

# **Sites and Policies Plan Part 1**

## **Development Management Policies**

ED/24 Schedule of proposed changes to  
publication version

Update: 20 October 2015

**North Somerset Council Sites and Policies Part 1**  
**Schedule of Proposed Changes to Publication Version**

**Note – Where Proposed Changes (PC) on a policy conflict the Further Proposed Change (FPC) should be used.**

<b>Change Number</b>	<b>Section</b>	<b>Document Changes</b>	<b>Reason</b>	<b>Origin of change</b>
PC1	Contents Page	<p>Amend title of policy DM42 to: DM42: Accessible and adaptable housing <u>and housing space standards</u></p> <p>Remove the word “redundant” from DM45</p> <p>Correct spelling of Equestrian in DM52</p> <p>Amend title of policy DM60 to: DM60:Town Centres (<del>Clevedon, Nailsea, Portishead and Weston-super-Mare</del>)</p> <p>Amend title of policy DM66 to read: DM66: The sequential approach for retail development. <del>within or adjacent to town, district and local centres and retail parks</del></p>	<p>To reflect new policy content</p> <p>Update with NPPF</p> <p>Spelling Mistake</p> <p>For brevity</p> <p>For brevity</p>	NSC
PC2	SP1: Presumption in favour of development	<p>Add additional text to last sentence of the first paragraph:</p> <p>‘Applicants will be expected to undertake meaningful consultation with local communities <u>and to make the resulting data readily available</u> and to provide all necessary and reasonable information required by the council to enable it to determine the application’.</p>	It is reasonable to expect the results of consultation with the local community to be made publicly available.	Wrington Parish Council
FPC1	SP1: Presumption in favour of development	Delete policy	Repeats paragraph 14 of the NPPF.	Reflecting comments from the Inspector.
PC3	DM1: Flooding and drainage	<p>In the 2<sup>nd</sup> paragraph, second sentence add the following:</p> <p>“Sustainable drainage systems are expected for all major</p>	To reflect new guidance.	NSC

Change Number	Section	Document Changes	Reason	Origin of change
		<p><u>developments</u>"</p> <p>In the 2<sup>nd</sup> paragraph of the justification add the following sentence before the last sentence:</p> <p><u>"Major developments are those defined in Article 2(1) of the Development Management Procedure Order."</u></p>		
PC4	DM1: Flooding and drainage	<p>In the 2nd paragraph, insert the words:</p> <p><u>"at the latest"</u> after "must be completed".</p>	To avoid increased flood risk even before first occupation. This would then need to be interpreted and applied in accordance with the national policy that flood risk to third parties is not to be increased.	Environment Agency
PC5	DM1: Flooding and drainage	<p>In 2nd paragraph add following words: <u>"impractical or would compromise the viability of the scheme"</u>.</p>	To accord with national guidance.	Pegasus Group
PC6	DM1: Flooding and drainage	<p>In 3rd paragraph add the following text:</p> <p>"while protecting groundwater and <u>surface water</u> resources and quality".</p>	To make specific reference to the protection of surface waters from contaminants associated with development.	NSC
PC7	DM2: Renewable and low carbon energy	<p>Fourth sentence change text to read <u>Energy Statement</u> instead of energy strategy.</p>	Correction	NSC
PC8	DM2: Renewable and low carbon energy	<p>Insert into justification:</p> <p><u>"All new residential units (excluding conversions) and non-residential development with a floor area over 500m2 are required to submit and Energy Statement with their applications which should set out how renewable/low carbon energy generation will be met"</u></p>	To explain further policy requirements regarding Energy Statements.	NSC
FPC2	DM2: Renewable and low carbon	<p>Amend wording of the first sentence of the policy to read:</p>	To reflect guidance in the Written Ministerial Statement of 18 June 2015	Reflecting comments from

Change Number	Section	Document Changes	Reason	Origin of change
	energy	<i>“Proposals for renewable and low carbon energy installations, excluding wind turbines, will be supported in principle subject to...”</i>	which sets out new considerations to be applied to wind energy development.	the Inspector.
PC9	DM3: Conservation areas	<p>Add the additional text to the start of policy DM3 Conservation Areas:</p> <p><u>Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.</u></p> <p>Amend 2nd bullet point to read:</p> <p>"Ensure that new development will not cause harm to the existing character and appearance of the Conservation Area and wherever possible positively enhance it, <u>and the setting of heritage assets, to better reveal their significance.</u>"</p>	To ensure consideration of the impact from any development adjoining or beyond any conservation area. To reflect paragraph 137 of the NPPF.	English Heritage
FPC3	DM4: Listed buildings	<p>Amend first sentence to read:</p> <p>“development will be expected to <u>preserve and where appropriate</u> enhance the character, appearance and special interest of the listed building and its setting.”</p>	To reflect Section 66 of the Planning (Listed buildings and Conservation Areas) Act 1990.	Reflecting comments from the Inspector, and based on guidance from Historic England.
PC10	DM5: Historic parks and gardens	<p>Insert the following text after the first sentence:</p> <p><u>Development will be expected to conserve the design, character, appearance and settings of North Somerset’s historic parks and gardens to safeguard their significance including those features which form an integral part of their special character or appearance.</u></p>	For clarity.	English Heritage
PC11	DM5: Historic parks and gardens	Amend second paragraph to read:	For clarity.	Persimmon Homes Severn

Change Number	Section	Document Changes	Reason	Origin of change
		"Where significant development is proposed <u>which is likely to affect the setting of a Historic Park or Garden, identified on the Proposals Map</u> , applicants will be required to provide historic landscape assessments before planning applications are determined".		Valley
FPC4	DM5: Historic parks and gardens	Amend second paragraph to read:  "Where significant development is proposed <u>either within a historic park or garden, as identified on the Proposals Map, or affecting its setting</u> , applicants will be required to provide historic landscape assessments before planning applications are determined".	To make the policy more effective.	Reflecting comments from the Inspector.
FPC5	DM6: Archaeology	Suggest amending the second paragraph of policy to read:  "Where there is good reason to believe that development proposals could affect archaeological remains <u>Where an initial assessment indicates that the development site includes or has the potential to include heritage assets with archaeological interests</u> , the council will seek an archaeological assessment and field evaluation. <u>This is to establish the extent and importance of the remains and the potential harm of the proposals to their significance before the planning application is determined. An initial field evaluation as opposed to a desk-based assessment will only be required where necessary</u> ".	To make the policy more clear and better reflect paragraph 040 of the Planning Practice Guidance.	Reflecting comments from the Inspector, and in consultation with NSC archaeologist.
PC12	DM7: Non-designated heritage assets	Change all references to English Heritage in the supporting text to Historic England.	Factual update.	NSC
FPC6	DM7: Non-designated heritage assets	Suggest the following changes to the policy wording:  " <u>When considering proposals involving non designated heritage assets the council will take into account</u> <del>The council will assess non-designated heritage assets which are the subject of</del>	To more closely reflect paragraph 135 of the NPPF.	Reflecting comments from the Inspector.

