable access; • Consider the interface with, and safeguard delivery of, the proposed Callington Road Link; • Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface-water drainage issues; • ~~Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures; and~~ • 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; • Maintain or strengthen the integrity and connectivity of the 'Talbot Road Allotments' Wildlife Network Site~~.~~; and	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.	

BSA1207 Bath Road, Kensington Park, near Arno's Vale

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.31	Site address/location	493-499 Bath Road, Kensington Park, near Arno's Vale	Correction for clarification
MMDA.32	Development considerations	Development should: • Address noise ~~and pollution~~ issues from Bath Road~~.~~ and be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Central Ward

BDA0801 The Grove Car Park, The Grove and Prince Street, Harbourside

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.33	Site area	~~0.5~~ 0.49 hectares	Correction.
MMDA.34	Development considerations	Development should: • Incorporate active ground floor uses to the Grove, Princes Street and the quayside walkway; • ~~Provide a contextual, heritage-led response to design, retaining the listed and unlisted buildings of merit on the site, and the setting of adjacent listed and unlisted buildings of merit, taking account of the City and Queen Square Conservation Area;~~ • Preserve or enhance the special character or appearance of the City and Queen Square conservation area safeguarding the listed and locally listed buildings on the site (the Grade II listed Mud Dock quay walls and hand crane; and unlisted No. 59 Prince Street and No. 40 The Grove). Clearly and convincingly justify any harm to the setting of adjacent listed buildings (Grade II* listed 66, 68 and 70 and 72 and 74, Prince Street; Grade II listed Prince Street Bridge; Prince Street Bridge Engine House and Accumulator Tower, Prince Street; The Grove Wharf, Welsh Back; and 1 The Grove); • Be ~~supported~~ informed by a site-specific ~~F~~flood ~~R~~risk ~~A~~assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels 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; • Retain and enhance a high quality Quayside Walkway in accordance with planning policy ~~BCAP32: Quayside walkways~~ BG5: Biodiversity and access to Bristol's waterways and incorporate footway enhancements on The Grove and Prince Street;	Corrected policy reference and for consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~Retain or re-provide existing trees as required by Policy BG4: Trees Green Infrastructure Provision;~~ • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • ~~Respond to Draft Policy HW2 'Air Quality'~~ Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area; • ~~Be informed by an ecolo\gical survey~~, be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery, and seek to maintain or strengthen the integrity and connectivity of the adjacent Floating Harbour Wildlife Network Site; • Retain secure, independent access to existing moorings and enable continued harbour operations, including the service and maintenance of boats and operation of the dockside crane; • Take account of underground sewer connection point ~~infrastructure~~; • Retain or re-provide electric vehicle charging points; • Explore options for energy generation on site~~.~~; and • Retain or reprovide access to retained car park to east.	
MMDA.35	Revised site boundary	See Appendix 1.	Correction.

BDA0802 Land at Redcliffe Way

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.36	Site address/location	~~Land at Redcliffe Way~~ Redcliffe Wharf	Modification of site boundary.
MMDA.37	Site description	~~The site covers a central area of the city accommodating a variety of uses including Redcliffe Wharf, road infrastructure, Chatterton's House and car parking~~ Land fronting the Floating Harbour.	Modification of site boundary.
MMDA.38	Site area	~~3.15~~ 0.67 hectares	Modification of site boundary.
MMDA.39	Proposed allocation	~~On appropriate sites the area would be suitable for residential led growth, supported by a mix of uses including offices, community infrastructure, leisure uses and culture / tourism uses, which may include hotel uses. An element of retail will be acceptable on appropriate sites subject to consideration of its impact on other designated shopping areas.~~ Residential mixed use, which may incorporate, business, office, retail (subject to consideration of its impact on other designated shopping areas) community infrastructure, leisure uses, culture / tourism uses and hotel use.	Modification of allocated uses.
MMDA.40	Reasons for allocation	Should the site ~~within the area~~ become available or no longer be required in ~~their~~ its current layout, redevelopment for a number of city centre uses including new homes would offer potential for more efficient use of the land.	For consistency and clarification to ensure the site allocation is justified and effective.
MMDA.41	Development considerations	Development should: • ~~provide improved pedestrian and cycle routes between Temple Meads and Queen Square and between Redcliffe and Bedminster on relevant sites;~~	For consistency and clarification to ensure the

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~• include residential development to encourage a stable, mixed residential population, including family housing and affordable housing;~~ ~~• significantly improve the setting for St. Mary Redcliffe church,~~ ~~• improve links between north and south Redcliffe and improve links between south and west Redcliffe~~ ~~• provide an alignment for the proposed Bristol MetroBus route;~~ ~~• include the reuse and sensitive restoration of the Grade II listed Thomas Chatterton's house and school;~~ ~~• Enhance the quality and accessibility of the network of green spaces in the area;~~ ~~• Provide high architectural and environmental design standards to contribute to the place-making objectives for the area and the sustainability of the area;~~ ~~• reduce the impact of traffic on the area;~~ ~~• Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems, ensure no increased flood risk and provide appropriate mitigation, where the site is subject to flood risk and / or is at risk of flooding from~~ ~~• surface water; or is larger than one hectare in size.~~ ~~• Be supported by a flood risk sequential test undertaken within the development allocation area which takes account of all reasonably available sites in the area, where the site is at risk of flooding now or with climate change.~~ ~~It is proposed to continue the approach to the area taken in Bristol Central Area Plan (2015), Policy BCAP40: Redcliffe Way (site KS10)~~ • Preserve or enhance the special character or appearance of the Redcliffe Conservation Area including the listed structures: Floating Harbour (South side) Redcliff Wharf quays and bollards; and hand crane on Redcliffe Wharf (grade II); taking into account the effect of development on the significance of the locally listed Benjamin Perry Boathouse, Phoenix Wharf within the site. Clearly and convincingly justify any harm to the setting of adjacent listed buildings at 1-2	site allocation is justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Redcliffe Parade West (grade II); no.s 3-13 Redcliffe Parade West (grade II); no.s 2-12 Redcliffe Parade East (grade II), Severn Shed, The Grove (grade II), St Mary Redcliffe (grade I); and locally listed buildings Redcliffe Bridge and Riverstation, which make a positive contribution to the Conservation Area; • Be informed by a site-specific flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels; 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; • Retain and enhance a high quality Quayside Walkway in accordance with planning policy BG5: Biodiversity and access to Bristol's waterways, and provide a pedestrian and cycle link to the adjacent Quakers' Burial Ground open space; • Retain or provide appropriate replacement trees as required by Policy BG4: Green Infrastructure Provision; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses, ensuring that development respects the amenity of future occupants and neighbouring residents; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area; • Be informed by an ecological appraisal and assessment of impacts, and provide mitigation where appropriate; and seek to maintain or strengthen the integrity and connectivity of the adjacent Floating Harbour Wildlife Network Site; and	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Retain secure, independent access to existing moorings and ensure harbour operations would not be impeded, including the service and maintenance of boats and operation of the dockside crane.	
MMDA.42	Revised site boundary	See Appendix 1.	Modification of site boundary.

SA101 Wapping Wharf

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.43	Site address/location	Wapping Wharf North, Wapping ~~Ward~~ Road	Modification of site boundary to reflect development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site.
MMDA.44	Site description	The site comprises cleared land that is being brought forward in phases as part of ~~for~~ a mixed-use development.	For clarification.
MMDA.45	Site area	~~3.45~~ 0.88 hectares	Modification of site boundary to reflect development has progressed on much of the

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
			site and therefore it is not necessary to progress allocation of all of the original site.
MMDA.46	Proposed allocation	Mixed use ~~H~~housing~~/offices~~ / commercial / retail / leisure	Modification of allocated uses to reflect development has progressed on much of the site.
MMDA.47	Development considerations	Development should: • Be guided by the masterplan of the larger Wapping Wharf site; • Incorporate active ground floor uses to ~~Prince's Wharf / Wapping Wharf~~ Museum Street; • ~~Provide the secondary pedestrian route between the quayside walkway and Gaol Ferry Bridge;~~ • Provide an enhanced public realm in the area around M-Shed; • ~~Take account~~ Preserve or enhance the special character or appearance of the City Docks conservation area; • Integrate surviving heritage assets such as building fragments and stone walls into its design; • Any retail use should be in accordance with Policy SSE4: Town centre first approach to development; and • Be ~~supported~~ informed by a site-specific ~~F~~flood ~~R~~risk ~~A~~assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing	For consistency and clarification to ensure the site allocation is justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		ground levels, with evacuation routes provided to higher ground to the south of the site, as the site is subject to flood risk. Estimated capacity ~~of 600 homes~~ subject to current planning application (23/02946/P).	
MMDA.48	Revised site boundary	See Appendix 1.	Modification of site boundary to reflect development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site.

SA202 Land to the west of Lodge Street

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.49	Site allocation as a whole	Site allocation (text and map) to be deleted. See Schedule of modifications to the policies map (PM.24).	Site is no longer considered suitable for allocation

SA301 55-59 St. Michael's Hill

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.50	Development considerations	Development should: • ~~Take account~~ Preserve or enhance the special character or appearance of the St. Michael's Hill and Christmas Steps conservation area; • Reflect the descending rhythm, height, scale and massing of nearby buildings on the west side of St. Michael's Hill; • ~~Respect~~ Safeguard the character ~~and setting~~ of adjoining listed buildings, the Grade II listed 53 St Michael's Hill and 61-63 St Michael's Hill; and clearly and convincingly justify any harm to their setting; • Retain the historic pedestrian route through the site~~.~~; • Retain or provide appropriate replacement trees as required by Policy BG4: Trees Green Infrastructure Provision.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

SA403 Old Seaman's chapel, Royal Oak Avenue, fronting Princes Street

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.51	Development considerations	Development should: • ~~Take account~~ Preserve or enhance the special character or appearance of the City & Queen Square conservation area; • Reuse the existing chapel building; • Where workspace is included ensure it is of high quality, flexible, and compatible with existing and proposed residential properties; • Ensure development respects the amenity of existing and future occupants and neighbouring residents; • ~~Be supported by a Flood Risk Assessment.~~	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Be informed by a flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels as the site is subject to flood risk. The incorporation of active ground floor uses will be encouraged.	

SA404 Gap Site, 16 Narrow Quay

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.52	Development considerations	Development should: • ~~Take account~~ Preserve or enhance the special character or appearance of the City & Queen Square conservation area; • ~~Be supported by a Flood Risk Assessment~~ Be informed by a site-specific flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels; 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; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses, ensuring development respects the amenity of future occupants and neighbouring residents; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		The incorporation of active ground floor uses will be encouraged.	

