

Sites and Policies Plan Part 1

Development Management Policies

Schedule of proposed changes to publication version.

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

Change Number	Section	Document Changes	Reason	Origin of change
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 (Clevedon, Nailsea, Portishead and Weston-super-Mare)</p> <p>Amend title of policy DM66 to read: DM66: The sequential approach for retail development. within or adjacent to town, district and local centres and retail parks</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: ‘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.	Wrighton Parish Council
PC3	DM1: Flooding and drainage	<p>In the 2nd paragraph, second sentence add the following: “Sustainable drainage systems are expected <u>for all major developments</u>”</p> <p>In the 2nd paragraph of the justification add the following sentence before the last sentence: “Major developments are those defined in Article 2(1) of the</p>	To reflect new guidance.	NSC

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		<u>Development Management Procedure Order.</u> "		
PC4	DM1: Flooding and drainage	In the 2nd paragraph, insert the words: <u>"at the latest"</u> after "must be completed".	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	In 2nd paragraph add following words: " <u>impractical or would compromise the viability of the scheme</u> ".	To accord with national guidance.	Pegasus Group
PC6	DM1: Flooding and drainage	In 3rd paragraph add the following text: "while protecting groundwater and <u>surface water</u> resources and quality".	To make specific reference to the protection of surface waters from contaminants associated with development.	NSC
PC7	DM2: Renewable and low carbon energy	Fourth sentence change text to read <u>Energy Statement</u> instead of energy strategy.	Correction	NSC
PC8	DM2: Renewable and low carbon energy	Insert into justification: <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>	To explain further policy requirements regarding Energy Statements.	NSC
PC9	DM3: Conservation areas	Add the additional text to the start of policy DM3 Conservation Areas: <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>	To ensure consideration of the impact from any development adjoining or beyond any conservation area. To reflect paragraph 137 of the NPPF.	English Heritage

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		Amend 2nd bullet point to read: "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> "		
PC10	DM5: Historic parks and gardens	Insert the following text after the first sentence: <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>	For clarity.	English Heritage
PC11	DM5: Historic parks and gardens	Amend second paragraph to read: "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".	For clarity.	Persimmon Homes Severn Valley
PC12	DM7: Non-designated heritage assets	Change all references to English Heritage in the supporting text to Historic England.	Factual update.	NSC
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 Sites of International and National Importance which reads: <u>"The Severn Estuary SAC, SPA and Ramsar site is defined on the Proposals Map. Any proposals that could affect the sensitive</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	Natural England

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		<p><u>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></p> <p>Add the following text to the end of the second paragraph of the supporting text:</p> <p><u>"Following consultation with Natural England North Somerset Council are looking into producing detailed guidance on the North Somerset & Mendip Bat SAC for future proposed development in and around the 5km zone".</u></p>	<p>Severn Estuary.</p> <p>To reflect discussions with Natural England regarding the possibility of producing more detailed guidance on the North Somerset and Mendip Bat SAC.</p>	
PC15	DM8: Nature Conservation	<p>Add to listed provisions under "Development proposals should ensure that, where appropriate provision is made for...":</p> <p><u>"Protection of ecosystem resources, to include water quality"</u></p>	To ensure water quality is included in the policy	NSC
PC16	DM9: Trees	<p>Amend second paragraph of justification text to read:</p> <p><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></p>	To make the policy more flexible and allow for consideration of the quality and health of existing trees.	Hallam Land Management
PC17	DM9: Trees	<p>Change heading of policy to "Trees <u>and Woodlands</u>".</p> <p>Remove "where possible" from bullet point 7.</p>	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
PC18	DM10: Landscape	Remove the word "appropriate" from third bullet point	To strengthen policy	Campaign to Protect Rural England

Change Number	Section	Document Changes	Reason	Origin of change
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 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 <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.)	The NPPF refers to other paragraph 90 refers to certain other forms of development which are not inappropriate in the Green Belt, such as mineral extraction and engineering works. Amendments are to reflect this.	Coal Authority
PC21	DM12: Development in the Green Belt	Amend second sentence of second paragraph under “Extensions alterations or replacement of existing buildings” sections to read: 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> the gross floor area is no more than 50% larger than the original building.	For consistency of wording with previous paragraph.	NSC
PC22	DM12: Development in the Green Belt	Under the “ Redevelopment and infilling on PDL... ” section amend first sentence to read: “...provided it would not have a greater impact on the openness of the Green Belt and the purposes of including land within it.	So sentence is clearer and better worded.	NSC