Change Number	Section	Document Changes	Reason	Origin of change
		applications for development in order to determine whether they are of local significance and warrant protection where possible from removal or inappropriate change including harm to their setting“.		
FPC7	DM7: Non-designated heritage assets	Amend the Policy Aim: “To safeguard as yet unidentified <u>non designated</u> heritage assets”	For consistency.	Reflecting comments from Historic England.
PC13	DM8: Nature Conservation	Amend final bullet point of this policy to read “ <u>light averse</u> ” wildlife rather than “nocturnal”.	Increase accuracy	Environment Agency
PC14	DM8: Nature Conservation	Add sentence under <b>Sites of International and National Importance</b> which reads:  <u>“The Severn Estuary SAC, SPA and Ramsar site is defined on the Proposals Map. Any proposals that could affect the sensitive bird species and other habitats and species of the Estuary will need to carry out adequate surveys and assessments of the cumulative, in-combination and offsite impacts (drainage, disturbance, runoff, impacts on managed realignment etc.) of the scheme”.</u>  Add the following text to the end of the second paragraph of the supporting text:  <u>“Following consultation with Natural England North Somerset Council are looking into producing detailed guidance on the North Somerset &amp; Mendip Bat SAC for future proposed development in and around the 5km zone”.</u>	To emphasise the importance of the Severn Estuary, particularly due to the potential increase in development on coastal towns in the district and the potential impact this may have on the Severn Estuary.  To reflect discussions with Natural England regarding the possibility of producing more detailed guidance on the North Somerset and Mendip Bat SAC.	Natural England
PC15	DM8: Nature Conservation	Add to listed provisions under “Development proposals should ensure that, where appropriate provision is made for...”:	To ensure water quality is included in the policy	NSC

Change Number	Section	Document Changes	Reason	Origin of change
		<u>"Protection of ecosystem resources, to include water quality"</u>		
FPC8	DM8: Nature Conservation	Additional bullet point to be added to the first part of the policy: <ul style="list-style-type: none"> <li>• <u>any lighting scheme to avoid adverse impacts on light averse wildlife</u></li> </ul>		Reflecting comments from the Inspector.
PC16	DM9: Trees	Amend second paragraph of justification text to read:  <u>"in accordance with Table 1 below: . Table 1 is a starting point, and planting schemes that include a requirement for tree compensation will be subject to negotiation and considered on a case by case basis".</u>	To make the policy more flexible and allow for consideration of the quality and health of existing trees.	Hallam Land Management
PC17	DM9: Trees	Change heading of policy to " <u>Trees and Woodlands</u> ".  Remove "where possible" from bullet point 7.	Change heading to reflect full extent of treed habitat. Remove "Where Possible" as ancient woodland and veteran trees are irreplaceable habitats, and to make policy accord with Core Strategy Policy CS4: Nature Conservation.	Woodland Trust
FPC9	DM9: Trees	Following new bullet point to be included after first bullet point in policy:  <u>"allow for a suitable number and species of replacement trees to compensate for the loss of canopy cover taking account of guidelines set out in Table 1 in the justification".</u>	So the expectation for replacement planting is included within the policy.	Reflecting comments from the Inspector.
PC18	DM10: Landscape	Remove the word "appropriate" from third bullet point	To strengthen policy	Campaign to Protect Rural England
FPC10	DM10: Landscape	Amend 1 <sup>st</sup> bullet point of Policy DM10 as follows:  <u>"Not adversely affect the designated landscape character of the district as defined in the Landscape Character Assessment Supplementary Planning Document (2005) and respond to the</u>	For clarity.	Reflecting comments from the Inspector.

Change Number	Section	Document Changes	Reason	Origin of change
		distinctive qualities of the landscape including both the nationally registered and unregistered Historic Parks and Gardens in North Somerset”		
FPC11	DM10: Landscape	Written justification (2 <sup>nd</sup> para ) to be amended as follows:  “When considering planning applications, the council will take account of the character of the landscape and will resist development that would <del>significantly detract from</del> <u>adversely affect</u> the landscape character or quality of the area in which it is sited.”	For consistency	Reflecting comments from the Inspector.
FPC12	DM11: Mendip Hills AONB	Amended Policy Aim as follows:  “To ensure that development would not harm the natural beauty of the AONB and that the priority consideration for all proposed development impacting on the AONB is the conservation, <u>protection</u> and, where possible, enhancement of its natural beauty”.	For clarity	Reflecting comments from the Inspector.
FPC13	DM11: Mendip Hills AONB	Amend 3 <sup>rd</sup> bullet point as follows:  “All development will be controlled and conditioned to ensure it would <del>not harm</del> <u>minimise the harm</u> to the natural beauty of the AONB”.	To make the policy effective.	Reflecting comments from the Inspector.
PC19	DM12: Development in the Green Belt.	Add the following text to the first paragraph of the Justification for the policy, as follows:  Core Strategy <u>remitted policy CS6: North Somerset's Green Belt</u> is clear that the council does not support any proposed changes to the Green Belt boundary.	For factual clarity.	BS Estates and others raised the point that CS6 is remitted.
PC20	DM12: Development in the Green Belt	Amend the policy aim as follows:  To provide detailed guidance and consistency of approach	The NPPF refers to other paragraph 90 refers to certain other forms of development which are not inappropriate	Coal Authority

Change Number	Section	Document Changes	Reason	Origin of change
		<p><del>concerning these types of new development which are considered to be not inappropriate in the Green Belt and on the redevelopment of sites on previously developed land</del> <u>built development in the Green Belt, clarifying the circumstances where such development is not regarded as inappropriate. The policy covers redevelopment on previously developed land.</u> (Note that that the National Planning Policy Framework paragraph 90 refers to certain other forms of development which are not inappropriate in Green Belt, such as mineral extraction, engineering operations, etc.)</p>	<p>in the Green Belt, such as mineral extraction and engineering works. Amendments are to reflect this.</p>	
PC21	DM12: Development in the Green Belt	<p>Amend second sentence of second paragraph under “Extensions alterations or replacement of existing buildings” sections to read:</p> <p>A replacement building will not normally be regarded as materially larger provided <u>it does not exceed 50% of the gross floor area of the original building.</u> <del>the gross floor area is no more than 50% larger than the original building.</del></p>	<p>For consistency of wording with previous paragraph.</p>	NSC
PC22	DM12: Development in the Green Belt	<p>Under the “<b>Redevelopment and infilling on PDL...</b>” section amend first sentence to read:</p> <p>“...provided it would not have a greater impact on the openness of the Green Belt and the purposes of including land within it. <del>than the existing development.</del></p> <p><u>Redevelopment should: ...”</u></p>	<p>So sentence is clearer and better worded.</p>	NSC
PC23	DM14: Mineral working exploration, extraction and processing	<p>Add a new second sentence to the paragraph after the bullet points to read as follows:</p> <p><u>This should include consideration of any cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</u></p>	<p>To accord with NPPF paragraph 143.</p>	Campaign to Protect Rural England

Change Number	Section	Document Changes	Reason	Origin of change
PC24	DM14: Mineral working exploration, extraction and processing	<p>Add a second paragraph to the supporting text, as follows:</p> <p><u>The criteria include the need to consider potential impacts on a number of things including landscape, biodiversity, water resources, etc. Regarding the latter, the NPPF paragraph 143 suggests that impacts on the flow and quantity of surface and groundwater should be considered. A useful document to aid consideration of groundwater issues is "Groundwater Protection: Policy and practice (GP3)" by the Environment Agency.</u></p>	To highlight the existence of the document.	Environment Agency
PC25	DM14: Mineral working exploration, extraction and processing	<p>Amend the first sentence of the 6<sup>th</sup> paragraph in the policy after the bullet points, as follows:</p> <p><del>Restoration should be carried out in the shortest possible time,</del>  at the earliest possible opportunity, to a timescale to be agreed with the Council, <u>and completed without delay.</u></p>	For clarity and reasonableness	Somerset County Council
FPC14	DM14: Mineral working exploration, extraction and processing	<p>The following text to be added to the supporting text, before the paragraph beginning "Oil and gas development" :</p> <p><u>North Somerset has a large land bank for crushed rock, due to significant permitted reserves, which suggests that a 10 year land bank for crushed rock is likely to be maintained well past the end of the plan period to 2026, assuming a rate of production based on 40% of the 10 year average identified in the 2014 Local Aggregates Assessment for the West of England.</u></p> <p><u>In view of this large land bank, the council considers that further permitted reserves of crushed rock are unlikely to be needed in the plan period. Therefore any planning applications seeking consent to work further areas should be supported by adequate evidence that the development is needed and justified, so that</u></p>	Further evidence.	In response to comments from the Inspector