SA506 97-101 Stokes Croft

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.53	Development considerations	Development should: • ~~Take account~~ Preserve or enhance the special character or appearance of the Stokes Croft conservation area; • Retain and reuse the existing buildings on the Stokes Croft frontage of the site, which are identified as unlisted buildings of merit in the Stokes Croft Conservation Area Character Appraisal; • Incorporate active ground floor uses appropriate to a secondary shopping frontage; and • ~~Address noise and pollution issues from Stokes Croft.~~ • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

SA507 27-33 Jamaica Street

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.54	Development considerations	Development should: • ~~Take account~~ Preserve or enhance the special character or appearance of the Stokes Croft conservation area and create a suitable frontage to Jamaica Street that contributes positively to the character of the Conservation Area; and • Incorporate employment uses or active uses to the ground floor~~;~~. • ~~Create a suitable frontage to Jamaica Street that contributes positively to the character of the Conservation Area.~~	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

SA608 Land and buildings at Victoria Street/Temple Street

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.55	Site address/location	~~Land and buildings at~~ Bristol House, Victoria Street/Temple Street	Modification of site boundary to reflect development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site
MMDA.56	Site area	0.~~59~~ 0.11 hectares	Modification of site boundary to reflect development has

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
			progressed on much of the site.
MMDA.57	Development considerations	Development should: • ~~Take account~~ Preserve or enhance the special character or appearance of the Redcliffe conservation area and clearly and convincingly justify any harm to the setting of the adjacent Grade II Listed Cornubia; • Provide a strong frontage to all surrounding streets; • Respond positively to the scale and character of surviving historic buildings on Victoria Street / Temple Street; • Reinstate a pedestrian link between Victoria Street and the Cornubia, with reference to the historic street alignment of Long Row; • Provide public realm improvements to Temple Street as part of the proposed primary pedestrian route shown on the Policies Map; • Provide active ground floor uses to Temple Street as part of that primary pedestrian route; • ~~Address noise and pollution issues from Victoria Street~~ Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and • ~~Be supported by a Flood Risk Assessment~~ Be informed by a site-specific flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels; 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. ~~A comprehensive solution will be encouraged to the development of the site. Opportunities should be explored to narrow Temple Street closer to its historic alignment, create a new public~~	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~space to the northwest of Temple Church and reinstate a flatiron building to the corner of Victoria Street and Temple Street as set out in SPD3.~~ ~~Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.~~	
MMDA.58	Revised site boundary	See Appendix 1.	Modification of site boundary to reflect development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site.

SA610 Railway cutting, Lower Guinea Street

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.59	Development considerations	Development should: • Maintain vehicular access for maintenance purposes to the railway tunnel; • ~~Take account~~ Preserve or enhance those elements which contribute to the special character or appearance of the Redcliffe conservation area; • Ensure that the height of development and uses proposed safeguard the amenity of adjoining residential development; • Where workspace is included ensure it is of high quality and flexible, respecting the amenity of existing and future occupants and neighbouring residents;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~Be supported by a Flood Risk Assessment.~~ 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; ~~Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.~~	

SA612 The bell and adjoining buildings, Prewett Street

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.60	Development considerations	Development should: • ~~Retain the existing public house building and features to contribute to local character and distinctiveness.~~ • ~~Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.~~ • Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Clifton Ward

BDA0901 2-16 Clifton Down Road, Clifton

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.61	Development considerations	Development should: • Provide suitable access and servicing arrangements from Kings Road, and provide appropriate pedestrian enhancements; • ~~Provide a contextual response that takes account~~ Preserve or enhance the special character or appearance of the Clifton Conservation Area and ~~respects~~ clearly and convincingly justify any harm to the setting of neighbouring Listed Buildings (the Grade II* Mortimer House, Clifton Down Road and Grade II 7A and 8, Boyce's Avenue, 16-22 King's Road and 2, Portland Street); • Provide an element of mixed use on the site with active ground floor uses that maintain and enhance the function of the Clifton Town Centre designation; and • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface-water flood risk.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Clifton Down Ward

BDA1001 Land west of Hampton Lane, Cotham

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.62	Development considerations	Development should: • Provide suitable access ~~and appropriate enhancement to footways along Hampton Lane, ensuring built form, parking and waste storage is set back from Hampton Lane~~; • Take account of the Whiteladies Road Town Centre including ensuring the ongoing operation and servicing of existing mixed uses along Whiteladies Road to the west; • ~~Provide a contextual heritage-led response to design, which takes account~~ Preserve or enhance the special character or appearance of the Whiteladies Road Conservation Area, respecting and restoring the local pattern and grain of development, including the historical development of the area - reflecting locally characteristic architectural rhythms, patterns, features and themes; • Be mews style development subservient in height, scale, mass and form to the surrounding frontage buildings including Grade II Listed Buildings along Whiteladies Road; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface water drainage issues; • Be informed by a Tree Survey and seek to retain trees subject to a Tree Preservation Orders (TPO); • Take account of impact of development on amenity for occupants of properties along Whiteladies Road and east of Hampton Lane; ~~and~~ • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses, and	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents;	

BDA1002 Land at Whiteladies Gate, Cotham

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.63	Development considerations	Development should: • Provide suitable access ~~and extend the existing public footways~~; • ~~Ensure that development would not be harmful to~~ Retain or provide appropriate replacement trees on the north-west and south-east boundaries of the site as required by Policy BG4: Trees; • Address noise issues from the railway and road; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Respect privacy and amenity of neighbouring residential properties to the south; • ~~Provide a context-led heritage response to design, which takes account~~ Preserve or enhance the special character or appearance of the Whiteladies Road Conservation Area; • ~~Be informed by an up-to-date preliminary ecological appraisal,~~ Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery, and seek to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface water drainage issues; and • Be informed by a contamination risk assessment, making recommendations for remedial measures where required.	

BDA1003 Land adjacent to Alma Vale Road and Alma Court, Clifton

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.64	Development considerations	Development should: • Provide suitable access to the site from Alma Vale Road, ~~with appropriate enhancements to footways;~~ • Retain green infrastructure, including mature trees to the south of the site; • Be informed by both a land contamination and land stability risk assessment, ~~making recommendations for~~ and make provision for remedial measures where required; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • Not prejudice the existing and future amenity of neighbouring residential units to the west and south; and • ~~Provide a context-led heritage response to design, which takes account~~ Preserve or enhance the special character or appearance of the Whiteladies Road Conservation Area and clearly and convincingly justify any harm to the setting of the neighbouring Grade II listed buildings on Whiteladies Road (Alma Road, 77-95, West Clifton Terrace, 54, Whiteladies Road).	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA1004 Barley House, Oakfield Grove, Clifton

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.65	Development considerations	Development should: • ~~Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, including its setting;~~ • ~~Where possible, be encouraged to adopt a heritage-led masterplan based approach which identifies neighbouring Listed Buildings and heritage assets~~ Safeguard the setting of the adjacent Grade II listed buildings (The White House and its former stables; 26, Oakfield Road; and 16-38 Southleigh Road) • Not prejudice the existing or future amenity of neighbouring residential occupiers and create a high-quality environment for future occupiers; ~~and~~ • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; and • ~~Take account~~ Preserve or enhance the special character or appearance of the Whiteladies Road Conservation Area. Estimated capacity of 20 homes~~, subject to the suitability of converting the Listed Building.~~	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Cotham Ward

BDA1101 Land at Gibson Road, Cotham

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.66	Development considerations	Development should: • Respect and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings; • ~~Preserve and enhance the special historic and architectural character of~~ Clearly and convincingly justify any harm to the setting of the adjacent Grade II Listed Buildings fronting Sydenham Road (Nos. 19-30); • ~~Take account~~ Preserve or enhance the special character or appearance of the Cotham and Redland Conservation Area; • Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers; • ~~Maintain existing green infrastructure focusing development on previously developed land~~ Retain or provide appropriate replacement trees as required by Policy BG4: Trees; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface-water flood risk; • ~~Provide appropriate enhancements to footways and consider servicing access to each plot;~~ • Make provision to fully contain parking on site ~~within garages~~; and • Be informed by both a land contamination and land stability risk assessment, making ~~recommendations~~ provision for remedial measures where required.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA1102 Land at Sydenham Lane, Cotham

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.67	Development considerations	Development should: • Respect, build upon and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings; • Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers; • ~~Preserve and enhance the special historic and architectural character of adjacent Grade II Listed Buildings fronting Sydenham Road~~ Clearly and convincingly justify any harm to the setting of the adjacent Grade II listed buildings which back on to Sydenham Lane (159-165 Cheltenham Road) • ~~Take account~~ Preserve or enhance the special character or appearance of the Cotham and Redland Conservation Area; • ~~Maintain existing green infrastructure focusing development on previously developed land~~ Retain or provide appropriate replacement trees as required by Policy BG4: Trees; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface water drainage issues; • ~~Provide appropriate enhancements to footways and consider servicing access to each plot;~~ • Make provision to fully contain any parking on-site; and • Be informed by both a land contamination and land stability risk assessment, making ~~recommendations~~ provision for remedial measures where required.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Easton Ward

BDA1201 16-20 Fishponds Road, Eastville

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.68	Development considerations	Development should: • Provide suitable access to the site, with appropriate footway enhancements and servicing, which safeguards the operation of the adjacent junctions of the A432 with both Stapleton Road and Robertson Road and free-flow of public transport and general traffic on Fishponds Road; • Be informed by a site-specific flood risk assessment and drainage strategy, to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development, with no residential uses on the ground floor and no lowering of existing ground levels and evacuation routes provided to higher ground to the immediate east of the site, as the site is subject to flood risk and ~~is identified as being at risk of flooding from~~ surface water drainage issues; • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and, • ~~Provide a mix-use active ground floor with high quality, compatible and flexible workspace, which respects the amenity of existing and future residents, as the site is located within the Stapleton Road District Centre.~~ • Provide a mixed-use with an active ground floor with workspace of a high quality, that is flexible and compatible with existing and proposed residential properties,	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		respecting the amenity of existing and future occupants and neighbouring residents, as the site is located within the Stapleton Road District Centre.	

Eastville Ward

BDA1301 Stapleton Road Cricket Club, Park Road, Stapleton Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.69	Development considerations	Development should: • Provide suitable access into the site from Park Road ensuring adequate visibility for road users. This will require third party land and relocation of existing bus stop; • Respect the amenity of existing and future residential occupants, particularly along Park Road and The Chine; • ~~Take account~~ Preserve or enhance the special character or appearance of the Stapleton and Frome Vale Conservation Area and adjacent Listed Buildings; • Be ~~supported~~ 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 over 1 hectare and is subject to surface water drainage issues; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area; and • • Retain and integrate green infrastructure on site, including an important oak tree to the north-east of the site and boundary hedgerows.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA1303 Land at Hendys Yard, Lower Grove Road, Fishponds

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.70	Development considerations	Development should: • Provide suitable access to the site, with appropriate footway enhancements and servicing; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; • Be ~~supported~~ 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; • Be expected to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site to the north; • ~~Be supported by a preliminary ecological appraisal, including appraisal of protected species, priority species and habitats; and~~ Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; and • Retain and integrate important trees located on the ~~north~~ boundaries of the site.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA1304 Land to the rear of Rose Green Road, Clay Hill

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.71	Development considerations	Development should:	For consistency and clarification to ensure the

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Provide suitable access into the site, which will require consideration of level differences on entrance to the site; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; and • Consider opportunities for comprehensive development with BDA1302.	site allocation development considerations are justified and effective.

BDA1305 525 Stapleton Road, Eastville

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.72	Development considerations	Development should: • Provide suitable access, with improved visibility and reinstated footways; • 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~~ Mining Remediation Authority High Risk Area; • ~~Promote adaptive re-use of the~~ Seek to retain the stone wall of the former tramways depot building, both where it fronts Stapleton Road and the returning wall to the north-eastern elevation where it is set back from the boundary of the site; • Address noise issues from the adjacent roads;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Be ~~supported~~ 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 is impacted by~~ surface water drainage issues; and • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area.	