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		<p>than the existing development.</p> <p><u>Redevelopment should: ..."</u></p>		
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>	To accord with NPPF paragraph 143.	Campaign to Protect Rural England
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 6th paragraph in the policy after the bullet points, as follows:</p> <p>Restoration should be carried out in the shortest possible time, 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
PC26	DM16: Allocation of land at The Spinney	<p>Amend the 1st bullet point of the policy to include the following amended text:</p> <p><u>"highways and impact on the local highway network and strategic road network,..."</u></p>	For clarity	Highways Agency

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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. 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. 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, 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	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
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. The council is preparing two SPDs relating to more detailed guidance on green infrastructure and playing	To include reference to emerging supplementary guidance which will support this policy.	Sport England

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		itches. <u>The council is in the process of producing a draft 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>		
PC31	DM22: Existing and proposed railway lines.	Amend wording of the first sentence to read: A corridor extending 10 metres either side of the existing tracks <u>railway land boundary fence</u> of the Taunton-Bristol railway line as shown on the Proposals Map is safeguarded for the provision of additional tracks.	For clarity as to where the 10 metre buffer starts.	NSC
PC32	DM24: Safety, traffic and provision of infrastructure, etc. associated with development.	Amend policy as follows:: "Development will not 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 permitted <u>refused on transport grounds</u> if it: <ul style="list-style-type: none"> • is not likely to have a severe residual cumulative impact on traffic congestion or generate traffic that cannot be accommodated without demonstrable harm to the <u>or on the</u> character and function of the surrounding area; and <u>or</u> • is <u>not</u> accessible by non-car modes and cannot readily be integrated with public transport, cycleway and footpath links, and bridleways where appropriate. 	To make policy more positively worded.	Bloor Homes and Pegasus Group
PC33	DM24: Safety, traffic and provision of infrastructure, etc. associated with development.	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</u>	To update the justification to reflect current supplementary planning documents.	NSC

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		sets out the thresholds and scope of the assessments that will be required. 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. The Highways Agency will be consulted on Transport Assessments for proposals with a significant impact on the Trunk Road Network, including the M5.		
PC34	DM25: Public rights of way, pedestrian and cycle access	Amend schedule to read Weston Villages - Various <u>Routes as identified in planning applications</u>	For clarity	Persimmon Homes Severn Valley
PC35	DM26: Travel Plans	Change text in first sentence to read: “Travel plans will be required for all developments likely to have significant transport implications <u>which generate significant amounts of movement including:...</u> ” For consistency, change bullet point two to read: “Smaller development that would generate significant amounts of travel <u>significant amounts of movement</u> ”	To accord with NPPF	Pegasus Group
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 design coding associated design principles. The use of design coding or other similar process should be considered if	To provide greater flexibility and only require design coding where appropriate to the scheme.	Bloor Homes, Hallam Land Management, Pegasus Group

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		<u>appropriate to the delivery of the development.</u>		
PC39	DM32: High quality design and place-making	<p>The following changes are recommended:</p> <p>Para 2: "The design and planning of development proposals should demonstrate sensitivity to the local character, including and setting, and enhance the area taking into consideration <u>the existing context</u> any specific opportunities present."</p> <p>2nd bullet point: The site integrates well with the surrounding <u>environment</u> fabrie including streets..."</p> <p>5th bullet point: "The design <u>reflects</u> facilitates inclusive access to all and the 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>	To make the policy wording more accessible.	Federation of Small Businesses
PC40	DM32: High quality design and place-making	Remove the last sentence form the third paragraph and insert into Policy DM71:	Not appropriate or relevant to this policy	NSC

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		“The council will seek to maximise the economic use of current or former publicly owned land”		
PC41	DM33: Inclusive access into non-residential buildings and spaces	Delete last sentence of fourth paragraph which starts “Applicants should make reference to the council’s Equality Design Code...” Delete whole of fifth paragraph which starts “Use of Equality Design Code...” plus all bullet points.	Equality Design Code is out of date.	NSC
PC42	DM34: Housing type and mix	Amend second sentence of first paragraph to read: “ <u>Where there is evidence of demand</u> proposals should facilitate opportunities supporting those proposals which include small-scale local builders, individually designed homes and self-build schemes”.	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
PC44	DM35: Nailsea housing type and mix	Second and third sentences of policy should be one sentence – merge together.	Correction	NSC
PC45	DM38: Residential annexes	Change third bullet point to read: “would not prejudiced the living conditions of occupiers and 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
PC46	DM39: Sub-division of properties	Change first sentence to read Houses of <u>in</u> Multiple Occupation.	Correction of error	NSC
PC47	DM40: Retirement accommodation etc.	Add the following to paragraph 4 of the justification: <u>The Strategic Housing Market Assessment (SHMA) will form the</u>	For clarity on the evidence base.	Bloor Homes, Hallam Land Management,