Change Number	Section	Document Changes	Reason	Origin of change
		<u>issue can be properly considered. (Consideration of need is the first criterion of the policy.)</u>		
PC26	DM16: Allocation of land at The Spinney	Amend the 1st bullet point of the policy to include the following amended text:  "highways and impact on the local highway network and <u>strategic road network,...</u> "	For clarity	Highways Agency
FPC15	DM16: Allocation of land at The Spinney	Delete the 2 <sup>nd</sup> bullet point as follows:  <ul style="list-style-type: none"> <li>Proposals must demonstrate to the satisfaction of the council, that there is a genuine need to work The Spinney and that it is appropriate to do so at that particular time.</li> </ul>	Tarmac have already submitted information on why there is a need to work the Spinney. Therefore, there is no need for this bullet point.	Reflecting comments from the Inspector.
PC27	DM16: Allocation of land at The Spinney	Add " <u>local geological sites</u> " to the list of issues in the second sentence of the first bullet of the policy, after "biodiversity".	To include reference to the fact that Stancombe Quarry is designated as a Regionally Important Geological Site (RIGS)	Natural England
PC28	DM18: Identification of Minerals Safeguarding Area for surface coal	Amend the supporting text to policy (7th paragraph) as follows:  Having considered these issues, the council has defined MSAs for surface coal, shown on the Policies Map, and formulated policy DM18. <u>The MSAs are identified reflect in the Nailsea area and between Clevedon and Clapton in Gordano, largely based on the Coal Authority Surface Coal Resource data, and comprise areas at Barrow Gurney, Royal Portbury Dock, and a small area on the northern extremity of Portishead.</u> <del>but excluding land within the settlement limits of the towns of Nailsea and Clevedon. In those excluded areas most of the opportunities for surface coal extraction are already likely to be sterilized or constrained by existing or permitted development and the close proximity of sites to sensitive uses like housing, offices,</del>	Update to reflect the up to date Surface Coal Resource from the Coal Authority within the text of the policy. Proposals Map will be amended accordingly.	Coal Authority

Change Number	Section	Document Changes	Reason	Origin of change
		<del>shopping areas, and community uses. Bristol City Council followed a similar approach in defining the MSA for surface coal in their Site Allocations and Development</del>		
PC29	DM19: Green Infrastructure	Amend the fourth bullet of the policy to read:  “designed to enable the community to actively use green infrastructure for sports and play, <u>and as an outdoor education resource</u> , as well as passive recreation;	To cover all potential uses of Green Infrastructure.	Environment Agency
PC30	DM19: Green Infrastructure	Amend the 4th paragraph of the Justification as follows:  NPPF paragraph 114 refers to the need to plan positively for the creation, protection, enhancement and management of green infrastructure. <del>The council is preparing two SPDs relating to more detailed guidance on green infrastructure and playing pitches. The council is in the process of producing a draft</del> <u>Development Contributions: Planning Obligations Supplementary Planning Document (SPD) which will refer to community sport and leisure facilities and green infrastructure. The SPD will refer to evidence which the council has compiled on the need for and supply of green infrastructure in the district.</u>	To include reference to emerging supplementary guidance which will support this policy.	Sport England
FPC16	DM19: Green Infrastructure	Amend first paragraph to read:  “ <u>Where appropriate</u> development proposals will be required to contribute to the quality of the environment, through the creation of high quality well designed and accessible green infrastructure. Proposals will, <del>where appropriate</del> , ensure that green infrastructure is: ....”	To make clear that not all development will be required to contribute to green infrastructure.	Reflecting comments from the Inspector.
PC31	DM22: Existing and proposed railway lines.	Amend wording of the first sentence to read: A corridor extending 10 metres either side of the <del>existing tracks</del> <u>railway land boundary fence</u> of the Taunton-Bristol railway line as shown on the Proposals Map is safeguarded for the provision	For clarity as to where the 10 metre buffer starts.	NSC

Change Number	Section	Document Changes	Reason	Origin of change
		of additional tracks.		
PC32	DM24: Safety, traffic and provision of infrastructure, etc. associated with development.	<p>Amend policy as follows::</p> <p>"Development will <del>not</del> be permitted if provided it would <u>not</u> prejudice highway safety or inhibit necessary access for emergency public transport, service or waste collection vehicles. Development giving rise to a significant number of travel movements will only be <del>permitted</del> <u>refused on transport grounds</u> if it:</p> <ul style="list-style-type: none"> <li>• is <del>not</del> likely to have a severe residual cumulative impact on traffic congestion <del>or generate traffic that cannot be accommodated without demonstrable harm to the</del> <u>or on the</u> character and function of the surrounding area; <del>and</del> <u>or</u></li> <li>• is <u>not</u> accessible by non-car modes and <del>cannot</del> readily be integrated with public transport, cycleway and footpath links, and bridleways where appropriate.</li> </ul>	To make policy more positively worded.	Bloor Homes and Pegasus Group
PC33	DM24: Safety, traffic and provision of infrastructure, etc. associated with development.	<p>Developers will need to determine the transport needs arising from their proposals and the means by which any adverse impacts will be mitigated. They should discuss their plans with the council at an early stage to determine the required form and scope of assessment. <u>The council's Supplementary Planning Document on Transport Statements and Transport Assessments sets out the thresholds and scope of the assessments that will be required.</u> <del>The National Planning Policy Framework recommends that a Transport Assessment or Transport Statement should be prepared for all developments that generate significant amounts of movement.</del> The Highways Agency will be consulted on Transport Assessments for proposals with a significant impact on <del>the Trunk Road Network,</del> including the M5.</p>	To update the justification to reflect current supplementary planning documents.	NSC
PC34	DM25: Public rights of way, pedestrian	Amend schedule to read	For clarity	Persimmon Homes Severn

Change Number	Section	Document Changes	Reason	Origin of change
	and cycle access	Weston Villages - <del>Various</del> <u>Routes as identified in planning applications</u>		Valley
PC35	DM26: Travel Plans	Change text in first sentence to read:  “Travel plans will be required for all developments <del>likely to have significant transport implications</del> <u>which generate significant amounts of movement</u> including:...”  For consistency, change bullet point two to read: “Smaller development that would generate <del>significant amounts of travel</del> <u>significant amounts of movement</u> ”	To accord with NPPF	Pegasus Group
FPC17	DM27: Bus accessibility criteria	Amend the paragraph in the justification section to read:  “ <u>In terms of locating development within a “reasonable distance” from a bus stop this means a maximum of 400 metres in urban and suburban areas. It is acknowledged that developments occurring in more rural locations may not be able to show that they meet the 400 metre maximum. Where distances of 400m are not achieved there would need to be clear and compelling reasons for a greater distance, for example where this would challenge the commercial viability of the bus service by creating the need for additional vehicles or where this would cause significant adverse impacts for users of an existing route. Proposals will need to ensure they are located as sustainably as possible and that appropriate, safe travel routes and/or public transport are provided to local services and major settlements, via the local infrastructure network”.</u>	To clarify how the policy will apply in urban, suburban and rural areas.	Reflecting comments from the Inspector.
FPC18	DM27: Bus accessibility criteria	The following sentences are added to the paragraph referring to route diversions:  “ <u>Whilst it would normally be preferable to divert existing services where these have the greatest chance of being commercially viable at an early stage,</u> it should not be assumed that existing	For clarity.	In response to comments from the Inspector.

Change Number	Section	Document Changes	Reason	Origin of change
		bus services can be diverted to serve the development if it leads to longer journey times or otherwise inconveniences passengers. <u>For example with larger developments it may be more appropriate to provide a new service.</u>		
FPC19	DM28: Parking Standards	Amend the first sentence of the policy to read:  "development proposals <del>must</del> <u>should</u> meet the council's standards for the parking of motor vehicles and bicycles".	To properly reflect the status of the Parking Standards SPD.	Inspector
PC36	DM29: Car Parks	Move second paragraph in supporting text starting "The economic development of publicly owned land..." to the supporting text of policy DM71.	It is not appropriate or relevant to this policy.	NSC
PC37	DM32: High quality design and place-making	Remove line separating last sentence in policy.	Correction	NSC
PC38	DM32: High quality design and place-making	Amend last sentence of the eighth bullet point to read:  This will be supported by the production of masterplans and <u>design coding associated design principles. The use of design coding or other similar process should be considered if appropriate to the delivery of the development.</u>	To provide greater flexibility and only require design coding where appropriate to the scheme.	Bloor Homes, Hallam Land Management, Pegasus Group
PC39	DM32: High quality design and place-making	The following changes are recommended:  Para 2: "The design and planning of development proposals should demonstrate sensitivity to the local character, <del>including and</del> setting, and enhance the area taking into consideration <u>the existing context</u> <del>any specific opportunities present.</del> "  2nd bullet point: The site integrates well with the surrounding <u>environment</u> <del>fabrie</del> including streets..."	To make the policy wording more accessible.	Federation of Small Businesses