BDA1401 Previously developed land at Hartcliffe Way, Bedminster

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.73	Proposed allocation	Housing, or ~~H~~housing-led mixed uses with flexible workspace, if no longer required in its current use.	To properly reflect the local plan's intentions for the site.
MMDA.74	Reasons for allocation	Should the site become available or no longer be required in its current layout, redevelopment for housing or residential mixed-use with workspaces would represent a more efficient use of land in a mixed residential and industrial context.	To properly reflect the local plan's intentions for the site.
MMDA.75	Development considerations	Development should: • Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and the free-flow of public transport and general traffic along the adjacent Hartcliffe Way; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Where workspace is included, ~~Provide~~ ensure it is of high quality, ~~compatible and~~ flexible, and compatible with existing and proposed residential properties, ~~workspace, which~~ respects~~s~~ing the amenity of existing and future occupants and neighbouring residents; • Maintain or strengthen the integrity and connectivity of the adjacent 'Malago through Novers Hill Trading Estate' Wildlife Network Site; • Be ~~supported~~ 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; • Maintain ~~an 8m~~ a suitable buffer adjacent to the Malago main river to the east, to ensure maintenance access to the river; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4174 Hartcliffe Way on future occupiers of the site.	

BDA1402 Previously developed land to the west of Redford House, Nover's Hill

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.76	Proposed allocation	Housing, or ~~H~~housing-led mixed uses with flexible workspace, if no longer required in its current use.	To properly reflect the local plan's intentions for the site.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.77	Reasons for allocation	Should the site become available or no longer be required in its current layout, redevelopment for homes or residential mixed-use with workspaces would represent a more efficient use of land in a mixed residential and industrial context. The site is in close proximity to recently developed residential units in the north.	To properly reflect the local plan's intentions for the site.
MMDA.78	Development considerations	Development should: • Provide suitable access; • Provide necessary improvements to the surrounding highway transport network; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • Where workspace is included,~~Provide~~ ensure it is of high quality, ~~compatible and~~ flexible and compatible with proposed residential properties, ~~workspace, which~~ respect~~s~~ing the amenity of existing and future occupants and neighbouring residents; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface-water flood risk; • Maintain ~~an 8m~~ a suitable buffer adjacent to the main river Malago to the west, to ensure maintenance access to the river; • Maintain or strengthen the integrity and connectivity of the adjacent 'Malago through Novers Hill Trading Estate' Wildlife Network Site; • ~~Undertake an up-to-date preliminary ecological appraisal, and make provision for relevant mitigation and enhancement measures~~ 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, including respecting the adjacent Pigeonhouse Stream Site of Nature Conservation Interest;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and • ~~Consider cumulative impact of development on~~ Be informed by an air quality assessment and make provision for mitigation measures where necessary.	

BSA1108A Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers lane

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.79	Development considerations	Development should: • be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site; • ~~be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of the 'Lowland Meadow', 'Lowland Calcareous Grassland' and semi-improved neutral grassland. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;~~ • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery, which may include a buffer to the adjacent Site of Nature Conservation Interest; • integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained~~, including links to the Northern Slopes and Crox Bottom~~; • maintain or strengthen the integrity and connectivity of the Wildlife Network;	Correction in order to properly reflect the local plan's intentions for the site. Also for consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework. The flood risk assessment should also consider the impacts of the development on the wider Malago catchment to ensure that proposed and existing properties are not subject to increased flood risk;~~ • 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 over 1 hectare; and • provide for necessary improvements to the surrounding highway / transport network~~;~~ . • ~~be designed to take account of nearby industrial uses by addressing any noise, pollution and nuisance issues;~~ • ~~provide a children's playground on the site;~~ • ~~be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.~~	

BSA1109 Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.80	Site area	~~8.8~~ 7.19 hectares	Modification of site boundary and site area to reflect planning permission on part of the site.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.81	Development considerations	Development should: • integrate housing with existing and new development at Inn's Court; • ~~consider the relationship with and links to the development of adjacent site BSA1116;~~ • retain good vehicular, cycle and pedestrian links to the neighbourhood; • create a link with Wills Way to allow better pedestrian and cycle movement across, to and from Inn's Court; • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;~~ • 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; • maintain or strengthen the integrity and connectivity of the Wildlife Network; • face onto the adjoining open space; • address noise issues from Hartcliffe Way and Hengrove Way; • be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services; • ~~be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.~~ • 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 over 1 hectare and is subject to surface water drainage issues. ~~There is a planning permission (22/02345/F) on part of the site for a Youth Zone facility including a 5 a-side (Multi Use Games Area) pitch.~~	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		~~The estimated number of homes for the whole of site BSA1109 is 430 (Site Allocations and Development Management Policies Local Plan July 2014).~~ Estimated capacity of 360 homes.	
MMDA.82	Revised site boundary	See Appendix 1.	Modification of site boundary and site area to reflect planning permission on part of the site.

BSA1115 Former Florence Brown School, West of Leinster Avenue

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.83	Site allocation as a whole	Site allocation (text and map) to be deleted. See Schedule of modifications to the policies map (PM19).	Site is under construction or complete and it is not necessary to progress it as an allocation.

BSA1116 Open spaces either side of Inn's Court

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.84	Development considerations	Development should: • include space for a children's playground and formal green space; • ~~consider the relationship with and links to the development of adjacent site BSA1109;~~ • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;~~ • 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; • maintain or strengthen the integrity and connectivity of the adjacent Inns Court Open Space Wildlife Network Site; • be designed to safeguard the amenity of neighbouring residential properties; • retain good vehicular, cycle and pedestrian links to the neighbourhood; • ~~be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.~~ • 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 over 1 hectare and is subject to surface water drainage issues.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA1118 Broad Plain House and associated land, Broadbury Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.85	Site allocation as a whole	Site allocation (text and map) to be deleted. See Schedule of modifications to the policies map (PM.20).	Site is under construction or complete and it is not necessary to progress it as an allocation.

BSA1120 Land and buildings between 2 to 20 Filwood Broadway

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.86	Site address/location	~~Land and buildings between 2 to 20~~ 4-16 Filwood Broadway	Boundary change to reflect that part of the site is under construction or and it is not necessary to progress the entire site as an allocation.
MMDA.87	Site area	~~0.6~~ 0.1 hectares	Boundary change to reflect that part of the site is under construction or and it is not necessary to progress the entire site as an allocation.
MMDA.88	Development considerations	Development should:	Consistency and clarification to ensure the site allocation

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• contribute towards the implementation of public realm improvements along the full length of Filwood Broadway, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking; • be designed so that the buildings fronting Filwood Broadway reflect the existing context of Filwood Broadway, including building line and building heights; • be designed to safeguard the amenity of future and neighbouring residential properties; • provide active ground floor uses where it fronts onto Filwood Broadway; • ~~ensure the off-street shoppers car park is well connected to Filwood Broadway with strong and safe pedestrian links.~~ ~~The development would be expected to include 1,000m2 (net) of convenience retail floorspace.~~	development considerations are justified and effective.
MMDA.89	Revised site boundary	See Appendix 1.	Boundary change to reflect that part of the site is under construction or and it is not necessary to progress the entire site as an allocation.

BSA1122 Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.90	Development considerations	Development should: • contribute towards the implementation of public realm improvements along the full length of Filwood Broadway and at the junctions with Creswicke, Hartcliffe and	For consistency and clarification to ensure the site allocation development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		Barnstaple Roads, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking; • be designed to safeguard the amenity of neighbouring residential properties; • ~~provide~~ encourage active ground floor uses where it fronts onto Filwood Broadway; • be designed so that the buildings fronting Filwood Broadway reflect the existing context, including building line and building heights; • ensure retail use is limited to small scale retail facilities~~.~~; and • 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.	considerations are justified and effective.

Frome Vale Ward

BDA1501 Land at College Road, Fishponds

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.91	Development considerations	Development should: • Provide suitable access into the site which considers the impact on the junction with Glaisdale Road ~~Avenue~~ and appropriate footway enhancements; • Support pedestrian links through the site, including connections to the Public Right of Way running along the western boundary; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface water drainage issues; and, • ~~Take account~~ Preserve or enhance the special character or appearance of the Stapleton and Frome Vale Conservation Area~~.~~; and • Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA0502 Glenside Campus, Blackberry Hill, Fishponds

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.92	Development considerations	Development should: • be led by a masterplan for the site to be guided by community involvement. The masterplan should consider the wider area, including nearby sites BSA0501 and BAS0503, and adopt a heritage-led approach ~~identifying the key listed buildings and structures and other heritage assets to be retained.~~ which safeguards the special	For consistency and clarification to ensure the site allocation development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		architectural and historic interest of the grade II listed buildings Glenside Hospital; and Glenside Hospital Lower Lodge, gate piers and perimeter wall to south and west; and clearly and convincingly justifies any harm to their setting; • retain or provide appropriate replacement trees as required by Policy BG4: Trees Green Infrastructure Provision and have regard to the adjoining ancient and semi-natural woodland Grove Wood to the north of the site which is subject to a ~~to the~~ Tree Preservation Order~~s bounding the site~~; • ~~take account~~ preserve or enhance the special character or appearance of the Stapleton and Frome Vale Conservation Area and safeguard the character and appearance of the Local Historic Parks and Gardens designation; • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures~~ be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery, having regard to the adjacent Site of Nature Conservation Interest; • consider potential for a pedestrian link to land to north at Oldbury Court Estate; • maintain or strengthen the integrity of the Wildlife Network; • address transport implications which may include improvements to Blackberry Hill; • be informed by an investigation of land stability, including proposed remediation measures where required, as the site falls within an area associated with former coal mining; • ~~be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;~~ • ~~be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.~~ • 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	considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		flood risk, as the site is over 1 hectare and is subject to surface water drainage issues. A proportion of mixed-use development including business use would also be acceptable given the relatively large size of the site, the historic character and internal layout of the buildings and the desire to preserve local employment opportunities.	

Hartcliffe and Withywood Ward

BDA1601 Land to the rear of 96 Church Road/Orchard Drive, Bishopsworth

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.93	Proposed allocation	Housing, or ~~H~~housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification.
MMDA.94	Reasons for allocation	Should the site become available or no longer be required in its current layout, redevelopment for homes or homes with workspace would represent a more efficient use of land in a residential context.	For consistency and clarification.
MMDA.95	Development considerations	Development should: • Provide suitable access to the site, improving visibility and providing appropriate servicing, which safeguards the free-flow of public transport and general traffic on Church Road; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • Where workspace is included ~~Provide~~ ensure it is of high quality, ~~compatible and~~ flexible and compatible with existing and proposed residential properties, ~~workspace~~ respecting the amenity of existing and future occupants and neighbouring residents; • Preserve the amenity of future and existing occupiers of properties fronting Orchard Drive; and, • ~~Provide a context-led approach, which takes account~~ Preserve or enhance those elements which contribute to the special character or appearance of the Bishopsworth and Malago Conservation Area.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Henbury and Brentry Ward

BDA1702 14 Wyke Beck Road, Brentry

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.96	Site address/location	14 ~~Wyke~~ Wyck Beck Road, Brentry	Address correction. For consistency and clarification to ensure the site allocation development considerations are justified and effective.
MMDA.97	Development considerations	Development should: • Provide suitable access into the site and appropriate servicing, which takes account of and complements emerging public transport enhancement works along the A4018; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4108 Wyck Beck; • Be informed by an air quality assessment and make provision for mitigation measures where necessary ~~appropriate~~, as the site is adjacent to the A4018; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of future occupants and neighbouring residents; • Retain and integrate green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to Wyck Beck; and • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface water drainage issues.	

Hengrove and Whitchurch Park Ward

BSA1402 Former New Fosseway School, Hengrove

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.98	Development considerations	Development should: • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;~~ • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; • be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services; • ~~be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.~~ • 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 over 1 hectare and is subject to surface water drainage issues. Estimated capacity of ~~175 homes~~ up to 200 homes	For consistency and clarification to ensure the site allocation development considerations are justified and effective. To ensure policy reflects a realistic capacity.