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		<u>evidence base for assessing need for retirement and supported independent living schemes.</u>		Mactaggart & Mickel Homes, Moor Park, Pegasus Group, Persimmon Homes
PC48	DM41: Nursing and care homes for older and other vulnerable people	Add the following text to the Policy Aim: ...or there is insufficient provision locally to meet <u>an identified need</u> for that type of specialist care.”	For clarity	NSC
PC49	DM42: Accessible and adaptable housing	Replacement policy as follows: <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> <u>The appropriate proportion will be based on the evidence of need and will be subject to feasibility and viability.</u> Previous Policy: The council will seek to deliver accessible and adaptable homes. 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.	For clarity in terms of implementation.	Development Industry.
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	Insert the following sentence to the end of the policy:	To ensure we have appropriate wording in a development plan document which	NSC

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	housing	<p><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></p> <p>Insert the following wording into the supporting text:</p> <p><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></p>	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.	
PC52	DM44: Replacement dwellings in the countryside	First para page 104 line 2, replace “buildings” with “building”.	Correction.	Kingston Seymour PC
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"> <u>The architectural and historic significance of the building and its setting is conserved.</u> <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</u></p>	To ensure the historic and architectural significance of North Somerset’s traditional agricultural buildings is conserved.	English Heritage

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		<p><u>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>		
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>"the development is located in order to <u>encourage sustainable</u> minimise travel <u>and avoid adverse impacts on the highway network.</u></p> <p>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."</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
PC57	DM47: Proposals for economic development within towns and defined settlements.	<p>Amend fourth bullet point to read:</p> <p>"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."</p>	To include reference to the SRN	Highways Agency
PC58	DM48: Broadband	<p>Change first paragraph to read:</p> <p>"All new residential and employment developments should</p>	To make the wording clear that the developer does not need to provide the broadband, but provide the infrastructure	Hallam Land Management

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		demonstrate through the submission of a 'connectivity statement' how the proposal will provide access to <u>accommodate for</u> superfast broadband (24Mbps+) and be compatible with broadband fibre networks where relevant."	to accommodate it.	
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, and other or <u>structures</u> , has regard to the rural settings (preferably of timber construction) and need to minimise light pollution in the countryside;	For clarity	Kingston Seymour PC
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
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 buildings for employment development	Amend policy to add additional bullet point: • <u>The architectural and historic significance of the building and its setting is conserved.</u> Include the following text in the 'justification' section: <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>	To ensure the historic and architectural significance of North Somerset's traditional agricultural buildings is conserved.	English Heritage

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		<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>		
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	Amend title of policy as follows: Town Centres (Clevedon, Nailsea, Portishead and Weston-super-Mare)	For brevity	NSC
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
PC67	DM66: The sequential approach for retail development within or adjacent to town, district and local centres and retail parks	Amend policy title to read: The sequential approach for retail development. within or adjacent to town, district and local centres and retail parks	For brevity	NSC
PC68	DM66: The sequential approach for retail development within	Delete first paragraph and insert following text under second paragraph: A sequential approach to retail development will be applied. New	For clarity	Moor Park and Sainsbury's Supermarkets Ltd

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	or adjacent to town, district and local centres and retail parks	retail proposals which comply with the approach will be acceptable in principle. <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>		
PC69	DM67: Retail proposals outside or not adjacent to town, district or local centres.	Amend second sentence to delete "Only" from the start of the sentence. Amend third sentence to read: 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 these retail locations <u>the defined centres.</u>	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	Amend the penultimate sentence to the 3rd paragraph of the justification to read: " <u>Theatres</u> , utilities and telecommunications infrastructure are also included."	For clarity	The Theatres Trust
PC71	DM69: Location of sporting, cultural and community facilities.	Add the following text to the justification: <u>"The council is preparing an SPD relating to more detailed guidance on the provision of built sport, leisure and community facilities"</u>	For information	NSC

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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
PC73	DM70: Development Infrastructure	Amend the beginning of the second sentence to read: The councils preference will be to adopt A presumption to adopt 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 ten <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: Where a "presumption to adopt" applies, Developers will implement the infrastructure to the Council's required standards and pay supervision and adoption fees. <u>Where infrastructure is adopted,</u> commuted sums will be payable by the developer to fund the reasonable costs of future maintenance of the infrastructure.	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. Second change is to clarify that if we do	NSC

