

## DRAFT SCHEDULE

### North Somerset Council Site Allocations Plan examination

#### Proposed Main Modifications to the October 2016 Publication Version.

Main Modification	Document section(s) and reference	Modification text	Description of change
MM1	Housing requirement Paragraph 4.5 (p15) Paragraph 4.7 (p16) Table 1 (p17) Schedule 1 (p38)	Amend base date references from 2016 to 2017. Revisions to figures to reflect updated land supply information and incorporate additional allocations as shown in document ED45 Factual updates to dates, planning references and site capacities in Schedule 1, as shown in document ED46.	Revisions to reflect updated housing land supply information at April 2017 and any other consequential amendments. Factual changes to update table and associated notes. Factual updates to Schedule 1.
MM2	Employment chapter Policies SA4, 5 and 6 and supporting text Pages 21-27 inclusive	<p><b>Background</b></p> <p><del>4.15 Economic development is a priority for North Somerset as it has suffered from low levels of economic activity in recent years relative to high levels of residential development. This has contributed to high levels of out-commuting, and unsustainable development patterns and a key objective of the Core Strategy is to address this imbalance.</del></p> <p><del>4.16 The Junction 21 Enterprise Area is stimulating economic growth in Weston-super-Mare, increasing investment in the area and the creation of new employment and enterprise. This is one of a number of Enterprise Areas established across the West of England and recognised by the West of England Local Enterprise Partnership (LEP) as priority areas for investment and business growth. The</del></p>	Delete all background and supporting text and Policies SA4, SA5 and SA6. Replace with redrafted chapter and policy. Incorporates Inspector's proposed modification to bring policy in line with NPPF.