Change Number	Section	Document Changes	Reason	Origin of change
		<p>5th bullet point:            "The design <del>reflects facilitates inclusive access to all and the</del> need to deter crime and enhance security; and,"</p> <p>Inset as new paragraph after first para in supporting text:</p> <p><u>The policy seeks to encourage development proposals that reflect community aspirations and values in order to facilitate development that fits well within the local community and benefits from a sense of community ownership and participation. Practical examples of how this could be achieved include early community engagement processes including more structured arrangements such as e.g. Enquiry by Design. Another example is bringing forward development proposals that reflect and are clearly influenced by any local design principles for example established through Neighbourhood Plans, or Character Statements.</u></p>		
PC40	DM32: High quality design and place-making	<p>Remove the last sentence form the third paragraph and insert into Policy DM71:</p> <p><del>"The council will seek to maximise the economic use of current or former publicly-owned land"</del></p>	Not appropriate or relevant to this policy	NSC
PC41	DM33: Inclusive access into non-residential buildings and spaces	<p>Delete last sentence of fourth paragraph which starts "Applicants should make reference to the council's Equality Design Code..."</p> <p>Delete whole of fifth paragraph which starts "Use of Equality Design Code..." plus all bullet points.</p>	Equality Design Code is out of date.	NSC
FPC20	DM33: Inclusive access into non-residential buildings and spaces	<p>Amend first sentence to read:</p> <p><u>"Where appropriate the design of buildings and spaces must provide access for everyone who may wish to use a building, facility or area of open space on an inclusive basis."</u></p>	To make the policy less prescriptive.	Reflecting comments from the Inspector.

Change Number	Section	Document Changes	Reason	Origin of change
PC42	DM34: Housing type and mix	Amend second sentence of first paragraph to read:  " <u>Where there is evidence of demand proposals should facilitate opportunities supporting those proposals which include small-scale local builders, individually designed homes and self-build schemes</u> ".	For clarity on evidence base and implementation	Hallam Land Management, Home Builders Federation,
PC43	DM34: Housing type and mix	Add the following sentence to the justification:  <u>The Strategic Housing Market Assessment (SHMA) is the evidence base for housing need and this should be taken into account in the consideration of housing proposals.</u>	For clarity on evidence base and implementation	Persimmon Homes Severn Valley
FPC21	DM34: Housing type and mix	Insert the following text at the beginning of the policy:  <u>"The housing mix and type proposed should be justified in the planning application through the Design and Access Statement or similar documents and should demonstrate how it meets local needs with reference to the latest SHMA or local needs surveys. The proposed development should help redress any identified imbalance in the existing local housing stock, meet the needs of local residents and contribute positively to the promotion of sustainable and inclusive communities and, in Weston-super-Mare employment-led regeneration."</u>  Delete this text from the justification.	To include reference to local need in the policy.	Reflecting comments from the Inspector.
FPC22	DM34: Housing type and mix	Insert following text into first sentence:  "The council will require proposals on strategic housing sites (100+ houses) to, <u>where practical and viable</u> , include a range of building types and tenures."	To include reference to viability.	Reflecting comments from the Inspector.
PC44	DM35: Nailsea housing type and mix	Second and third sentences of policy should be one sentence – merge together.	Correction	NSC
FPC23	DM35: Nailsea	Amend the fourth paragraph to read:	To include reference to viability.	Reflecting

Change Number	Section	Document Changes	Reason	Origin of change
	housing type and mix	"in particular new housing developments should, <u>where practical and viable</u> , contain some or all of the following categories:..."		comments from the Inspector.
FPC24	DM36: Residential densities	Amend final bullet point to read:  "parking <u>should meet</u> <del>must be in accordance with</del> the councils parking standards"	To properly reflect the status of the Parking Standards SPD.	Reflecting comments from the Inspector.
FPC25	DM37: Residential development in exiting residential areas.	Amend 5 <sup>th</sup> bullet point to read:  "parking standards <del>can</del> <u>should</u> be met for both existing and proposed properties"	To properly reflect the status of the Parking Standards SPD.	Reflecting comments from the Inspector
PC45	DM38: Extensions to dwellings	Change third bullet point to read:  "would not prejudiced the living conditions of occupiers <u>of and</u> adjoining properties, and ensures the retention of adequate private amenity space, and complies with <u>the councils adopted</u> parking standards".	For clarity	Kingston Seymour Parish Council
FPC26	DM38: Extensions to dwellings	Amend 3 <sup>rd</sup> bullet point to read:  "would not prejudice the living conditions of occupiers and adjoining properties and ensures the retention of adequate private amenity space and <del>complies with</del> <u>take account of</u> the <u>councils</u> parking standards"	To properly reflect the status of the Parking Standards SPD.	Reflecting comments from the Inspector
PC46	DM39: Sub-division of properties	Change first sentence to read Houses <del>of</del> <u>in</u> Multiple Occupation.	Correction of error	NSC
FPC27	DM39: Sub-division of properties	Amend final bullet point to read:  "parking <u>should meet</u> <del>must be in accordance with</del> the councils parking standards"	To properly reflect the status of the Parking Standards SPD.	Reflecting comments from the Inspector

Change Number	Section	Document Changes	Reason	Origin of change
PC47	DM40: Retirement accommodation etc.	<p>Add the following to paragraph 4 of the justification:</p> <p><u>The Strategic Housing Market Assessment (SHMA) will form the evidence base for assessing need for retirement and supported independent living schemes.</u></p>	For clarity on the evidence base.	Bloor Homes, Hallam Land Management, Mactaggart & Mickel Homes, Moor Park, Pegasus Group, Persimmon Homes
PC48	DM41: Nursing and care homes for older and other vulnerable people	<p>Add the following text to the Policy Aim:</p> <p>...or there is insufficient provision locally to meet <u>an identified need for</u> that type of specialist care.”</p>	For clarity	NSC
FPC28	DM41: Nursing and care homes for older and other vulnerable people	<p>Amend first sentence to read:</p> <p>“Planning permission will <del>not</del> be granted for extensions <u>that would result in extra capacity</u> to, or new residential care or nursing homes within Class C2 of the Use Classes Order (including the change of use of an existing property) <del>unless provided:....</del>”</p>	For clarity and to make the policy positively worded.	Responding to comments from the Inspector
PC49	DM42: Accessible and adaptable housing	<p>Replacement policy as follows:</p> <p><u>In instances where the Council can demonstrate evidence of need, proposals for residential development should incorporate an appropriate proportion of those dwellings constructed to the optional Category 2 standard as set out in the Building Regulations Approved Document M.</u></p> <p><u>The appropriate proportion will be based on the evidence of need and will be subject to feasibility and viability.</u></p> <p>Previous Policy:  <del>The council will seek to deliver accessible and adaptable homes.</del></p>	For clarity in terms of implementation.	Development Industry.

Change Number	Section	Document Changes	Reason	Origin of change
		<del>Based on evidence of need, the council will expect development proposals to provide accessible and adaptable homes built to Category 2 standards where practical and viable.</del>		
PC50	DM42: Accessible and adaptable housing	Amend title of policy to:  DM42: Accessible and adaptable housing <u>and housing space standards.</u>	To reflect inclusion of paragraph in the policy regarding requirements for housing space standards.	NSC
PC51	DM42: Accessible and adaptable housing	Insert the following sentence to the end of the policy:  <u>Where practical and viable, the Council expects all new build market and affordable housing (across all tenures) to comply with the DCLG's 'Technical housing standards – nationally described space standard.'</u>  Insert the following wording into the supporting text:  <u>The Nationally Described Space Standard is the appropriate space development standard for new build market and affordable housing. These new standards are broadly in line with the space standards currently contained within our existing AH SPD (2013) which were widely consulted on during the AH SPD adoption process. Furthermore, our development standards were viability tested as part of the Core Strategy.</u>	To ensure we have appropriate wording in a development plan document which allows us to request the <i>optional</i> Nationally Described Space Standards on all market and affordable housing. Without this requirement set out in the policy the default basic building regulation standards would apply which are less than that those set out in the Affordable Housing SPD.	NSC
FPC29	DM43: Residential annexes	Amend last sentence to read:  "Parking for residential annexes <del>should meet</del> <u>must be in accordance with</u> the councils parking standards"	To properly reflect the status of the Parking Standards SPD.	Reflecting comments from the Inspector
PC52	DM44: Replacement dwellings in the countryside	First para page 104 line 2, replace "buildings" with "building".	Correction.	Kingston Seymour PC