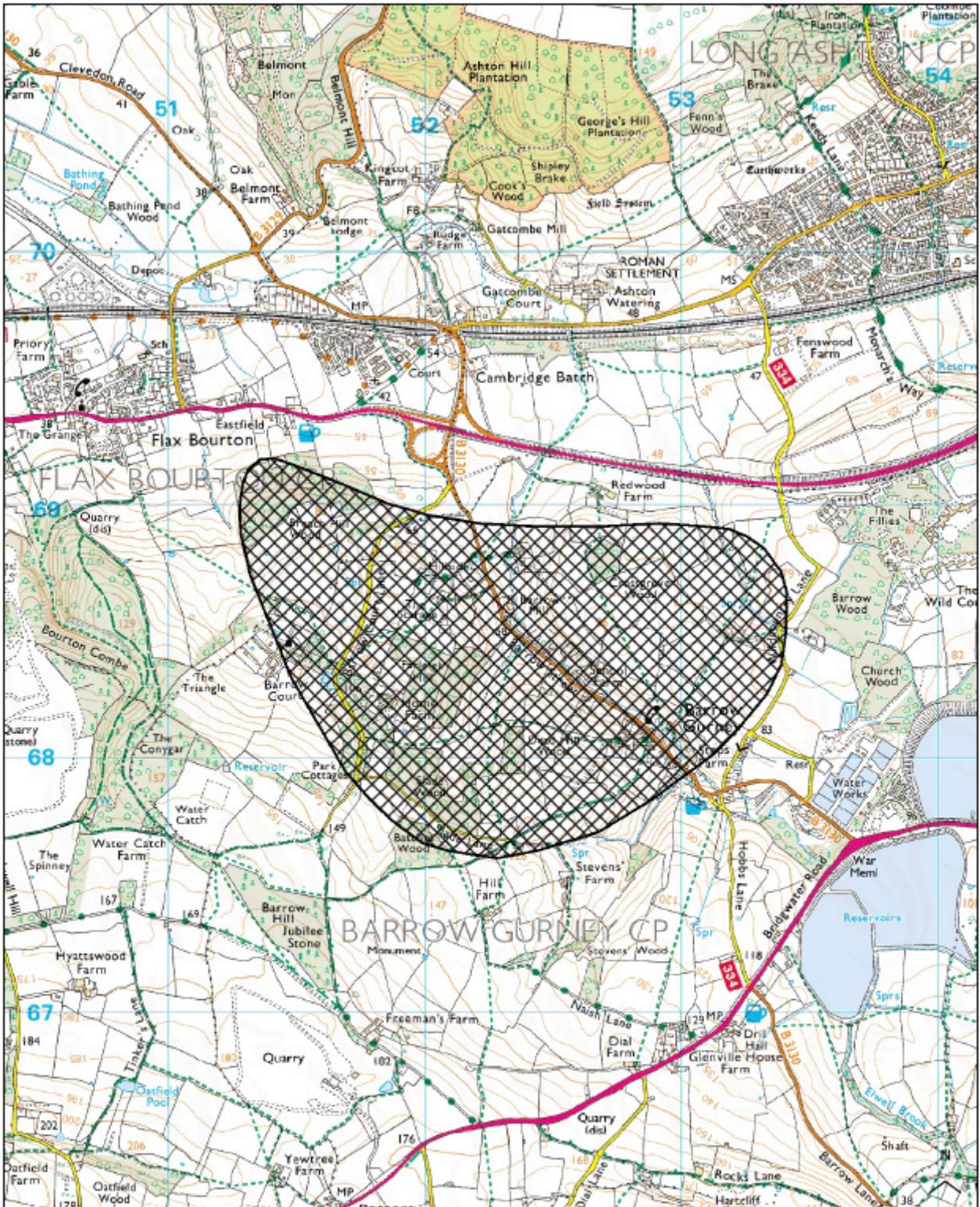
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			allow non-adoption, no sums would be payable.	
PC76	DM70: Development Infrastructure	Amend second sentence of fourth paragraph to read: <u>Additional developer contributions</u> Commuted sums may in some cases be required to assist with this transition.	Commuted 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. may enter into negotiations on such contributions in order to facilitate deliverable development that is in conformity with the Local Plan for the area.</u>	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
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 will <u>must</u> take all reasonable and practical steps...”	To strengthen policy wording.	NSC