Hillfields Ward

BSA0513 Garage site, Woodland Way, Chester Park/Hillfields

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.99	Development considerations	Development should: • address noise~~,~~ and pollution ~~and nuisance~~ issues from nearby industrial uses (unit entrances and yards adjoin site); • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;~~ • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; and • be informed by an investigation of land stability, including proposed remediation measures where required, as the site falls within an area associated with former coal mining.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Horfield Ward

BDA2001 3 Kelston Road, Horfield

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.100	Development considerations	Development should: • Provide suitable access and extend the existing footways into the site; • Respect amenity of existing and future occupiers of residential properties, particularly those fronting Kelston Road, Kelston Gardens and Kingsholm Road; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of future occupants and neighbouring residents; • Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and • Be informed by a contamination risk assessment, making recommendations for remedial measures where required.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA2002 272 – 276 and 290 – 298 Southmead Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.101	Site address/location	~~272 – 276 and~~ 290 – 294 ~~298~~ Southmead Road.	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.102	Development considerations	Development should: • Provide suitable access into the site with appropriate servicing, which avoids obstruction to public transport and general traffic using the B4056 Southmead Road; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface water drainage issues; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; ~~and~~ • Respect the amenity of existing and future residential occupants and neighbouring residents along Kingsholm Road ~~Doncaster Road~~ and Southmead Road; and~~.~~ • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of future occupants and neighbouring residents.	Address correction. For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA0404 BT Depot, Filton Road, Horfield

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.103	Development considerations	Development should: • be designed to safeguard the amenity of neighbouring residential properties; • ~~be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.~~	For consistency and clarification to ensure the site allocation development

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• 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 over 1 hectare and is subject to surface water drainage issues.	considerations are justified and effective.

Hotwells and Harbourside Ward

BDA2101 94 – 96 and 119 Cumberland Road, Spike Island

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.104	Development considerations	Development should: • Enhance pedestrian and cycling connections from Cumberland Road through to Caledonian Road; • ~~Take account of the City Docks Conservation Area and respect the setting of both neighbouring character buildings and the Listed Buildings to the east at 81-91 Cumberland Road;~~ Preserve or enhance the special character or appearance of the City Docks Conservation Area. Clearly and convincingly justify any harm to both the setting of neighbouring grade II Listed Buildings to the east at 81-91 Cumberland Road; and to character buildings which make a positive contribution to the Conservation Area at 1 and 2 Harbour Walk, 91 Cumberland Road and 119 Cumberland Road; • Be informed by both a land contamination and land stability risk assessment, which considers land stability associated with the Chocolate Path and makes recommendations for remedial measures where required; and • ~~Provide a suitable flood risk management strategy for the lifetime of the development, given the site is within a future Flood Zone 3; and~~ • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA2102 Maritime Heritage Centre Public Car Park, Gas Ferry Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.105	Development considerations	Development should: • Provide suitable access to the site which is likely to be located off Caledonia Road to avoid potential conflicts with the Quayside Walkway on Gasferry Road; • Incorporate ~~appropriate~~ levels of car, coach and cycle parking on the site, to be agreed by the Council (which will include~~ing~~ any appropriate waiting/boarding and alighting space);~~.~~ ~~This may include reproviding parking in a suitable location off site.~~ • Retain, enhance and contribute towards a continuous, traffic-free, high quality Quayside Walkway in accordance with planning policy ~~BCAP32: Quayside walkways~~ BG5: Biodiversity and access to Bristol's waterways; • Provide active frontages onto the walkways adjacent to the quayside, Museum Square and Gasferry Road; • Be designed to safeguard the amenity of neighbouring residential properties; • Provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future and existing occupiers from any incorporated car, coach and cycle parking (including waiting/boarding and alighting space for coach passengers) to serve the SS Great Britain; • ~~Take account~~ Preserve or enhance the special character or appearance of the City Docks conservation area; • ~~Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels;~~ Be informed by a site-specific flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels, with evacuation routes provided to higher ground to the immediate	Corrected policy reference and for consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		west and south of the site, as the site is subject to flood risk and surface water drainage issues; • Retain or provide appropriate replacement ~~reprovide existing~~ trees as required by Policy BG4: Green Infrastructure Provision; • Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required~~.~~; and • Explore options for energy generation on site.	

SA102 Waterfront Site, Millennium Square

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.106	Development considerations	Development should: • Be of high quality design to reflect the site's prominent position on the Floating Harbour including key views of Cabot Tower; • Provide improved enclosure to Millennium Square, the Amphitheatre and Bordeaux Quay and include active ground floor uses to all three frontages; • Retain and enhance a high quality Quayside Walkway as shown on the Policies Map; • Retain suitable access for vehicles and people to the Amphitheatre, recognising the importance of the area for events; • ~~Take account~~ Preserve or enhance the special character or appearance of the City Docks conservation area; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels.;~~ Be informed by a site-specific flood risk assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels as the site is subject to flood risk; and • Retain or provide appropriate replacement trees as required by Policy BG4: Green Infrastructure Provision.	

Lawrence Hill Ward

BDA2301 Land to the South of Warwick Road/Oxford Place, Easton

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.107	Site area	~~0.2~~ 0.18 hectares.	Boundary change and change to site area and reduction in estimated capacity to reflect that part of the site has planning permission.
MMDA.108	Development considerations	Development should: • Provide appropriate access from Warwick Road or Oxford Place ~~with appropriate servicing to properties on Stapleton Road to be provided without obstruction to through traffic~~ and appropriate footway enhancements along frontage; • ~~Take account~~ Clearly and convincingly justify any harm to the setting of the Grade II Listed Building at 268 Stapleton Road, located to the south of the site; • Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area. Estimated capacity of ~~25~~ 20 homes.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.109	Revised site boundary	See Appendix 1.	Boundary change and change to site area and reduction in estimated capacity to reflect that part of the site has planning permission.

BDA2302 Former Barton Hill Nursery School, Queen Ann Road, Barton Hill

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.110	Development considerations	Development should: • Provide suitable access and appropriate enhancements to footways and crossings; • Retain existing locally listed building on site ~~through an adaptive, heritage-led approach which protects~~ preserving and enhance~~s~~ing ~~the~~ its special architectural and historic interest; • Maintain or strengthen the integrity and connectivity of the 'Railway land Barrow Road to River Avon' Wildlife Network Site adjacent to the land; • ~~Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats;~~ • 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; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~Consider~~ Address surface water drainage issues through mitigation strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water ~~flood risk~~ drainage issues; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent railway; and • Respect the 'agent of change' principle and provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.	

Lockleaze Ward

BDA2401 Bridge Farm, Land at South Hayes, Eastville

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.111	Development considerations	Development should: • ~~Be sensitively designed to p~~ Preserve or ~~and~~ enhance the special character or appearance ~~spacious and open character of this part~~ of the Stapleton and Frome Vale Conservation Area; • ~~Respect the setting of, and be subservient to, the Grade II Listed Bridge Farm;~~ • Conserve those elements which contribute to the special architectural or historic interest of the Grade II Listed Bridge Farm, and clearly and convincingly justify any harm to its setting; • Be supported by a masterplan and design code, which are informed by a landscape and visual impact assessment and heritage impact assessment; • Provide enhanced landscaping on boundaries of the site and retain existing trees, including those along M32 corridor; • Provide suitable pedestrian and vehicular access to the site, taking into account slope and frontage with Glenfrome Road; • Be expected to maintain or strengthen the integrity and connectivity of both the 'Glenfrome Primary School Playing Fields' and the 'River Frome and the Stapleton Bridge' Wildlife Network Site; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; • ~~Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate, make provision for mitigation measures,~~ 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	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		recovery, as it is adjacent to Stoke Park Site of Nature Conservation Interest and Stoke Park Regionally Important Geological Site; • Be ~~supported~~ 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 ~~larger than~~ over 1 hectare and is partially impacted by flood risk and surface water drainage issues; • Take account of noise implications of proximity to the M32 on future occupiers of the site; and • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area and is adjacent to the M32 motorway. Estimated capacity of 15 homes (including adaptive re-use of the buildings). The estimated capacity is subject to achieving sensitive design which respects heritage considerations~~. Any proposal is required to be supported by a landscape and visual impact assessment and a heritage statement~~	

Redland Ward

BDA2501 Land south of Zetland Road, Redland

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.112	Development considerations	Development should: • Provide suitable access to the site with appropriate off-street servicing, which prevents obstruction to public transport, cyclists and general traffic; • Not prejudice the amenity of existing and future neighbouring residents, including by taking into account potential overshadowing impacts; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent railway; • Be informed by a contamination risk assessment, making recommendations for remedial measures where required; • ~~Consider~~ Address surface water mitigation, as the site is potentially subject to surface water drainage issues; • Be expected to maintain or strengthen the integrity and connectivity of the adjacent 'Railway Land between St Andrews and Duchess Road' Wildlife Network Site; • ~~Be supported by a preliminary ecological appraisal and where appropriate make provision for mitigation measures;~~ • Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Consider potential air quality impacts from Zetland Road; and • ~~Take account~~ Preserve or enhance the special character or appearance of the Cotham and Redland Conservation Area.	

BDA2502, Land at Cossin Road, Redland

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.113	Development considerations	Development should: • Provide suitable access, with sufficient visibility; • Ensure that development would not cause harm to trees on adjacent land; • Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts; ~~and,~~ • ~~Take account~~ Preserve or enhance the special character or appearance of the adjacent Cotham and Redland Conservation Area and the relationship with the adjacent green space~~.~~ ; and • Be informed by an investigation of land stability, including proposed remediation measures. Estimated capacity of 10~~-12~~ homes.	To reflect land stability matters and for consistency and clarification to ensure the site allocation development considerations are justified and effective.

Southmead Ward

BDA2901 Land at Lanercost Road, Southmead

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.114	Development considerations	Development should: • Provide suitable access and appropriate footway enhancements along Lanercost Road; • Enhance pedestrian linkages with adjacent site for new homes, park and existing rights of way; • ~~Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate make provision for mitigation measures;~~ • 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; • Be expected to maintain or strengthen the integrity and connectivity of the 'Charlton Road Open Space and adjacent land' Wildlife Network Site; • Retain green infrastructure, including trees and hedgerows, within the development, which will be identified by a tree survey; and • ~~Consider~~ Address surface water mitigation and utilise drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA2902 Works at Felstead Road, Southmead

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.115	Proposed allocation	Housing or ~~H~~housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification.
MMDA.116	Reasons for allocation	Should the site become available or no longer be required in its current layout or use, redevelopment for homes or homes with workspace would represent a more efficient use of land in a predominately residential context.	For consistency and clarification.
MMDA.117	Development considerations	Development should: • Provide suitable access, which may require third party land and is likely to require two access points given the narrow nature of both existing access roads; • Where workspace is included, ~~Provide~~ ensure it is of high quality, ~~compatible and~~ flexible and compatible with existing and proposed residential properties, ~~workspace, which~~ respect~~s~~ing the amenity of existing and future occupants and neighbouring residents; and • ~~Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.~~ • Be informed by a site-specific flood risk assessment and drainage strategy, to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels in flood zone 3, with evacuation routes provided to higher ground to the south of the site, as the site is subject to flood risk and is identified as being at risk of flooding from surface water.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA0212 19 – 21 Pen Park Road, Southmead