Change Number	Section	Document Changes	Reason	Origin of change
PC53	DM44: Replacement dwellings in the countryside	<p>Insert the following sentence in the supporting text:</p> <p><u>“The size of the replacement dwelling will be assessed on the size of the existing dwelling at the time the application is submitted irrespective of any outstanding unimplemented planning permission(s) for extensions to the property”.</u></p>	For clarity on how the policy will be implemented.	NSC
PC54	DM45: The conversion or re-use of redundant rural buildings to residential use.	<p>Amend policy to add additional bullet point:</p> <ul style="list-style-type: none"> <li>• <u>The architectural and historic significance of the building and its setting is conserved.</u></li> </ul> <p>Include the following text in the ‘justification’ section:</p> <p><u>An understanding of the essential features of the building, its relationship to the wider landscape setting and its sensitivity to change should inform the alterations that might be made.</u></p> <p><u>Appropriate materials should be used and also methods of repair that respect the buildings significance. As the fabric of the building will embody its character and interest, as much as possible should be retained. Good practice advice prepared by Historic England is available to help inform a sensitive approach to any conversion.</u></p>	To ensure the historic and architectural significance of North Somerset’s traditional agricultural buildings is conserved.	English Heritage
PC55	DM45: The conversion or re-use of redundant rural buildings to residential use.	Remove word "redundant" from policy title and first line of policy and amend final para of justification to remove words "the building is truly redundant"	To accord with NPPF.	Kingston Seymour PC
PC56	DM47: Proposals for economic development within towns and defined settlements.	<p>Amend policy text in fourth bullet point as follows:</p> <p><u>"the development is located in order to encourage sustainable minimise travel and avoid adverse impacts on the highway network.</u></p>	<p>Changes to clarify meaning of policy wording relating to sustainability</p> <p>Text has been deleted as it is considered too prescriptive.</p>	Federation of Small Businesses and Gladman Development

Change Number	Section	Document Changes	Reason	Origin of change
		Policy text, final paragraph delete the following text "[...]need to be of a scale appropriate to the settlement, meet locally identified needs, and not undermine the strategy to deliver employment-led regeneration at Weston-super-Mare."		
PC57	DM47: Proposals for economic development within towns and defined settlements.	Amend fourth bullet point to read:  "Travel intensive uses should be readily accessible by public transport and seek to minimise the adverse impact on <u>the strategic road network</u> , the local highway network and disturbance to residential neighbourhoods."	To include reference to the SRN	Highways Agency
PC58	DM48: Broadband	Change first paragraph to read:  "All new residential and employment developments should demonstrate through the submission of a 'connectivity statement' how the proposal will <del>provide access to</del> <u>accommodate for</u> superfast broadband (24Mbps+) and be compatible with broadband fibre networks where relevant."	To make the wording clear that the developer does not need to provide the broadband, but provide the infrastructure to accommodate it.	Hallam Land Management
FPC30	DM50: Bristol Airport	Amended wording of Policy aim:  "To ensure that, if further <del>expansion</del> <u>development</u> of the Airport is required...."	For clarification	Reflecting comments from the Inspector.
PC59	DM52: Equestrian Development	Fourth bullet point amended to read:  "the scale, design, colour and materials ( <u>being preferably of timber construction</u> ) of any new buildings, <del>and other or</del> structures, has regard to the rural settings ( <del>preferably of timber construction</del> ) and need to minimise light pollution in the countryside;	For clarity	Kingston Seymour PC

Change Number	Section	Document Changes	Reason	Origin of change
FPC31	DM53: Employment development on greenfield sites in the countryside.	Amendment the penultimate paragraph to read: “Retailing, other than farm shops, small scale village stores, <u>proposals under 200m<sup>2</sup></u> or proposals that are ancillary to the main use, will not be permitted”.	For consistency and to reflect Policy DM67.	Reflecting comments from the Inspector.
FPC32	DM53: Employment development on greenfield sites in the countryside.	In the justification add following wording to end of third paragraph: <u>“The policy should be read in conjunction with Policy DM55 which covers business expansion in the countryside including new buildings”.</u>	Cross reference with DM55 which is concerned with business expansion that could involve new buildings.	Reflecting comments from the Inspector.
PC60	DM54: Employment development on PDL in the countryside	Policy to include wider definition of what constitutes employment.  Cross-reference with retail policies	For clarity	Hutton Garden Centre and Moor Park
FPC33	DM54: Employment development on PDL in the countryside	Amendment the final paragraph to read: “Retailing, other than proposals that are strictly ancillary to the main use <u>or proposals under 200m<sup>2</sup></u> , will not be permitted”.	For consistency and to reflect Policy DM67.	Reflecting comments from the Inspector.
FPC34	DM55: Extensions, ancillary buildings or intensification of use for existing businesses located in the countryside	Amend the final paragraph to read: “Retailing, other than proposals that are strictly ancillary to the main use <u>or proposals under 200m<sup>2</sup></u> , will not be permitted”.	For consistency and to reflect Policy DM67.	Reflecting comments from the Inspector.
PC61	DM56: Conversion and reuse of rural buildings for employment development	Remove the word “redundant” from the Policy Aim.	For correctness and to be in accordance with NPPF.	NSC
PC62	DM56: Conversion and reuse of rural	Amend policy to add additional bullet point:	To ensure the historic and architectural significance of North Somerset’s	English Heritage

Change Number	Section	Document Changes	Reason	Origin of change
	buildings for employment development	<ul style="list-style-type: none"> <li><u>The architectural and historic significance of the building and its setting is conserved.</u></li> </ul> <p>Include the following text in the 'justification' section:</p> <p><u>An understanding of the essential features of the building, its relationship to the wider landscape setting and its sensitivity to change should inform the alterations that might be made.</u></p> <p><u>Appropriate materials should be used and also methods of repair that respect the buildings significance. As the fabric of the building will embody its character and interest, as much as possible should be retained. Good practice advice prepared by Historic England is available to help inform a sensitive approach to any conversion.</u></p>	traditional agricultural buildings is conserved.	
FPC35	DM56: Conversion and reuse of rural buildings for employment development	<p>Amendment final bullet point to read:</p> <p>"Retailing, other than farm shops, small scale village stores, <u>proposals under 200m<sup>2</sup></u> or proposals that are ancillary to the main use, will not be permitted".</p>	For consistency and to reflect Policy DM67.	Reflecting comments from the Inspector.
FPC36	DM57: Conversion, reuse and new build for visitor accommodation in the countryside	<p>Change third to last paragraph to read:</p> <p>"...unless it complies with Policy <del>DM43 (the conversion of rural buildings to economic use)</del> <u>DM45 (The conversion or re-use of redundant rural buildings to residential use).</u></p>	Correction	Reflecting comments from the Inspector
PC63	DM58: Camping and caravan sites.	Justification text amended to reflect paras 115 of NPPF.	To accord with NPPF	Hutton Garden Centre
PC64	DM60: Town Centres	<p>Amend title of policy as follows:</p> <p>Town Centres (<del>Clevedon, Nailsea, Portishead and Weston-super-Mare</del>)</p>	For brevity	NSC