Change Number	Section	Document Changes	Reason	Origin of change
PC80	DM71: Development Contributions, Community Infrastructure Levy and viability.	<p>Amend justification as follows:</p> <p>Various measures have been utilised by Government over the years to allow Local Planning Authorities to seek contributions from new development to benefit the local community where that development is to be located. <u>ensure that developers assist in providing the infrastructure, facilities and services required to mitigate the impact of their developments.</u> These include <u>Section 106 style planning obligations and more recently the Community Infrastructure Levy, which North Somerset Council is seeking to introduce.</u></p> <p>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.</p> <p>These two separate mechanisms have their own specific <u>national</u> regulations that apply to their use.</p> <p>The Sites and Policies: Part 1 Development Management Plan contains a large number of specific policy areas which could <u>include requirements for</u> require a range of development contributions in order to secure sustainable development. This 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.</p>	Changes to update policy and ensure the wording is factually accurate.	NSC
PC81	DM71: Development	Insert the following sentence at the end of the policy:	Re-location of text regarding the development of publicly owned land to a	NSC

Change Number	Section	Document Changes	Reason	Origin of change
	Contributions, Community Infrastructure Levy and viability.	<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>	more appropriate policy. Previously text appeared in Policy DM28 and DM32 in error.	
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	<p>Amend the glossary so that the definition of community facility reads:</p> <p>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, arts and entertainment facilities such as theatres and 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></p>	Correction.	The Theatres Trust

Change Number	Section	Document Changes	Reason	Origin of change
PC84	Glossary	Include a definition of self-build scheme.	For information and clarity	Home builders Federation
<u>Proposals Map Amendments</u>				
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