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.118	Proposed allocation	Housing~~/Business,~~ or housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification.
MMDA.119	Reasons for allocation	A housing ~~and business~~ or mixed use allocation is appropriate as: • The site has a largely residential context. • It is in a relatively sustainable location close to local shops and a supermarket on Southmead Road and approximately 500m from the shops and services of Southmead Road Local Centre and Arnside Road (Southmead) District Centre. It is also close to bus stops / routes on Pen Park Road. • It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040. • It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.	For consistency and clarification.
MMDA.120	Development considerations	Development should: • provide a suitable frontage to Pen Park Road~~.~~; and • where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Southville Road

BDA3002 1 – 7 Smyth Road, Ashton Gate

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.121	Proposed allocation	~~Redevelopment for~~ Housing, or housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification.
MMDA.122	Reasons for allocation	Should the site become available or no longer required in its current layout or use, redevelopment for homes or homes with workspace would represent a more efficient use of land in a predominantly residential context.	For consistency and clarification.
MMDA.123	Development considerations	Development should: • Provide suitable access and appropriate pedestrian crossing improvements at Luckwell Road/Smyth Road; • Where workspace is included, ~~Provide~~ ensure it is of high quality, ~~compatible and~~ flexible, and compatible with existing and proposed residential properties, ~~workspace, which~~ respect~~s~~ing the amenity of existing and future occupants and neighbouring residents; • Be informed by a Coal Mining Risk Assessment and an investigation of contamination and land stability, ~~providing mitigation as appropriate~~ making recommendations for remedial measures where required, as the site falls within a ~~Coal~~ Mining Remediation Authority High Risk Area; and, • ~~Consider~~ Address surface water mitigation and utilise drainage strategies which prioritise sustainable drainage systems and which ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA1011 Site adjacent to Holy Cross Church, Dean Lane, Bedminster

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.124	Development considerations	Development should: • be designed to provide natural surveillance over the park; • not harm trees on the adjacent park; • be informed by investigations as to whether sewerage infrastructure would constrain development of the site~~.~~; • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; and • 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.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

St George Central ward

BDA2601 Land at Two Mile Hill Road / Charlton Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.125	Proposed allocation	~~Comprehensive development of h~~Housing, or housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification.
MMDA.126	Reasons for allocation	Should the site become available or no longer be required in its current layout or use, redevelopment for homes or homes with workspace would represent a more efficient use of land in a predominately residential context.	For consistency and clarification.
MMDA.127	Development considerations	Development should: • Provide suitable access, that explores opportunities from Charlton Road and away from existing bus stops; appropriate footway enhancements; and servicing, which safeguards the free-flow of public transport and general traffic along Two Mile Hill Road; • ~~Respect~~ Clearly and convincingly justify any harm to the setting of the Listed Buildings at 217 - 227 Two Mile Hill Road; • ~~Consider~~ Address surface water mitigation and utilise drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; • Where workspace is included, ~~Provide~~ ensure it is of high quality, ~~compatible and~~ flexible and compatible with existing and proposed residential properties ~~workspace, which~~ respect~~s~~ing the amenity of existing and future occupants and neighbouring residents; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area;	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Be informed by an air quality assessment and make provision for mitigation measures as ~~appropriate~~ necessary, and consider cumulative impact of development on adjacent areas of poor air quality; and • Ensure that development would not cause harm to trees on adjacent land to the north.	

BDA2602 81 – 83 Two Mile Hill Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.128	Development considerations	Development should: • Provide suitable access into the site away from the bus stop on Two Mile Hill Road, and appropriate footway enhancements; ~~and,~~ • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; and • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA2603 Land at Two Mile Hill Road/Waters Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.129	Proposed allocation	Housing, or ~~H~~housing-led mixed uses with flexible workspace, if no longer required in its current use.	For consistency and clarification.
MMDA.130	Reasons for allocation	Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes or homes with workspace would represent a more efficient use of land in a predominately residential context.	For consistency and clarification.
MMDA.131	Development considerations	Development should: • Provide suitable access, exploring opportunities from Waters Road; • Where workspace is included, ~~Provide~~ ensure it is of high quality, ~~compatible and~~ flexible, and compatible with existing and proposed residential properties, ~~workspace, which~~ respect~~s~~ing the amenity of existing and future occupants and neighbouring residents; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • ~~Consider~~ Address surface water mitigation and utilise drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA2605 Land at Broad Road/Lodge Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.132	Development considerations	Development should: • Provide suitable access with an appropriate footway along the Broad Road frontage; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and • ~~Promote~~ Consider adaptive re-use of No. 17 Broad Road which is identified as a local landmark building.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA0906 Car sales site at 62 – 74 Bell Hill Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.133	Development considerations	Development should: • create a frontage to Bell Hill Road; • be informed by an investigation of land stability, including proposed remediation measures where required, as the site falls within an area associated with former coal mining; and • be informed by a site-specific flood risk assessment and drainage strategy, to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development, prioritising sustainable drainage systems and ensuring no increased flood risk to third parties, with no residential uses on the ground floor	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		in areas at high risk of flooding from surface water as the site is subject to surface water drainage issues.	

BSA0907 47 – 49 Summerhill Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.134	Development considerations	Development should: • create a frontage to Bell Hill Road; • be informed by an investigation of land stability, including proposed remediation measures where required, as the site falls within an area associated with former coal mining	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

St George Troopers Hill Ward

BDA2702 Land at the corner of Bryants Hill and Furber Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.135	Development considerations	Development should: • Provide suitable access, a new pedestrian footway along Furber Road, and servicing from Furber Road; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • ~~Be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures~~ Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery. This will include the ~~including~~ provision of a buffer to protect the adjacent Magpie Bottom Site of Nature Conservation Interest on the eastern boundary; and • Retain tree subject to a Tree Preservation Order (TPO) along the eastern boundary of the site.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

St George West Ward

BDA2801 Land to the south of Blackswarth Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.136	Proposed allocation	Housing, or ~~H~~housing-led mixed uses with flexible workspace.	To properly reflect the local plan's intentions for the site.
MMDA.137	Reasons for allocation	Should the site become available or no longer be required in its current layout or use, redevelopment for homes or housing-led mixed uses with flexible workspace would represent a more efficient use of land in a mixed residential / industrial context adjacent to the River Avon. The site provides an opportunity to enhance the Avon Valley Conservation Area.	To properly reflect the local plan's intentions for the site.
MMDA.138	Development considerations	Development should: • Provide suitable access, with appropriate visibility and safety improvements, including widening to Crews Hole Road and footways enhancements; • ~~Take account~~ Preserve or enhance the special character or appearance of the Avon Valley Conservation Area and retain green frontage with the River Avon; • Integrate and provide enhancements to the public right of way and cyclepath adjacent to the River Avon; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area;	To properly reflect the local plan's intentions for the site. For clarification in response to the representation made by the Environment Agency. For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~Be supported by a site-specific flood risk assessment, flood risk management strategy and a drainage strategy for the lifetime of the development, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk to third parties as the site is subject to tidal river flood risk which could also cause potential surface water drainage constraints; and~~ • Be informed by a site-specific flood risk assessment and drainage strategy, to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels in areas subject to Flood Zone 3, with evacuation routes provided to higher ground elsewhere on the site and to its immediate north, as the site is subject to tidal river flood risk and is identified as being at risk of flooding from surface water. It will be expected to prioritise sustainable drainage systems and ensure no increased flood risk to third parties; • Maintain ~~an 8m~~ a suitable buffer adjacent to the River Avon, to ensure maintenance access to the river~~.~~; and • Not prejudice the implementation of Avon Riversides 2100 (Avon Flood Strategy) and will be expected to accommodate space for and/or deliver flood protection infrastructure required as part of the development of the area. Part of the site is within a Flood Defence Policy Area (Policy FR2: Avon Riversides 2100 [Avon Flood Strategy]).	

BDA2802 Part of Soaphouse Industrial Estate, Howard Street, Whitehall

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.139	Development considerations	Development should:	For consistency and clarification to ensure the

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Provide suitable access, which may include improvements to Hudds Vale Road to enable servicing; • ~~Take account of the setting of St George's Park and adjacent locally listed building);~~ • Take into account the effect of development on the significance of the locally listed building, former workhouse, Hudd's Vale Road and the adjacent St George's Park local historic park and garden; • ~~Consider~~ Address surface water mitigation and utilise drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as a culvert runs from east to west, through the site; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; ~~and~~ • Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of future occupants and neighbouring residents; and • Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) along the western boundary of the site.	site allocation development considerations are justified and effective.

BDA2803 222 – 232 Church Road, St George

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.140	Site address/location	~~222~~ 226 – 232 Church Road, St George	Correction

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.141	Proposed allocation	Housing-led mixed use, ~~with active ground floor uses,~~ if no longer required in its current use.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.
MMDA.142	Reasons for allocation	Should the site become available or no longer be required in its current layout or use, redevelopment for residential-led mixed use, ~~with active ground floor uses~~ would represent a more efficient use of land in a Town Centre.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.
MMDA.143	Development considerations	Development should: • Provide suitable access ~~with appropriate improvements to footways along Seneca Street~~; • ~~Incorporate a mixed-use active ground floor, to maintain and enhance the function of St George (Church Road) Town Centre;~~ • ~~Consider~~ Address surface water mitigation and utilise drainage strategies which prioritise sustainable drainage systems and ensures no increased flood risk, as the site is potentially subject to surface water drainage issues; • Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a ~~Coal Authority~~ Mining Remediation Authority High Risk Area; • Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; ~~and~~	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of existing and future occupants and neighbouring residents; and • Be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area.	

Stockwood Ward

BDA3101 Greville building, Lacey Road, Stockwood

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.144	Development considerations	Development should: • Provide suitable access; • Be designed to limit any impact upon neighbouring residential properties; • ~~Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats;~~ • 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; • Be informed by a tree survey and impact assessment, seeking to retain and integrate trees into the new development; and • ~~Consider~~ Address surface water mitigation and utilise drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Stoke Bishop Ward

BDA3201 Land at Sanctuary Gardens, Sneyd Park

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.145	Development considerations	Development should: • Provide suitable access and consider opportunities for pedestrian connections to Chancel Close; • ~~Take account of~~ Preserve or enhance the special character or appearance of the Sneyd Park Conservation Area; • Retain ~~green infrastructure, including the~~ trees subject to Tree Preservation Orders (TPO) ~~adjacent to former access to~~ on the site; and • ~~Be informed by an up-to-date preliminary ecological appraisal of the site which makes provision for appropriate mitigation measures.~~ • Be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery.	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

Westbury-on-Trym and Henleaze Ward

BDA3301 Former St Ursula's High School, Brecon Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.146	Development considerations	Development should: • Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, ~~and improve its setting~~; • ~~Take account~~ Preserve or enhance the special character or appearance of the Downs Conservation Area; • Retain or ~~reprovide~~ provide appropriate replacements for suitable existing trees as required by Policy BG4: Green Infrastructure Provision; • Consider the relationship with adjacent open space / parking area to west; • Provide suitable access to the site, which may require the relocation of existing parking on adjacent land. Estimated capacity of 35 homes.~~, subject to the suitability of converting the Listed building.~~	For consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA0302 Coombe House Elderly Persons' Home, Westbusy-on-Trym

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.147	Site address/location	Coombe House Elderly Persons' Home, Westbu~~s~~ry-on-Trym	Address correction. For consistency and clarification to ensure the site allocation development
MMDA.148	Development considerations	Development should:	

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which~~ be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery. This may include a buffer to the adjacent Blaise Castle Estate Site of Nature Conservation Interest.	considerations are justified and effective.

Windmill Hill Ward

BDA3401 122 Bath Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.149	Site allocation as a whole	Site allocation (text and map) to be deleted. See Schedule of modifications to the policies map (PM.17).	Site is under construction or complete and it is not necessary to progress it as an allocation.