Change Number	Section	Document Changes	Reason	Origin of change
PC65	DM60: Town Centres	Add additional text to third sentence as follows:  Proposals from main town centre uses within these areas will, in principle, be supported <u>provided they contribute to the improvement of the town centre. In assessing this the follow criteria will be taken into account:</u>	For clarity	Federation of Small Businesses
PC66	DM61: District Centres	Add 'DM' before policy number in policy box.	Correction	NSC
FPC37	DM61: District Centres	Amend the 2 <sup>nd</sup> paragraph of to read:  "...will need to demonstrate that there would be no significant impact on the vitality and viability of the <del>district</del> <u>other</u> centres and that there are no sequentially preferable sites available elsewhere within the town."	To reflect the Core Strategy policies.	Reflecting comments from the Inspector
FPC38	DM62: Local centres	Amend the last line of the second sentence to read:  "...it can be demonstrated there is no adverse impact on the viability, vitality and character of <del>the centre</del> <u>other centres</u> ".	To reflect the Core Strategy policies.	Reflecting comments from the Inspector
FPC39	DM64: Primary shopping frontages	Amend 5 <sup>th</sup> bullet point to read:  "would not fragment any part of the shopping <del>area</del> <u>frontage</u> by creating or contributing to a significant break in the active frontage <u>or result in a use which creates an inactive daytime use; and...</u> "	To make the policy more effective.	Reflecting comments from the Inspector
PC67	DM66: The sequential approach for retail development within or adjacent to town, district and local centres and retail	Amend policy title to read:  The sequential approach for retail development. <del>within or adjacent to town, district and local centres and retail parks</del>	For brevity	NSC

Change Number	Section	Document Changes	Reason	Origin of change
	parks			
PC68	DM66: The sequential approach for retail development within or adjacent to town, district and local centres and retail parks	<p>Delete first paragraph and insert following text under second paragraph:</p> <p><del>A sequential approach to retail development will be applied. New retail proposals which comply with the approach will be acceptable in principle.</del></p> <p><u>Retail development below the set thresholds will be acceptable in principle. Retail development above the set thresholds will be acceptable provided the sequential and impact tests demonstrate there are no sequentially preferable sites and that there would be no significant adverse impact on any of the defined centres.</u></p>	For clarity	Moor Park and Sainsbury's Supermarkets Ltd
PC69	DM67: Retail proposals outside or not adjacent to town, district or local centres.	<p>Amend second sentence to delete "Only" from the start of the sentence.</p> <p>Amend third sentence to read:</p> <p>Larger proposals will be required to demonstrate that <u>no sequentially preferable sites are available in the town centre, retail parks or other proposed retail development</u> and that the proposal would not have a significant <u>adverse</u> impact on <del>these retail locations</del> <u>the defined centres</u>.</p>	To make the policy more clearly worded.	Federation of Small Businesses, Moor Park, Sainsbury's Supermarkets Ltd.
PC70	DM68: Protection of sporting, cultural and community facilities	<p>Amend the penultimate sentence to the 3rd paragraph of the justification to read:</p> <p>"<u>Theatres</u>, utilities and telecommunications infrastructure are also included."</p>	For clarity	The Theatres Trust
PC71	DM69: Location of	Add the following text to the justification:	For information	NSC

Change Number	Section	Document Changes	Reason	Origin of change
	sporting, cultural and community facilities.	<u>“The council is preparing an SPD relating to more detailed guidance on the provision of built sport, leisure and community facilities”</u>		
PC72	DM69: Location of sporting, cultural and community facilities.	Amend bullet point three: “impaired mobility” should be changed to <u>disabled people</u> .	To use the correct terminology.	NSC
FPC40	DM69: Location of sporting, cultural and community facilities.	Amend last line of policy to read: “...there is no <u>significant</u> adverse effect on the vitality and viability of the relevant centres.”	To be consistent with retail policies.	Reflecting comments from the Inspector
PC73	DM70: Development Infrastructure	Amend the beginning of the second sentence to read:  The councils preference will be to adopt A <del>“presumption to adopt”</del> will apply to development infrastructure on:....	Change wording to acknowledge that the Council cannot ‘force’ adoption and the wording will be changed to a ‘preference to adopt’. If developers believe they have a reasonable alternative to adoption this should be demonstrated in line with the safeguards suggested in the policy. The final decision will then be reached through discussion and negotiation between the parties.	NSC
PC74	DM70: Development Infrastructure	Amend first bullet point to read:  Large-scale residential/mixed-use developments: in the case of highways more than six dwellings; for other infrastructure more than <del>ten</del> <u>fifty</u> dwellings.	In acknowledgment that the policy may be less necessary in relation to smaller sites where infrastructure will be used only by the immediate residents paying the management charges.	NSC in response to Home Builders Federation, Taylor Wimpey
PC75	DM70: Development Infrastructure	Amend second paragraph to read:  <del>Where a “presumption to adopt” applies,</del> Developers will	Change wording to acknowledge that the Council cannot ‘force’ adoption and the wording will be changed to a	NSC

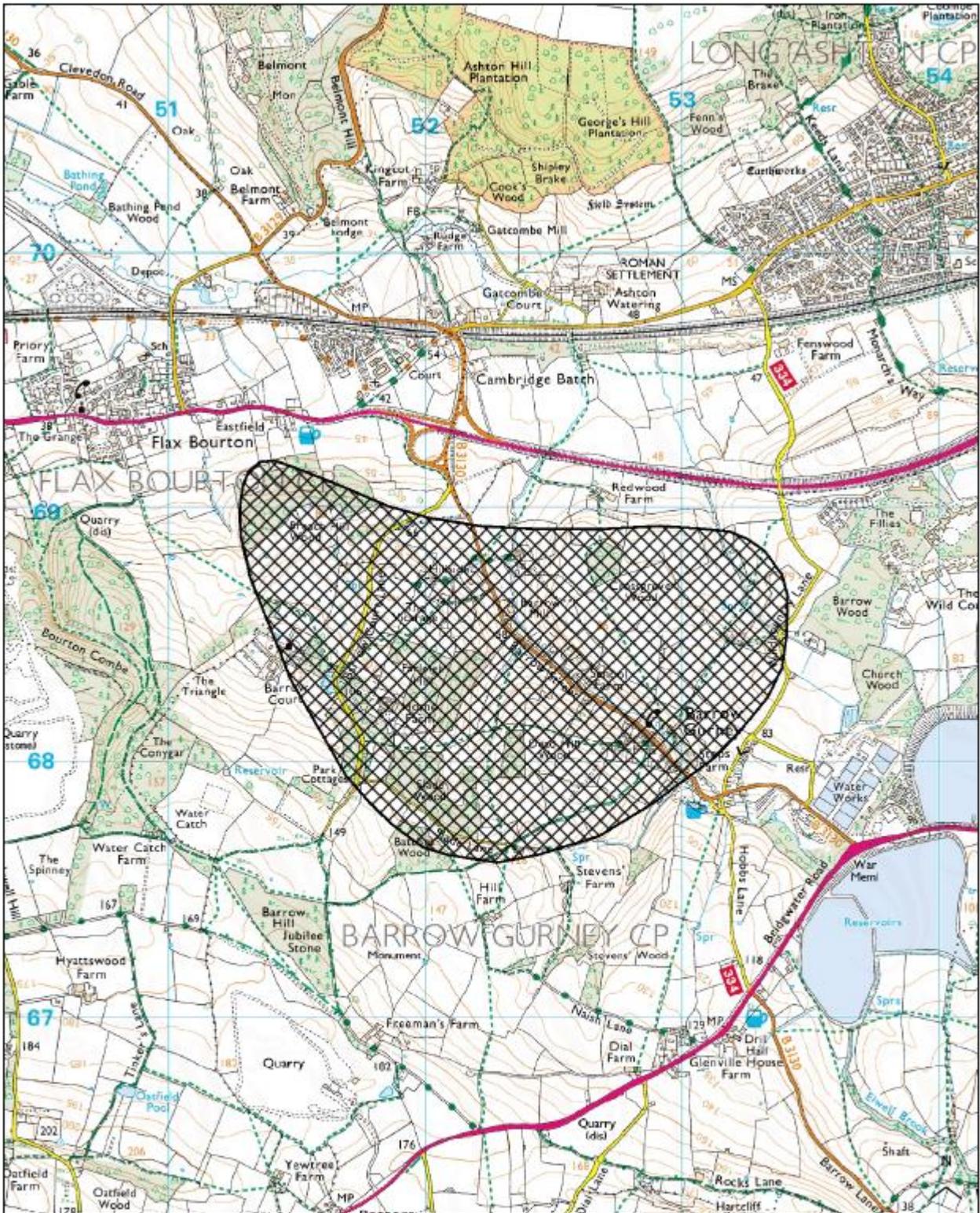
Change Number	Section	Document Changes	Reason	Origin of change
		implement the infrastructure to the Council’s required standards and pay supervision and adoption fees. <u>Where infrastructure is adopted, commuted sums will be payable by the developer to fund the reasonable costs of future maintenance of the infrastructure.</u>	‘preference to adopt’. If developers believe they have a reasonable alternative to adoption this should be demonstrated in line with the safeguards suggested in the policy. The final decision will then be reached through discussion and negotiation between the parties.  Second change is to clarify that if we do allow non-adoption, no sums would be payable.	
PC76	DM70: Development Infrastructure	Amend second sentence of fourth paragraph to read:  <u>Additional developer contributions</u> <del>Committed sums</del> may in some cases be required to assist with this transition.	Committed sums are for the maintenance. This would be an additional amount to help the community build capacity to take on management responsibilities.	NSC
PC77	DM70: Development Infrastructure	Delete the penultimate bullet point and replace with:  <u>“Measures to secure ongoing maintenance of infrastructure to required standards at no additional cost to the Council or residents in the event that the management arrangements fail.”</u>	To assist with development viability, the explicit requirement for a bond/financial safeguard has been removed and replaced with references to safeguards for the event of management failure.	Bloor Homes
PC78	DM71: Development Contributions, Community Infrastructure Levy and viability.	Under the Assessing Viability section amend the second sentence as follows:  Where it is demonstrated using an agreed methodology (e.g. through residual valuation appraisal prepared to an agreed format and agreed assumptions), that the development proposal is unviable given the level of contributions sought, the council <u>will consider whether any of the requirements can be delivered through alternative mechanisms or deferred subject to measures to seek alternative funding (such as government grants, where available) and / or to market review mechanisms.</u> <del>may enter into</del>	To clarify wording. Original wording was being interpreted as meaning that the Council will only enter into viability discussions where the proposal is in accordance with the Local Plan, which is misleading.	NSC in response to comments by Bloor Homes