		<p><del>Weston EA covers an area subject to significant change encompassing the Weston Villages development, and sites around Junction 21 of the M5 motorway.</del></p> <p><del>4.17 Planning has a key role in facilitating economic growth both in terms of the development strategy for this area as identified through the various planning documents and in terms of any additional measures that can be utilised including the use of Local Development Orders.</del></p> <p><del>4.18 There are existing sites allocated within this area for business use and additional sites have been granted planning permission primarily at the Weston Villages for economic development. A revised set of land use allocations is proposed through this plan updating the employment allocations. These sites form the main planned business areas within the Enterprise Area where business growth will be located.</del></p> <p><del>4.19 The delivery of the ambitions at the J21 area is related to the wider development strategy in the town to secure employment led growth where new housing will be provided in tandem with employment development. Significant investment has been made and is planned to enable employment site delivery.</del></p> <p><i>Requirements for allocated land</i></p> <p><del>4.20 An Economic Development Needs Assessment (EDNA) has been prepared in 2015 to identify the need for economic land across the wider Functional Economic Market Area (FEMA) covering the West of England. A breakdown of need was also provided for each of the</del></p>	
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		<p>constituent authorities including North Somerset. This identified land requirements for the period 2016 to 2036 thereby including the 10 remaining years of the Site Allocations Plan.</p> <p>4.21 This updates earlier work the Council commissioned to ascertain economic growth to inform the preparation of the Core Strategy and indicates a marginally increased growth rate and resulting demand for land.</p> <p>4.22 The land supply provided in the Site Allocations Plan is sufficient to meet the requirements of the Core Strategy to achieve at least 10,100 jobs to 2026 taking into account that a significant proportion of these will already have been achieved between 2006 and 2015.</p> <p><i>Allocated sites</i></p> <p>4.23 The allocations are mostly carried forward from the previous Replacement Local Plan (2007) amended to take into account any completed parts or further information. This has been informed by a review of the allocations that has considered the suitability of the sites for ongoing allocation in the Development Plan. A background evidence paper (Review of employment allocations Oct 2015) provides a qualitative assessment of the extant NSRLP employment allocations in order to help determine a realistic supply of potential employment land from this source and to inform decisions regarding their future allocation in the Sites Allocations Plan.</p> <p>4.24 Each site has been assessed taking into account a range of factors to gain a broad understanding of the site</p>	
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		<p>characteristics and scope for future delivery. A broad guide to this assessment is whether, in line with the National Planning Policy Framework, the site has a 'reasonable prospect' of being delivered for its intended use. Each site is scored and ranked to provide a comparison across the range of sites.</p> <p>4.25 Factors that have been assessed to determine the suitability of each employment allocation are:</p> <ul style="list-style-type: none"><li>• Proximity to urban areas (sequential approach)</li><li>• Site visibility</li><li>• Market attractiveness</li><li>• Strategic access</li><li>• Proximity to train station and or bus connections</li><li>• Development and environmental constraints</li><li>• Compatibility with adjoining uses</li></ul> <p>4.26 New allocations have been proposed including at Weston Villages to reflect the emerging development proposal there. There will be a presumption of protection over these sites by virtue of their allocation and only when the criteria are satisfactorily addressed will it be justified to develop the site for alternative uses.</p> <p><b>Proposed Employment Sites</b></p> <p>4.27 The Core Strategy set out the aspiration to create more sustainable places, both existing and new, by increasing the range of jobs and local prosperity in North</p>	
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		<p>Somerset. At the same time the influence of Bristol must be recognised as a major economic centre, and the choice, and mobility of residents and the labour force within the West of England sub-region. So whilst North Somerset operates in the context of a wider functional economic market characterised by clear and long established commuting patterns, there is a need to ensure development in North Somerset is sustainable and that residents have access to a range of local employment, and local businesses have opportunities to set-up, and expand whilst protecting the valued natural environment.</p> <p>4.28 Employment development is directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas. This has the potential to reduce the levels of out-commuting and increase self-containment bringing additional spin-off benefits including reducing carbon emissions from dispersed development due to increased car use.</p> <p>4.29 This is particularly relevant at Weston where the strategic policy approach has for many years sought to achieve a greater alignment between jobs and homes. The Core Strategy and other plans seek to reinforce this principle through ensuring that new housing is provided in step with job growth, that the existing backlog is addressed over the plan period and key under-represented sectors (particularly offices) are supported.</p> <p>4.30 Policy SA 4 below provides a schedule of proposed employment sites which are allocated for B1, B2 and B8 use.</p>	
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		<p>4.31 The Council will consider providing additional detail relating to the deliverability of the allocated employment land supply. It is clear that not all supply is equal and readily deliverable and therefore the overall supply is not always a reasonable indicator when considering the scale of land supply available for business needs. Sites may require significant investment to unlock and may have a long lead-in time particularly if linked to a wider regeneration strategy in an area.</p> <p><b>POLICY SA 4</b> <b>Land in Schedule 2 is allocated for new business development (B1, B2 and B8 use). Proposals for non-B use classes on these sites will be permitted if:</b></p> <ul style="list-style-type: none"><li>• they are ancillary to the main B use</li><li>• they are small scale, making up no more than 15% of the site area overall and provide a supporting service for the employment uses or employees e.g. crèche, gym café etc</li><li>• their development would not lead to the site becoming unsuitable for the intended employment uses;</li></ul> <p><b>In cases where the above criteria are not met,</b></p> <ul style="list-style-type: none"><li>• it can be demonstrated that the planned B Class use is not suitable and that there is no realistic prospect of the site coming forward for its planned use;</li></ul>	
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- ~~the range and quality of land available to meet future business needs is not adversely impacted.~~

### ~~SAFEGUARDED EMPLOYMENT SITES~~

#### ~~Background~~

~~4.32 As well as allocating new employment sites it is equally important that existing employment sites that have good access are purpose built, modern and compatible with surrounding uses are retained in employment use. In the past existing sites have been lost to non-employment uses which does not help to redress the balance between residential growth and provision of jobs. For some sites that are poorly located, rundown or incompatible with surrounding uses then their loss to non-employment use is acceptable and in some cases a benefit. However the loss of key existing strategic employment sites would be contrary to Core Strategy objectives.~~

#### ~~POLICY SA 5~~

~~Existing employment sites listed in Schedule 3 are safeguarded for business development (primarily B1, B2 and B8 use). Proposals for non B uses classes on these sites will only be permitted if:~~

- ~~they are ancillary to the main B use~~
- ~~they have a direct relationship with the existing businesses by providing a service to the business or employees; or~~

- ~~they are very small scale and provide a supporting service for the employment uses or employees e.g. crèche, gym café etc~~