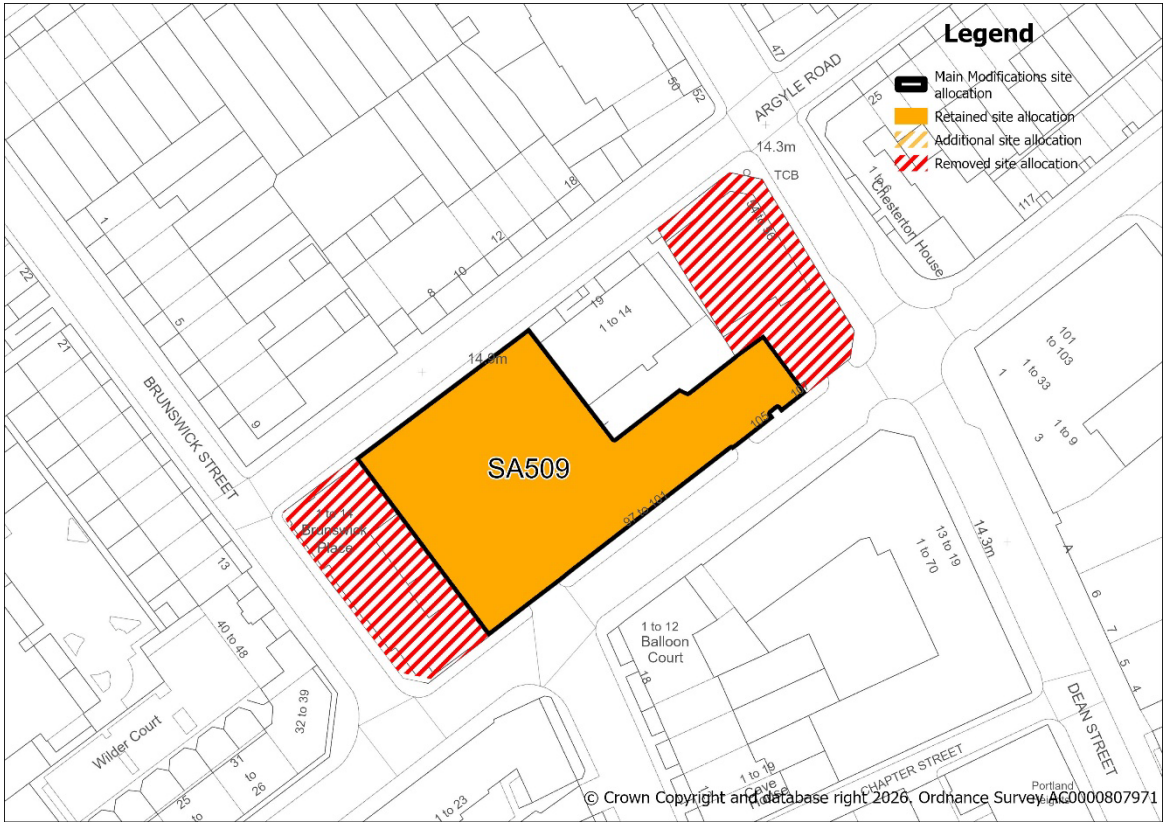
BSA1101 Bath Road Open Space (west of Totterdown Bridge), Totterdown

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.150	Proposed allocation	~~Temple Quarter Enterprise Zone Opportunity Site~~ Housing or housing-led mixed use	For consistency and clarification to ensure the site allocation development considerations are justified and effective.
MMDA.151	Development considerations	Development should: • provide suitable vehicular and pedestrian access; • ~~be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;~~ • be informed by an appropriate ecological survey and assessment of impacts, and an appropriate strategy for mitigation / compensation in accordance with Policy BG2: Nature conservation and recovery; • be designed to respect the landscape character of the area, taking account of the prominence of the site when viewed from the north;	

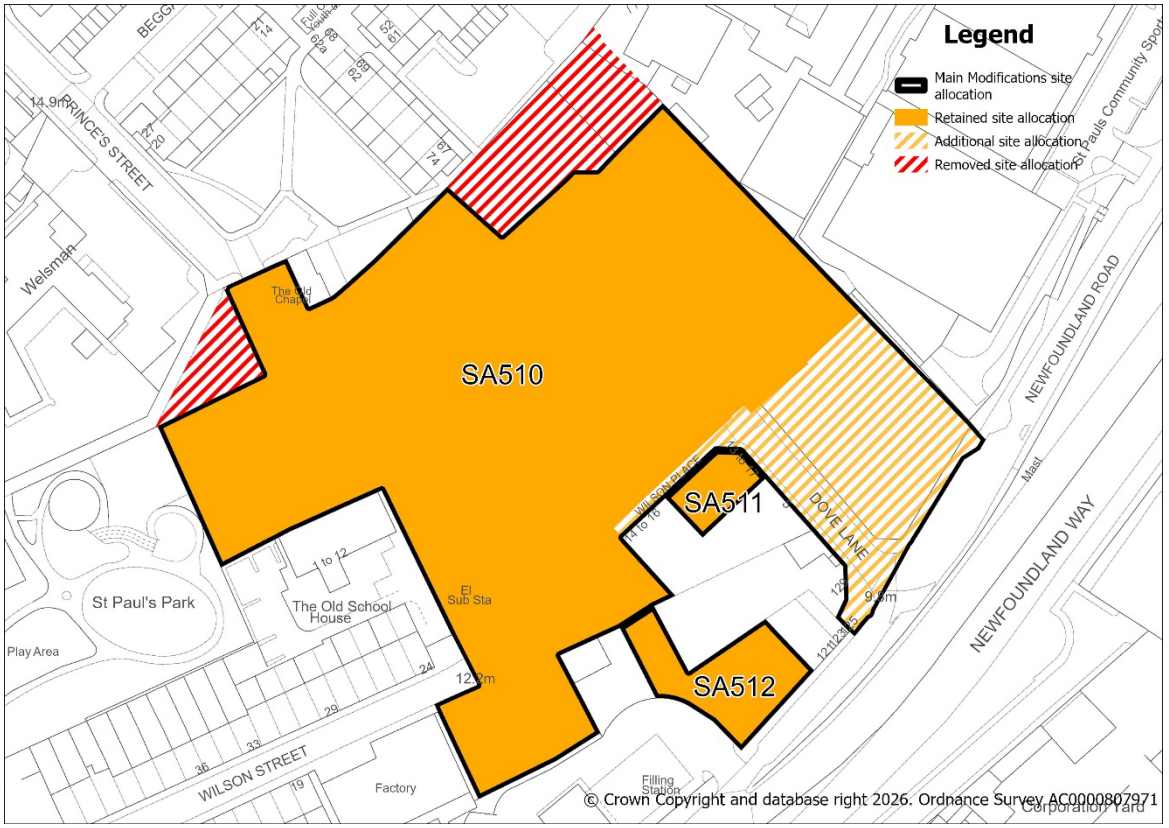
Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
		• Where workspace is included, ensure it is of high quality, flexible, and compatible with existing and proposed residential properties, respecting the amenity of future occupants and neighbouring residents; • address noise and pollution issues from nearby industrial and waste uses and Bath Road (A4); • be informed by an air quality assessment and make provision for mitigation measures where necessary, as the site falls within an Air Quality Management Area; • Consider the risk of flooding and address surface water mitigation. The site is potentially subject to surface-water flood risk; • integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained; • seek to provide a pedestrian and cycle route adjacent to the riverside.	

Appendix 1 Modifications to development allocation boundaries

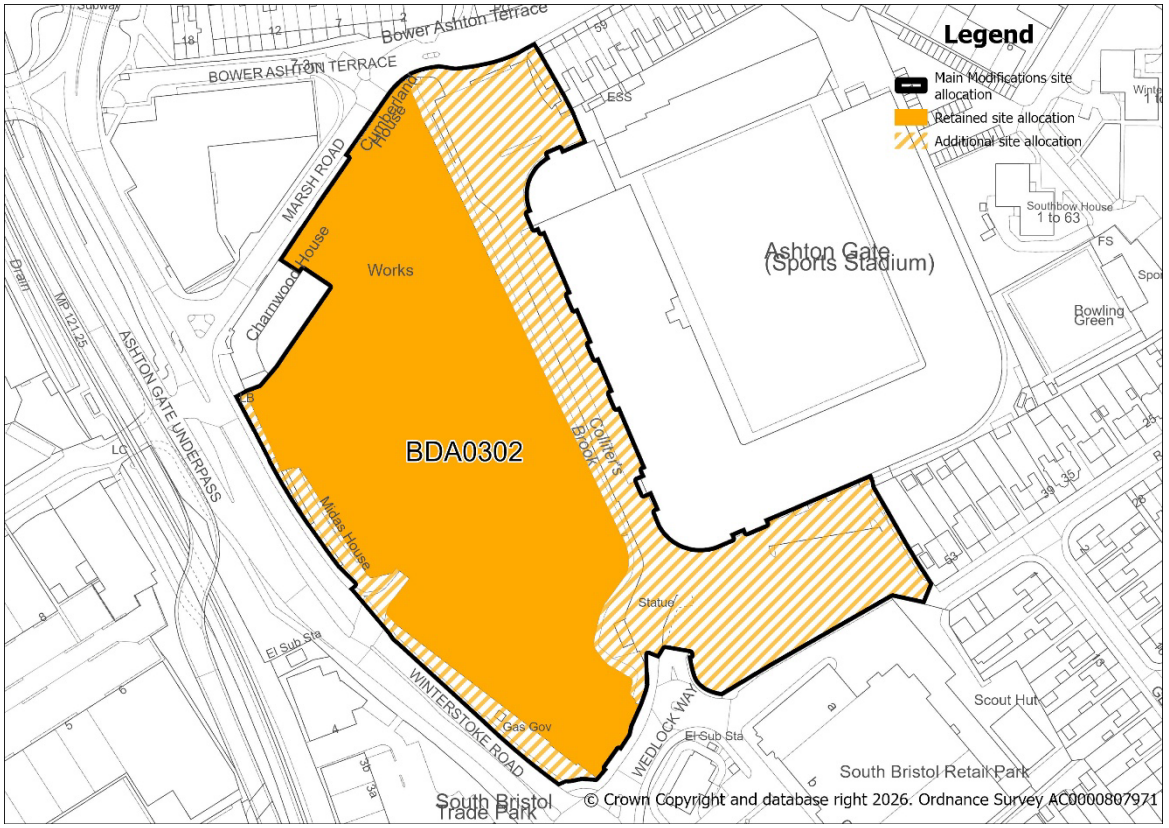
SA509 Land at Wilder Street/Argyle Road

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.7	Revised site boundary		Part of the site is under construction or complete and it is not necessary to progress the entire site as an allocation. For consistency and clarification to ensure the site allocation development considerations are justified and effective.