Change Number	Section	Document Changes	Reason	Origin of change
		<del>negotiations on such contributions in order to facilitate deliverable development that is in conformity with the Local Plan for the area.</del>		
PC79	DM71: Development Contributions, Community Infrastructure Levy and viability.	Under the Assessing Viability section amend the first sentence as follows:  “Where a development is agreed to be unviable, applicants <del>will</del> <u>must</u> take all reasonable and practical steps...”	To strengthen policy wording.	NSC
PC80	DM71: Development Contributions, Community Infrastructure Levy and viability.	Amend justification as follows:  Various measures have been utilised by Government over the years to allow Local Planning Authorities to <del>seek contributions from new development to benefit the local community where that development is to be located.</del> <u>ensure that developers assist in providing the infrastructure, facilities and services required to mitigate the impact of their developments. These include Section 106 style planning obligations and more recently the Community Infrastructure Levy, which North Somerset Council is seeking to introduce.</u>  <del>Most recently the Community Infrastructure Levy was introduced through legislation and has been is being taken forward by North Somerset Council. This in addition to in conjunction with Section 106 Agreements will be used to seek financial contributions from new development.</del>  These two separate mechanisms have their own specific <u>national</u> regulations that apply to their use.  The Sites and Policies: Part 1 Development Management Plan contains a large number of specific policy areas which <del>could</del> <u>include requirements for</u> <del>require</del> a range of development contributions in order to secure sustainable development. This	Changes to update policy and ensure the wording is factually accurate.	NSC

Change Number	Section	Document Changes	Reason	Origin of change
		policy is intended to cover all development contributions when considering the plan as a whole – the individual policies will not necessarily reference all potential contributions or situations where contributions may be sought. This policy will provide the context for the assessment of development proposals taking into account the individual circumstances of the scheme in order to guide the nature and scale of contributions sought.		
PC81	DM71: Development Contributions, Community Infrastructure Levy and viability.	<p>Insert the following sentence at the end of the policy:</p> <p><u>“The council will seek to maximise the economic use of current or former publicly-owned land”</u></p> <p>Insert the following text in the justification:</p> <p><u>“The economic redevelopment of publicly owned land will be a material consideration when determining planning applications. The NPPF gives a clear steer in favour of sustainable development or growth, with a presumption that “development that is sustainable should go ahead”. Unlocking and accelerating the release and redevelopment of publicly owned land (often on brownfield or previously developed sites) will be key in driving successful economic growth and bringing underused or derelict sites back into use.”</u></p>	Re-location of text regarding the development of publicly owned land to a more appropriate policy. Previously text appeared in Policy DM28 and DM32 in error.	NSC
PC82	Appendix A: Superseded policies	<p>Insert:</p> <p>RLP Policy H/8: Residential development in the countryside to be superseded by DM44 and DM45</p> <p>Add DM40 to supersede H/11</p>	Correction to include policies which had been omitted in error.	NSC
PC83	Glossary	Amend the glossary so that the definition of community facility reads:	Correction.	The Theatres Trust

Change Number	Section	Document Changes	Reason	Origin of change
		A community use is a cultural or community facility, whether or not provided on a commercial basis which falls within use classes D1 and D2 such as libraries, museums, <del>arts and entertainment facilities such as theatres and</del> cinemas, public and private open space, and other outdoor or indoor sports facilities, places of worship, schools, health centres, cemeteries and allotments. It also includes pubs which fall within use class A4, but excludes other A4 uses. It also includes public utilities <u>and theatres</u> .		
PC84	Glossary	Include a definition of self-build scheme.	For information and clarity	Home builders Federation
<b><u>Proposals Map Amendments</u></b>				
PC85	Map DM18: Identification of Minerals Safeguarding Area for Surface Coal	Revise the proposed Mineral Safeguarding Areas (MSAs) for Surface Coal on the Policies Map.	To reflect the up to date Surface Coal Resource from the Coal Authority.	Coal Authority
PC86	Map DM20: Cross Airfield Bridge	Widening of the reservation at the Winterstoke Road end.	Update	NSC
PC87	Map DM25: Cycle Routes	Minor changes to the Proposal Map to safeguard route at Portishead	Update	Portishead Town Council
PC88	Map DM62: Parklands	Minor change to location of local centre at Parklands Village to reflect current master plans.	Update	St Modwen Plc and HCA
PC89	Map DM64: Primary Retail Frontage	Minor amendment to frontage to exclude former post office.	To reflect current situation.	NSC

**Modifications to Amendments to Proposals Map.**  
**June 2015**



**Sites and Policies Plan: Part 1 Development Management Policies**

**Map DM18: Identification of Minerals Safeguarding Area for Surface Coal**



Scale: 1:20000  
Date: 05 June 2015

© Crown copyright and database rights 2015 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Aerial Photography 2009 Imagery copyright: Getmapping PLC. www.getmapping.com. © and database right © Crown Copyright and Landmark Information Group Ltd (All rights reserved 2015).