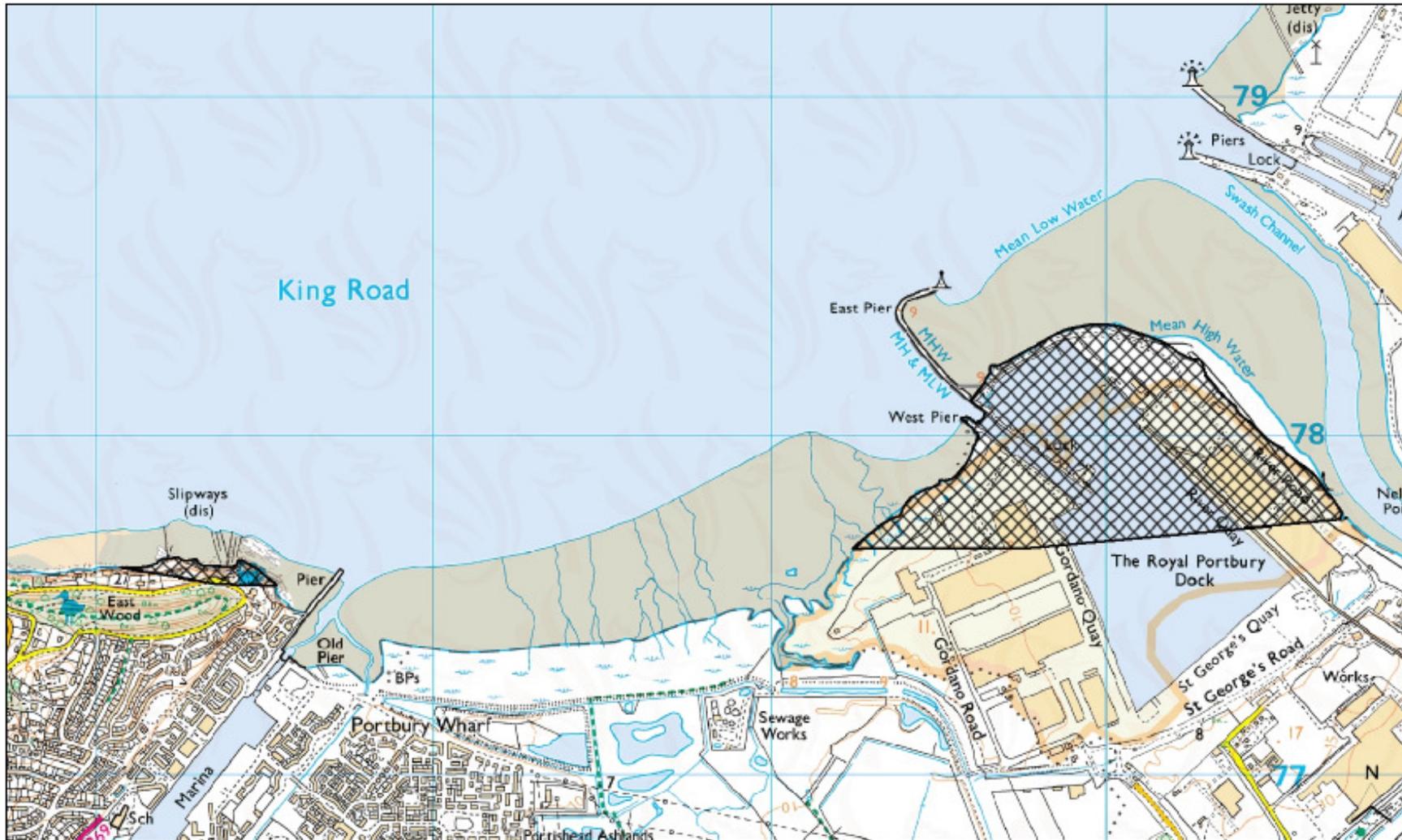


Sites and Policies Plan: Part 1 Development Management Policies

Map DM18: Identification of Minerals Safeguarding Area for Surface Coal

Scale: 1:20000
Date: 05 June 2015

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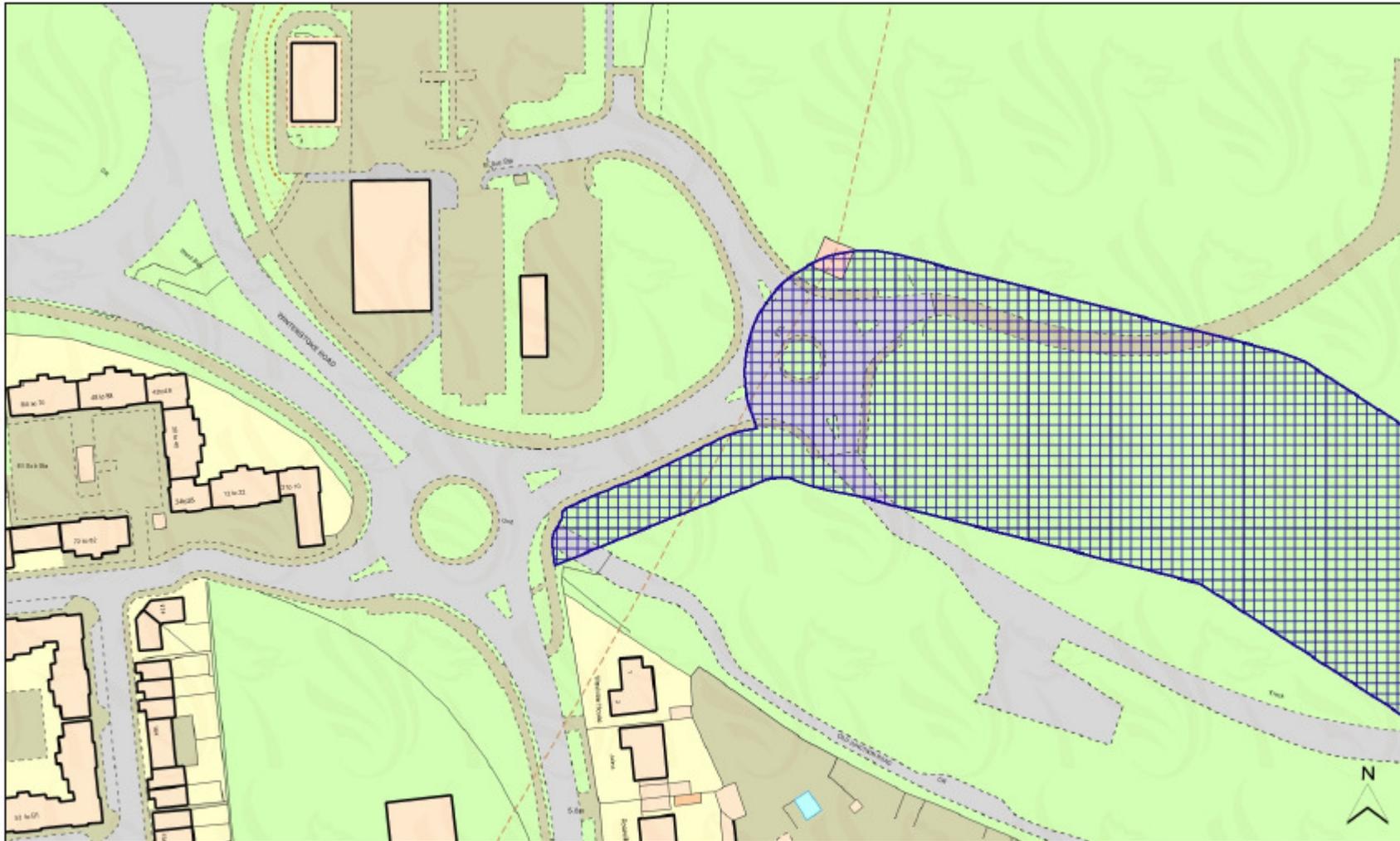