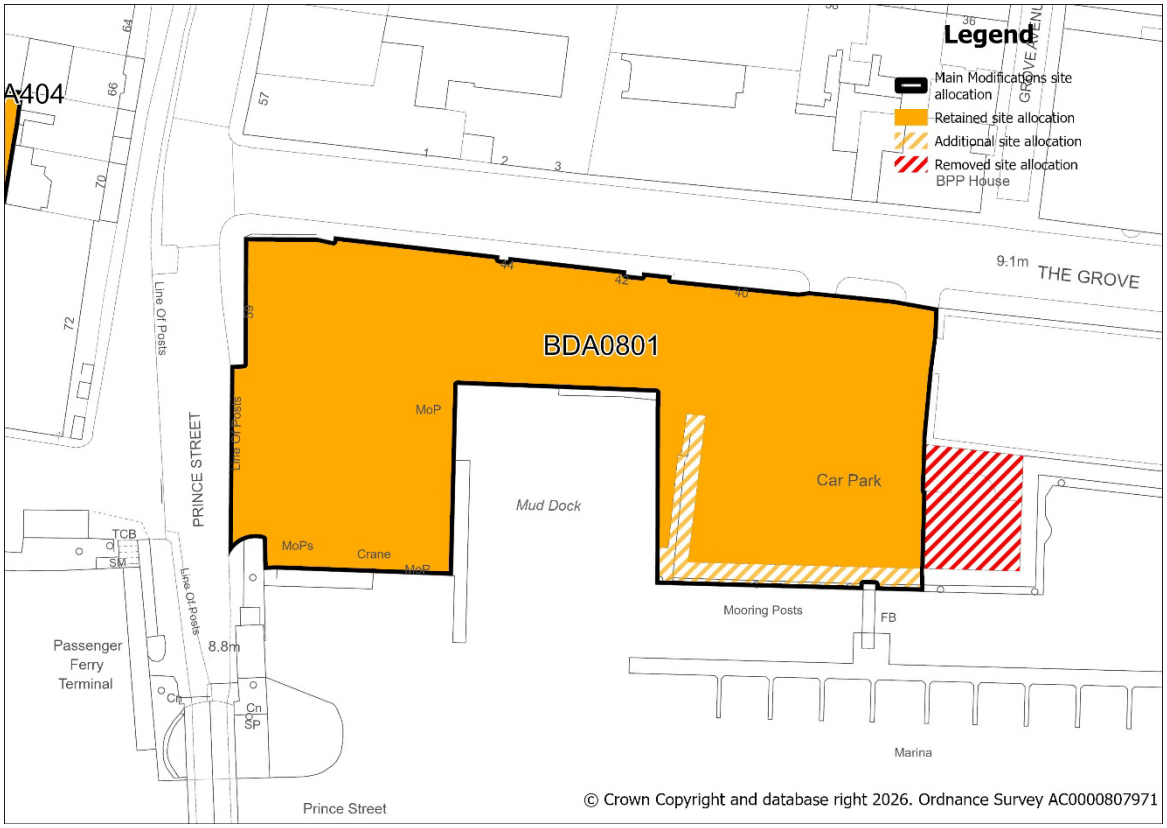
SA510 Land at Dove Lane/Ervine Terrace/Wilson Place/Cheapside

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.11	Revised site boundary		For consistency and clarification to ensure the site allocation development considerations are justified and effective.

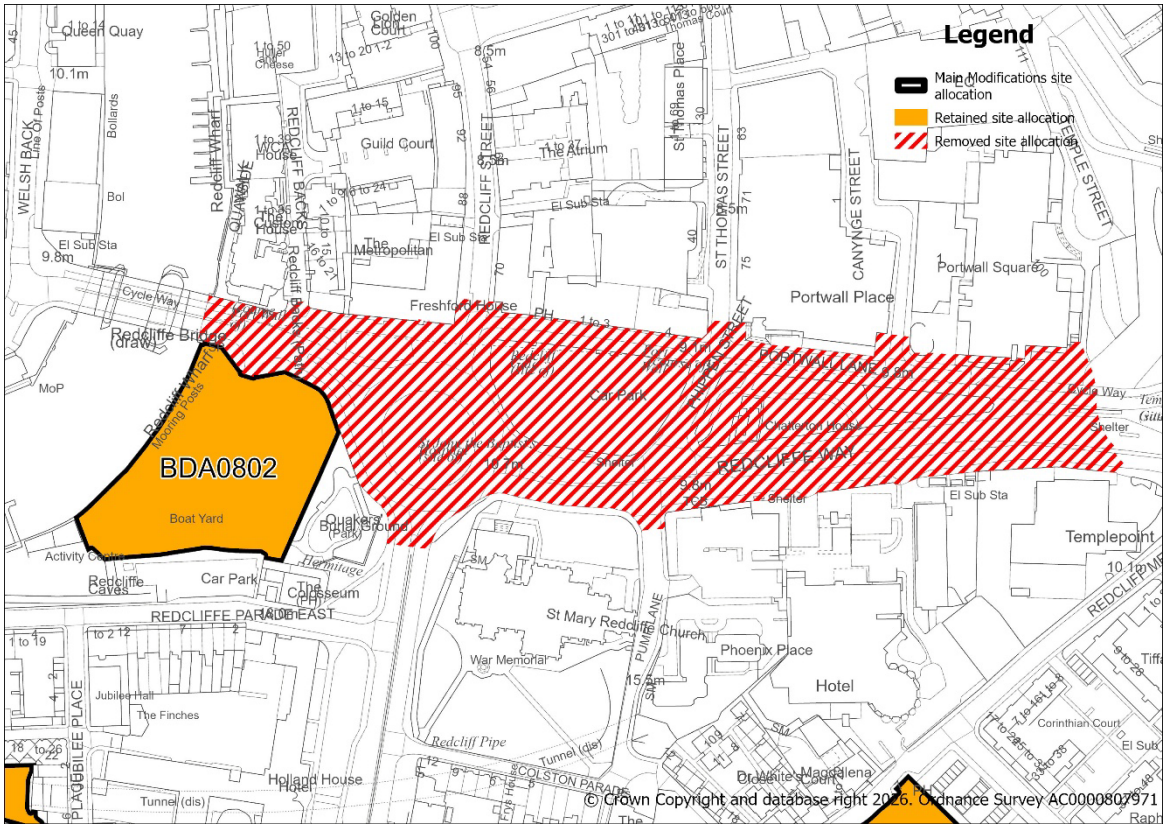
BDA0302 Land to the west of Ashton Gate, Marsh Road/Winterstoke Road, Ashton Gate

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.18	Revised site boundary		To properly reflect the local plan's intentions for the site, for consistency and clarification to ensure the site allocation development considerations are justified and effective.

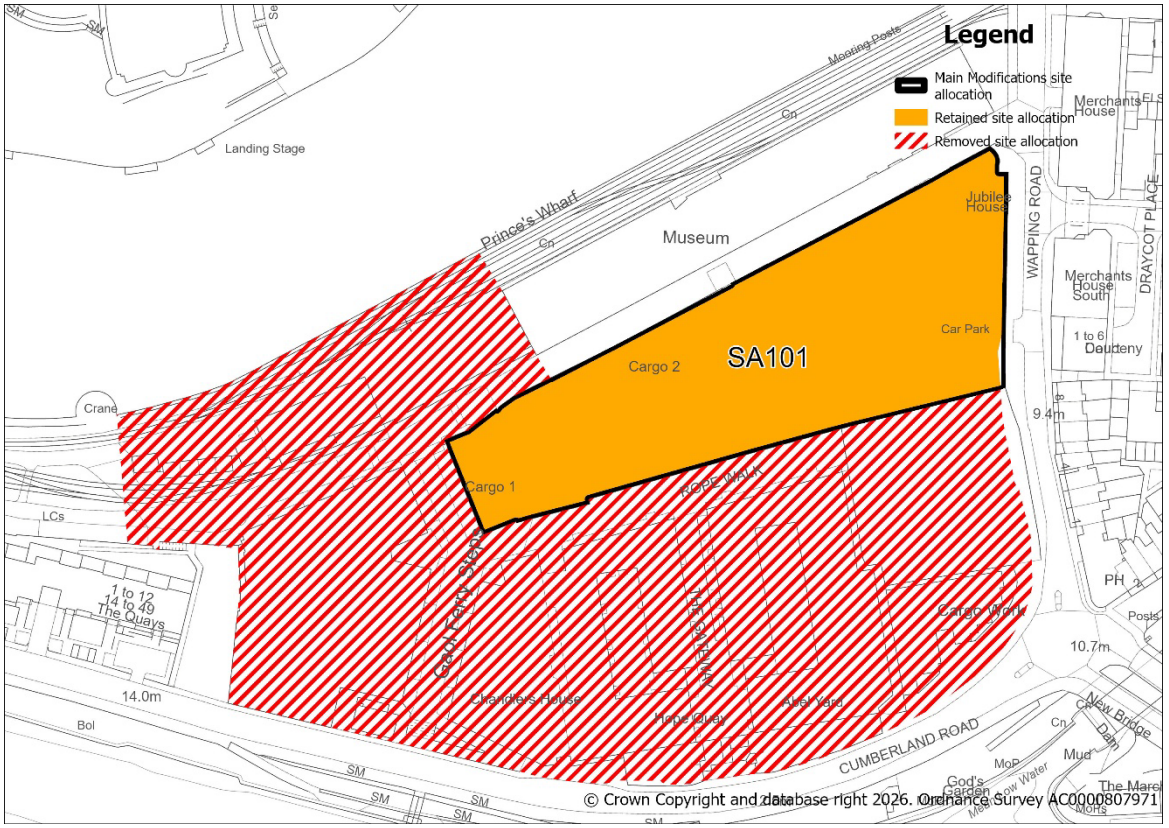
BDA0801 The Grove Car Park, The Grove and Prince Street, Harbourside

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.35	Revised site boundary		Corrected policy reference and for consistency and clarification to ensure the site allocation development considerations are justified and effective.

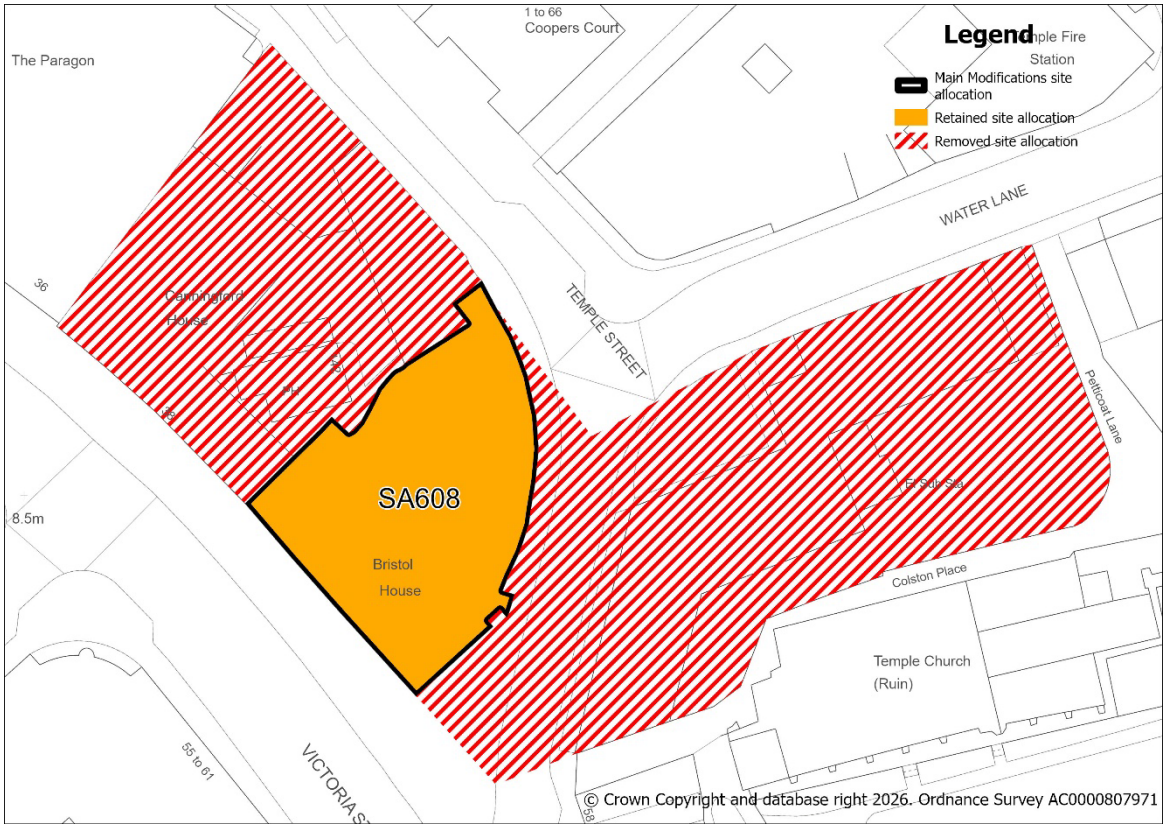
BDA0802 Land at Redcliffe Way

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.42	Revised site boundary		Modification of site boundary and allocated uses and development considerations for consistency and clarification to ensure the site allocation is justified and effective.