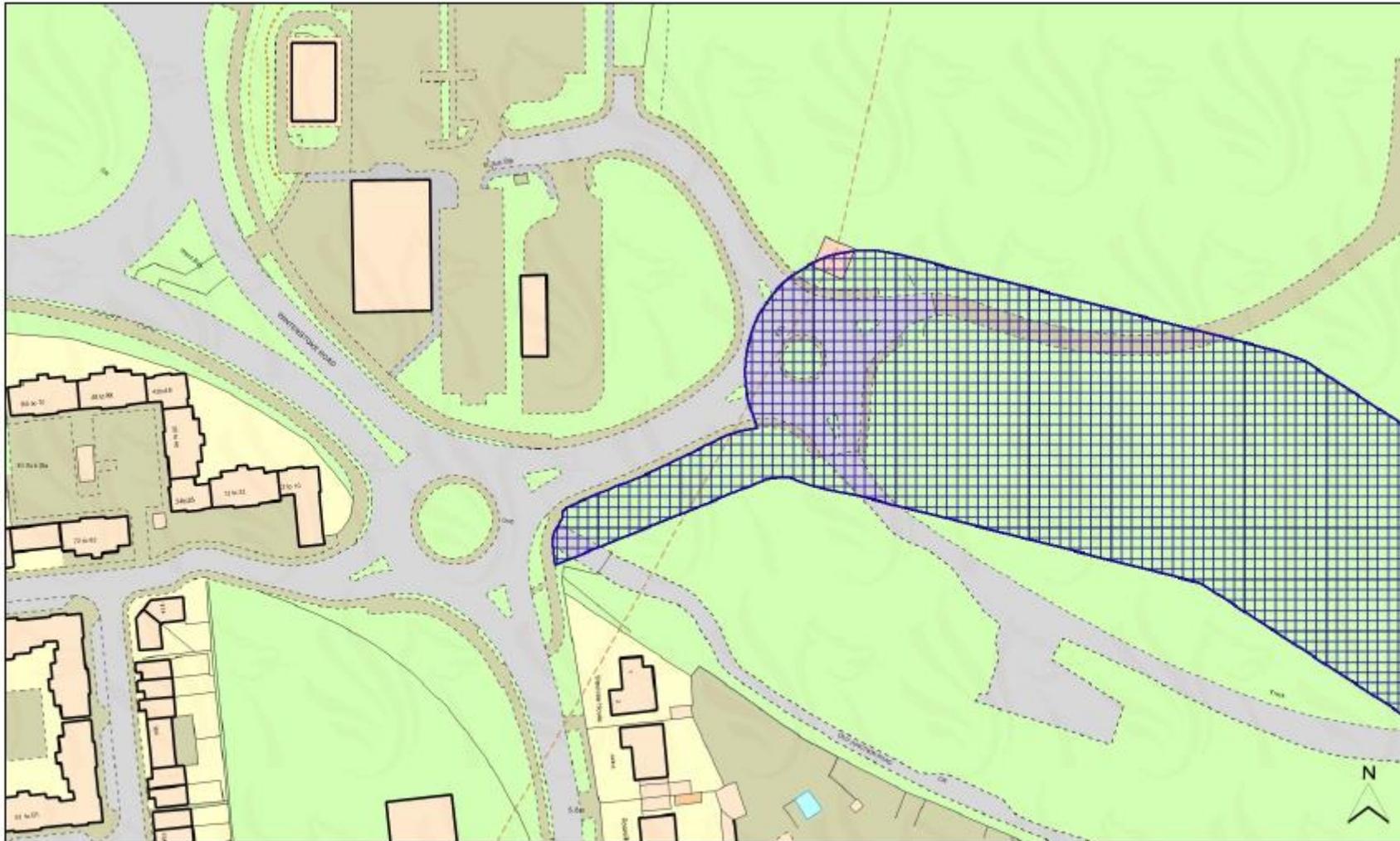


**Sites and Policies Plan: Part 1 Development Management Policies**  
**Map DM18: Identification of Minerals Safeguarding Area for Surface Coal**

Scale: 1:15000  
 Date: 05 June 2015



© Crown copyright and database rights 2015 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Aerial Photography 2006 Imagery copyright Getmapping PLC www.getmapping.com. © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2015).



**Sites and Policies Plan: Part 1 Development Management Policies**  
**Map DM20: Cross Airfield Bridge**

Scale: 1:1250  
Date: 05 June 2015



© Crown copyright and database rights 2015 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Aerial Photography 2006 Imagery copyright Getmapping PLC. www.getmapping.com. © and database right "Crown Copyright and Landmark Information Group Ltd" (All rights reserved (2015)).

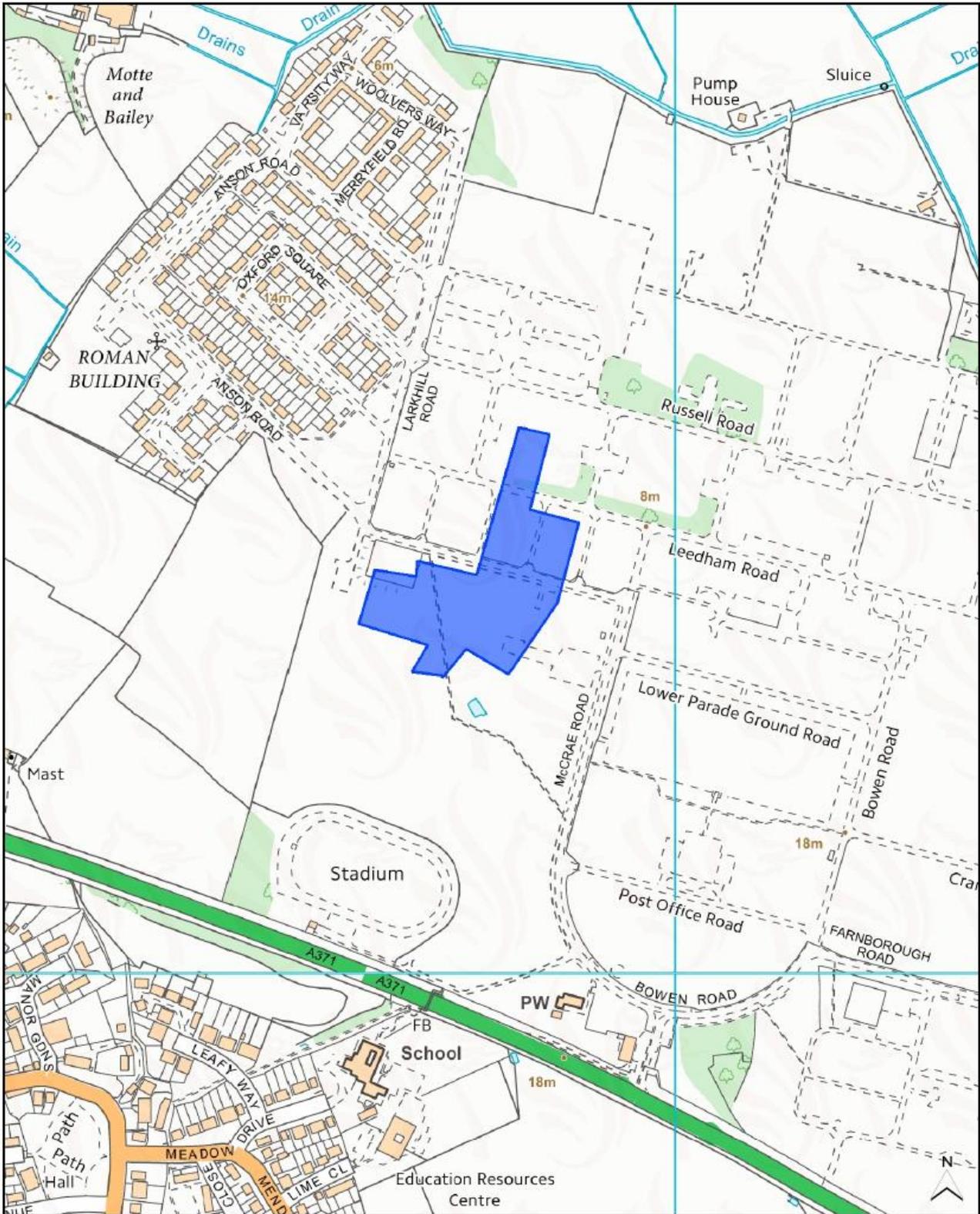


**Sites and Policies Plan: Part 1 Development Management Policies**  
**Map DM25: Cycle Routes (Portishead/Pill)**

Scale: 1:4500  
 Date: 05 June 2015



© Crown copyright and database rights 2015 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Aerial Photography 2006 Imagery copyright Getmapping PLC, www.getmapping.com. © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2015).



**Sites and Policies Plan: Part 1 Development Management Policies**  
**Map DM62: Parklands Local Centre**



Scale: 1:5000  
 Date: 05 June 2015

©Crown copyright and database rights 2015 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Aerial Photography 2005 Imagery copyright Getmapping PLC. www.getmapping.com. © and database right "Crown Copyright and Landmark Information Group Ltd" (All rights reserved (2015)).



**Sites and Policies Plan: Part 1 Development Management Policies**  
**Map DM64: Primary Retail Frontage**

Scale: 1:1000  
 Date: 05 June 2015



© Crown copyright and database rights 2015 Ordnance Survey 100023387. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Aerial Photography 2006 Imagery copyright Getmapping PLC, www.getmapping.com, © and database right © Crown Copyright and Landmark Information Group Ltd (All rights reserved 2015).