Sites and Policies Plan: Part 1 Development Management Policies
Map DM18: Identification of Minerals Safeguarding Area for Surface Coal

Scale: 1:15000
 Date: 05 June 2015



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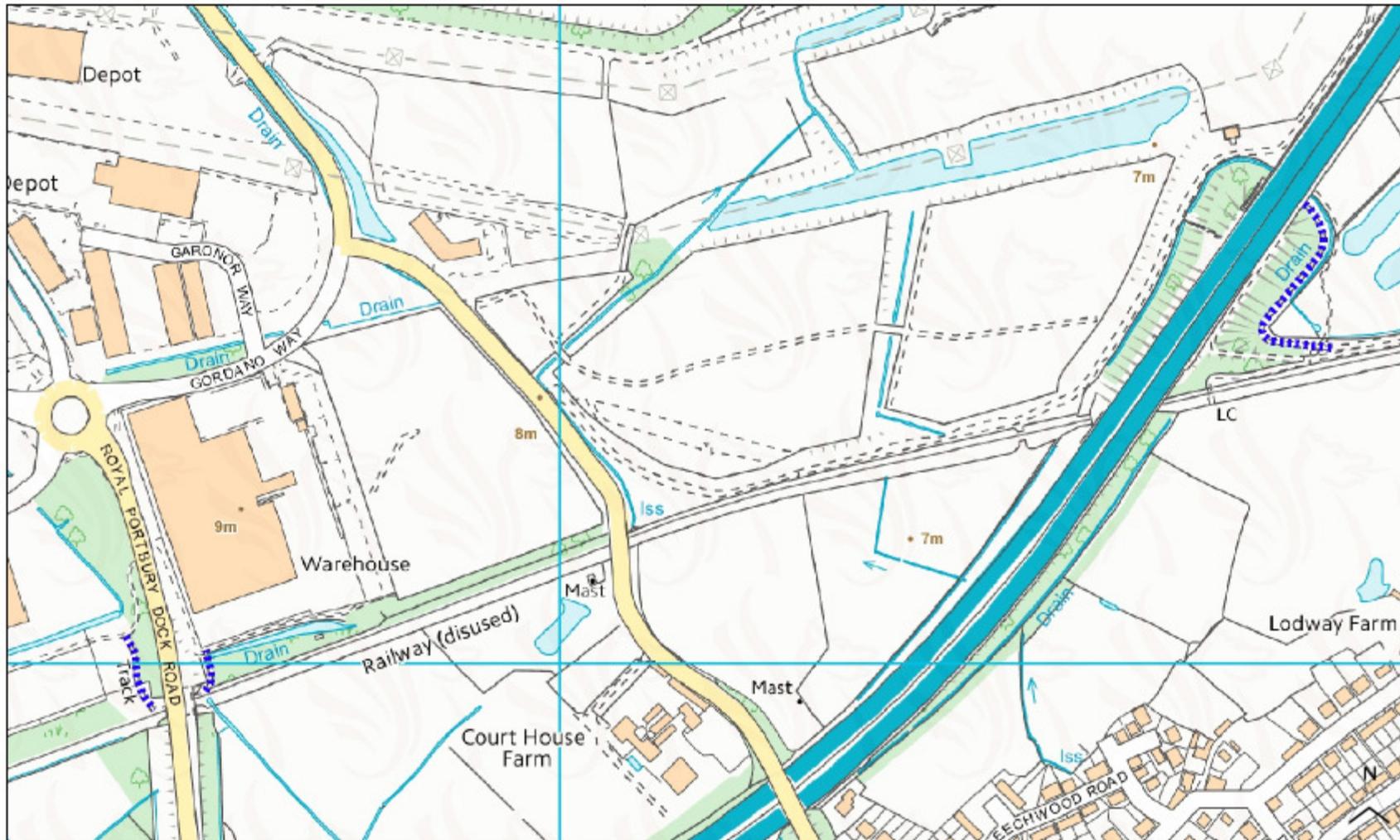