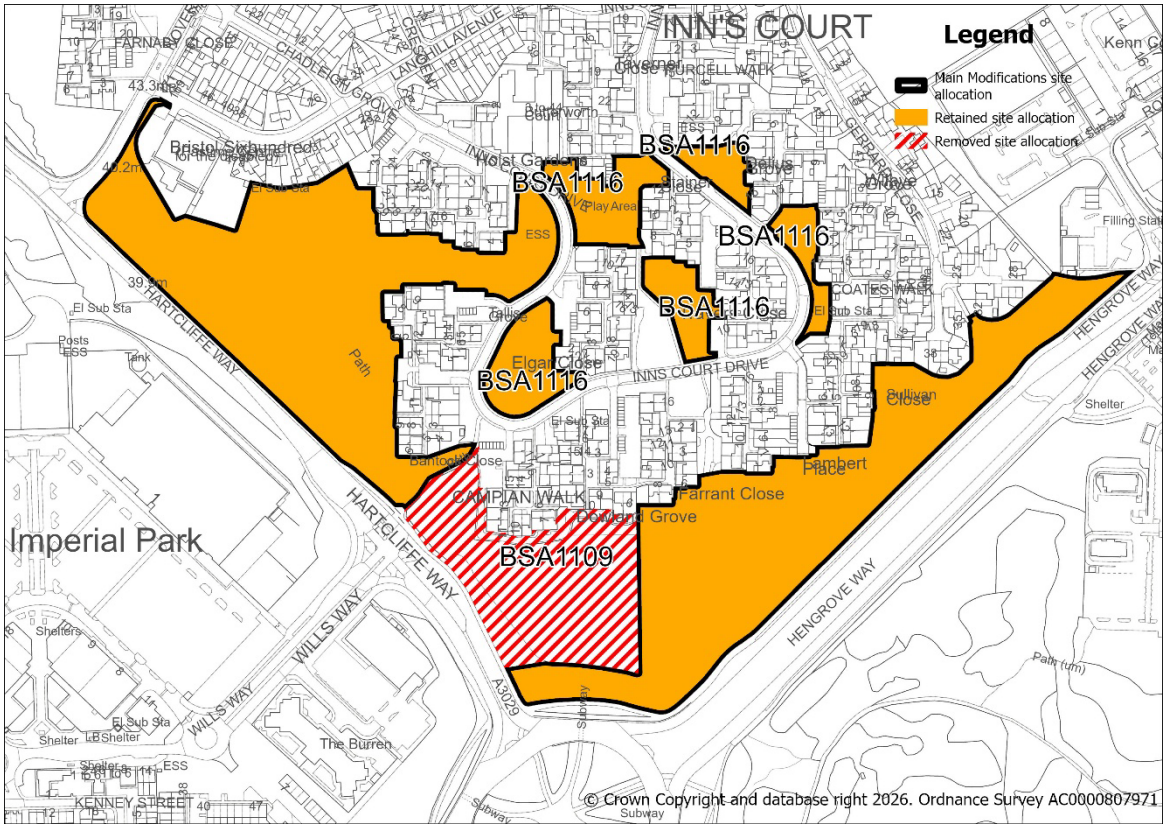
SA101 Wapping Wharf

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.48	Revised site boundary		Modification of site boundary, allocated uses and development considerations to reflect development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site. Also for consistency and clarification to ensure the site allocation is justified and effective.

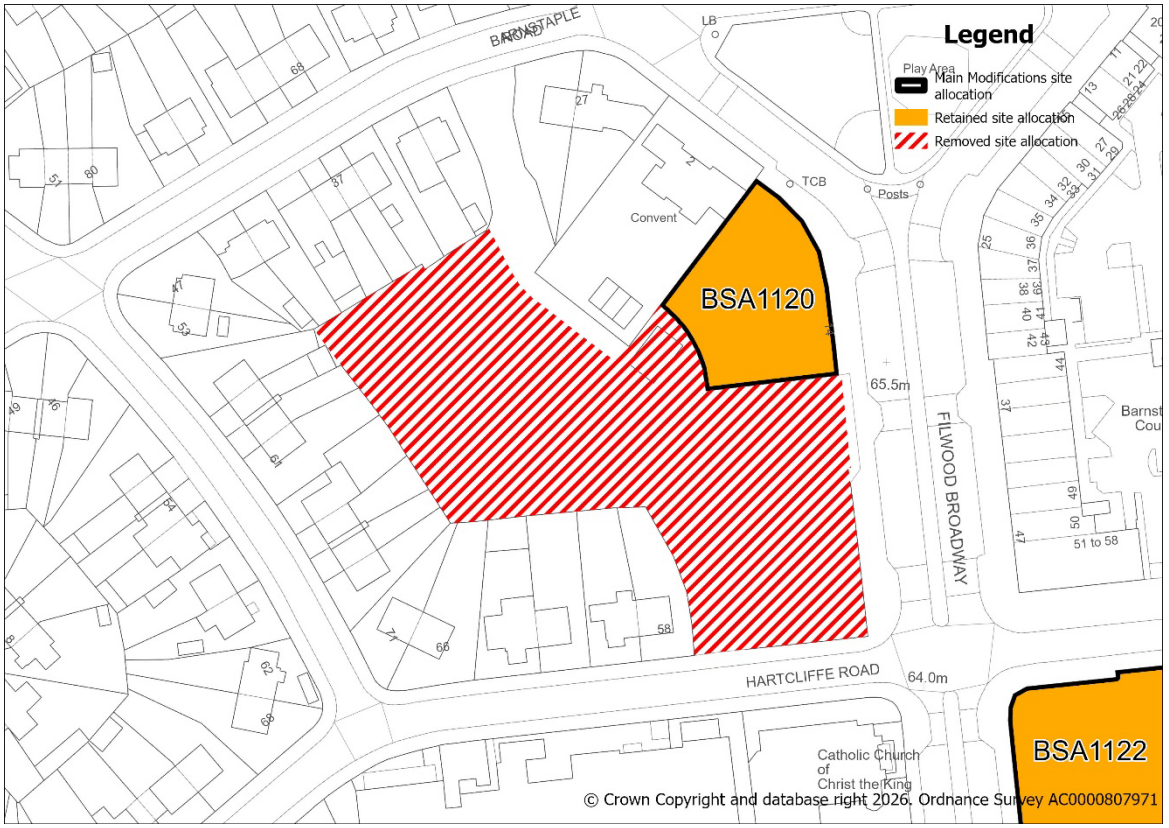
SA608 Land and buildings at Victoria Street/Temple Street

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.58	Revised site boundary		Modification of site boundary, allocated uses and development considerations to reflect development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site. For consistency and clarification to ensure the site allocation development considerations are justified and effective.

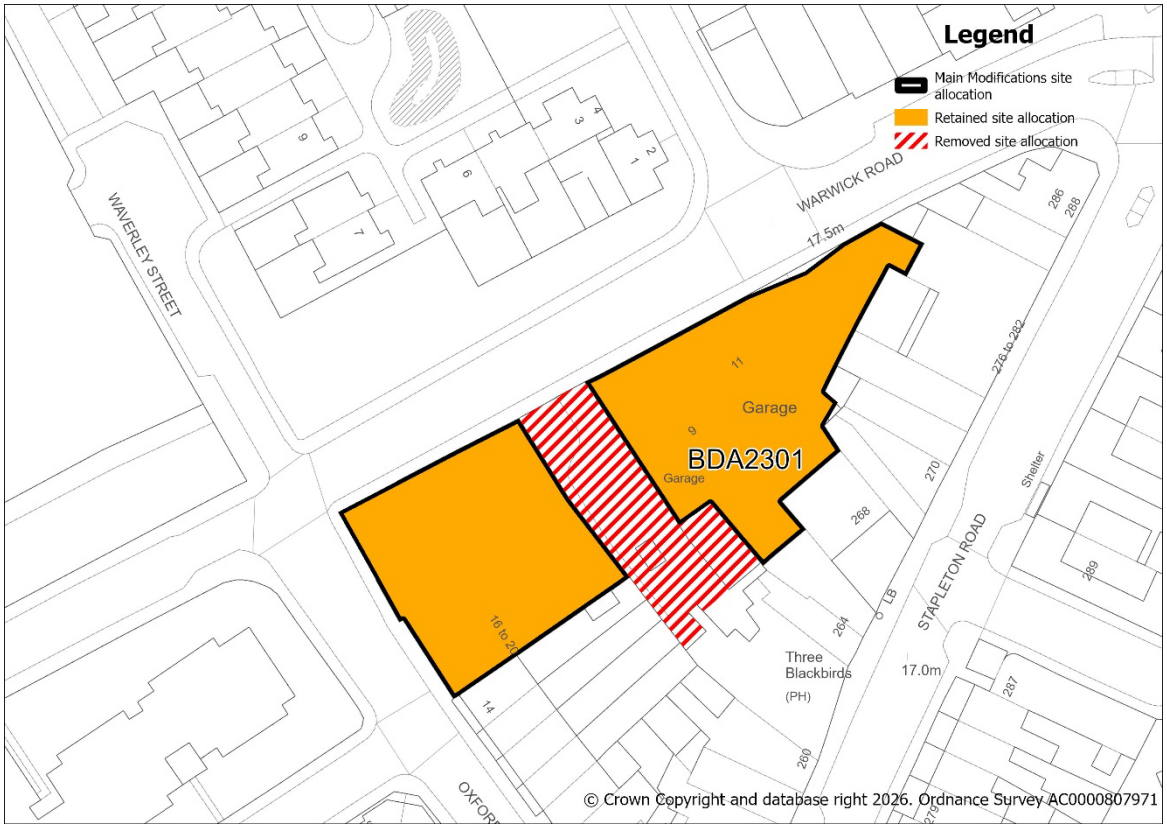
BSA1109 Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is <u>underlined</u> and deleted text is ~~struck-through~~	Reason for modification
MMDA.82	Revised site boundary		Modification of site boundary and site area to reflect planning permission on part of the site and for consistency and clarification to ensure the site allocation development considerations are justified and effective.

BSA1120 Land and buildings between 2 to 20 Filwood Broadway

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.89	Revised site boundary		Boundary change to reflect that part of the site is under construction or and it is not necessary to progress the entire site as an allocation and for consistency and clarification to ensure the site allocation development considerations are justified and effective.

BDA2301 Land to the South of Warwick Road/Oxford Place, Easton

Main modification reference	Policy section and/or paragraph	Suggested main modification New text is underlined and deleted text is ~~struck-through~~	Reason for modification
MMDA.109	Revised site boundary		Boundary change and change to site area and reduction in estimated capacity to reflect that part of the site has planning permission. For consistency and clarification to ensure the site allocation development considerations are justified and effective.