### RETENTION OF ECONOMIC USES

#### **Background**

~~4.33 In general it is desirable to maintain the overall stock of land and premises available to meet business needs over the plan period and beyond, not only those specifically allocated or safeguarded. It is recognised that due to pressures from competing, often higher value land uses, and weakened demand at periodic times throughout the economic cycle, that often such land is under pressure to be developed for other uses. This can threaten the sustainable balance of land uses in certain areas, reducing local employment opportunities, increasing the need to out-commute, and impacting on the vitality and viability of areas. It also tends to have a cumulative impact that can be problematic in certain locations affecting the ability to achieve policy aspirations.~~

~~4.34 However under certain circumstances the loss of a site to other uses may be the only viable or suitable option for the site, particularly with a view to maximising the efficient use of land. Commercial property demands are changing both in terms of the types of premises and their location reflecting changing economic characteristics, not least the rapid increase in online shopping, the ability to work remotely including home-working, and the shifts in the economy e.g. from service based economy to manufacturing.~~



4.35 The planning system therefore has a role to play in recognising and facilitating these shifts and offering a land supply that can respond to these conditions. Policy SA 6 therefore allows for existing economic sites to be developed for other uses provided certain conditions are met. This is considered to be in line with the principles of the NPPF and reflects the earlier tried and tested policy approach established in the North Somerset Replacement Local Plan.

**POLICY SA 6**

**Land in existing economic use will be permitted to change to an alternative use where it can be demonstrated that:**

- **the loss of the site would not harm the range or quality of sites available for business use across North Somerset and,**
- **by way of marketing or other means as agreed with the Council, the site does not offer a suitable location for the existing use, no alternative economic use can be secured appropriate to the site, and there is no realistic prospect of it being used in the plan period for the intended use, and,**
- **the loss of the site would not adversely impact the ability to achieve wider economic aspirations including regeneration, business growth, and improved commuting patterns.**

**The Council will consider removing certain Permitted Development rights when granting planning permission for new economic development in order to**

~~avoid the future loss of these uses in certain areas and under certain circumstances.~~

Background

Economic development is a priority for North Somerset as it has suffered from low levels of economic activity in recent years relative to high levels of residential development. This has contributed to high levels of out-commuting, and unsustainable development patterns and a key objective of the Core Strategy is to address this imbalance.

The Junction 21 Enterprise Area (J21EA) is stimulating economic growth in Weston-super-Mare, increasing investment in the area and the creation of new employment and enterprise. This is one of a number of Enterprise Areas established across the West of England and recognised by the West of England Local Enterprise Partnership (LEP) as priority areas for investment and business growth. The J21EA covers an area subject to significant change encompassing the Weston Villages development, and sites around Junction 21 of the M5 motorway.

Planning has a key role in facilitating economic growth both in terms of the development strategy for this area as identified through the various planning documents and in terms of any additional measures that can be utilised including the use of Local Development Orders.