Sites and Policies Plan: Part 1 Development Management Policies
Map DM20: Cross Airfield Bridge

Scale: 1:1250
Date: 05 June 2015



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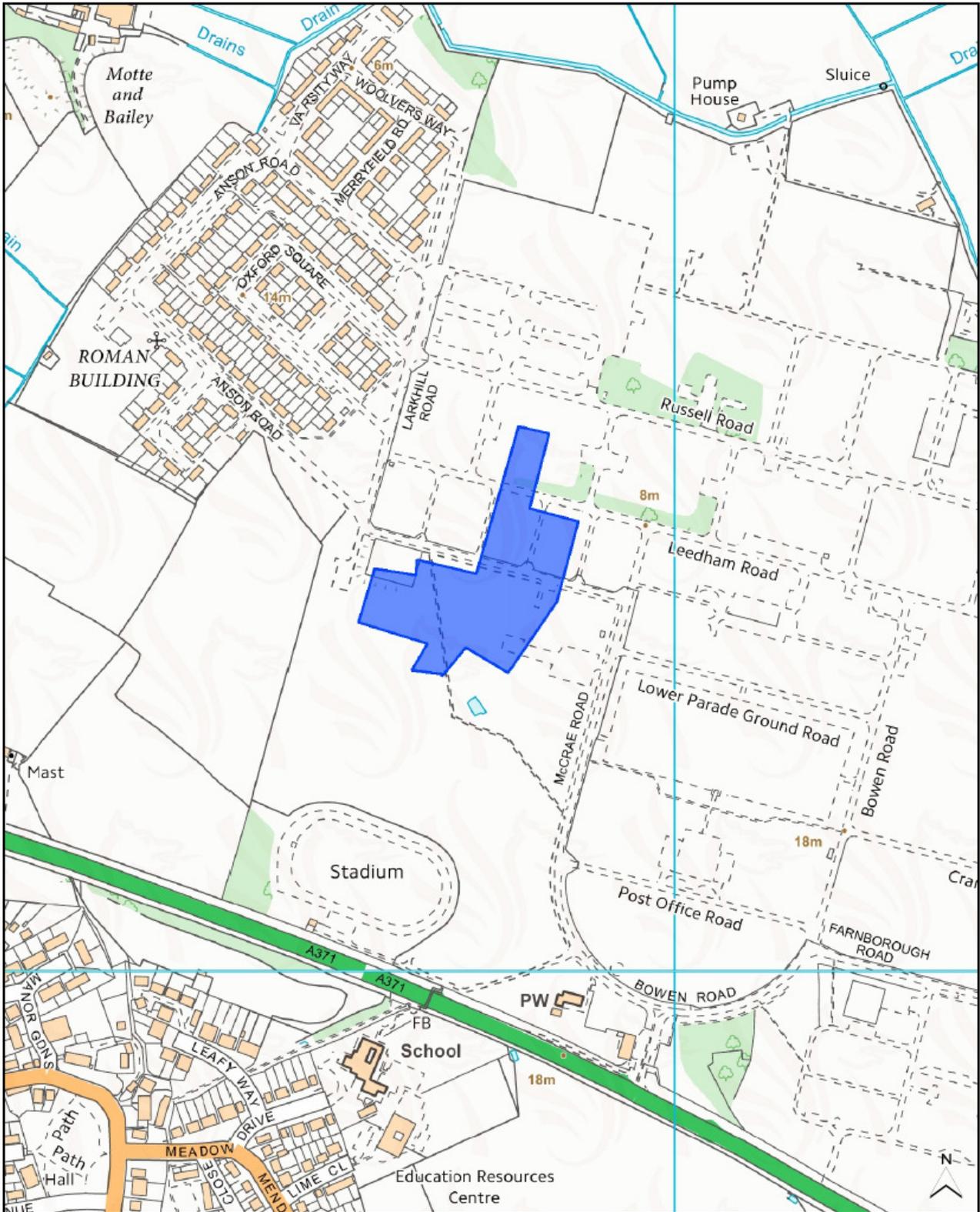


Sites and Policies Plan: Part 1 Development Management Policies
Map DM25: Cycle Routes (Portishead/Pill)

Scale: 1:4500
 Date: 05 June 2015



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



Scale: 1:5000
 Date: 05 June 2015

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

Scale: 1:1000
 Date: 05 June 2015



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