		<p>There are existing sites allocated within this area for business use and additional sites have been granted planning permission primarily at the Weston Villages for economic development. A revised set of land use allocations is proposed through this plan updating the employment allocations. These sites form the main planned business areas within the Enterprise Area where business growth will be located.</p> <p>The delivery of the ambitions at the J21EA is related to the wider development strategy in the town to secure employment-led growth where new housing will be provided in tandem with employment development. Significant investment has been made and is planned to enable employment site delivery.</p> <p><i>Requirements for allocated land</i> An Economic Development Needs Assessment (EDNA) has been prepared in 2016 to identify the need for economic land across the wider Functional Economic Market Area (FEMA) covering the West of England. A breakdown of need was also provided for each of the constituent authorities including North Somerset. This identified land requirements for the period 2016 to 2036 thereby including the 10 remaining years of the Site Allocations Plan.</p> <p>This updates earlier work the Council commissioned to ascertain economic growth to inform the preparation of the Core Strategy and indicates a marginally increased growth rate and resulting demand for land.</p>	
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		<p>The land supply provided in the Site Allocations Plan is sufficient to meet the requirements of the Core Strategy to achieve at least 10,100 jobs to 2026 taking into account that a significant proportion of these will already have been achieved between 2006 and 2015.</p> <p><i>Proposed Employment Sites</i></p> <p>The Core Strategy set out the aspiration to create more sustainable places, both existing and new, by increasing the range of jobs and local prosperity in North Somerset. At the same time the influence of Bristol must be recognised as a major economic centre, and the choice, and mobility of residents and the labour force within the West of England sub-region. So whilst North Somerset operates in the context of a wider functional economic market characterised by clear and long established commuting patterns, there is a need to ensure development in North Somerset is sustainable and that residents have access to a range of local employment, and local businesses have opportunities to set-up, and expand whilst protecting the valued natural environment.</p> <p>Employment development is directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas. This has the potential to reduce the levels of out-commuting and increase self-containment bringing additional spin-off benefits including reducing carbon emissions from dispersed development due to increased car use.</p> <p>This is particularly relevant at Weston-super-Mare where the strategic policy approach has for many years sought to</p>	
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		<p>achieve a greater alignment between jobs and homes. The Core Strategy and other plans seek to reinforce this principle through ensuring that new housing is provided in step with job growth, that the existing backlog is addressed over the plan period and key under-represented sectors (particularly offices) are supported.</p> <p>Policy SA 4 below provides a schedule of proposed employment sites which are allocated for B1, B2 and B8 use.</p> <p>The Council will consider providing additional detail relating to the deliverability of the allocated employment land supply. It is clear that not all sites are equal and readily deliverable and therefore the overall supply is not always a reasonable indicator when considering the scale of land supply available for business needs at any one point in time. Sites may require significant investment to unlock and may have a long lead-in time particularly if linked to a wider regeneration strategy in an area.</p> <p>The allocations are mostly carried forward from the previous Replacement Local Plan (2007) amended to take into account any completed parts or further information. This has been informed by a review of the allocations that has considered the suitability of the sites for ongoing allocation in the Development Plan. A background evidence paper (Review of employment allocations Oct 2015) provides a qualitative assessment of the extant NSRLP employment allocations in order to help determine a realistic supply of potential employment land from this</p>	
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		<p>source and to inform decisions regarding their future allocation in the Site Allocations Plan.</p> <p>Each site has been assessed taking into account a range of factors to gain a broad understanding of the site characteristics and scope for future delivery. A broad guide to this assessment is whether, in line with the National Planning Policy Framework, the site has a 'reasonable prospect' of being delivered for its intended use. Each site is scored and ranked to provide a comparison across the range of sites.</p> <p>Factors that have been assessed to determine the suitability of each employment allocation are:</p> <ul style="list-style-type: none"><li>• Proximity to urban areas (sequential approach)</li><li>• Site visibility</li><li>• Market attractiveness</li><li>• Strategic access</li><li>• Proximity to train station and or bus connections</li><li>• Development and environmental constraints</li><li>• Compatibility with adjoining uses.</li></ul> <p>New allocations have been proposed including at Weston Villages to reflect the emerging development proposals there. These sites together with existing business sites in the B use classes will be protected under Policy SA4 and only when the policy criteria are satisfactorily addressed will it be justified to develop the site for alternative uses.</p> <p>Retention of Economic Uses</p>	
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		<p>In general it is desirable to maintain the overall stock of land and premises available to meet business needs over the plan period and beyond, not only those specifically allocated or safeguarded. It is recognised that due to pressures from competing, often higher value land uses, and weakened demand at periodic times throughout the economic cycle, that often such land is under pressure to be developed for other uses. This can threaten the sustainable balance of land uses in certain areas, reducing local employment opportunities, increasing the need to out-commute, and impacting on the vitality and viability of areas. It also tends to have a cumulative impact that can be problematic in certain locations affecting the ability to achieve policy aspirations.</p> <p>However under certain circumstances the loss of a site to other uses may be the only viable or suitable option for the site, particularly with a view to maximising the efficient use of land. Commercial property demands are changing both in terms of the types of premises and their location reflecting changing economic characteristics, not least the rapid increase in online shopping, the ability to work remotely including home-working, and more general shifts in the economy and implications for land supply.</p> <p>The planning system therefore has a role to play in recognising and facilitating these shifts and offering a land supply that can respond to these conditions. Policy SA4 therefore allows for existing business sites to be developed for other uses provided certain conditions are met. This is considered to be in line with the principles of the NPPF and reflects the earlier tried and tested policy approach</p>	
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		<p>established in the North Somerset Replacement Local Plan.</p> <p><b>POLICY SA4</b></p> <p><b>Within existing B1–B8 business employment areas, as well as land identified on the Policies Map and in Schedule 2 for business employment development, proposals for unrelated non B1–B8 development will be permitted where it can be demonstrated that the loss of the site would not adversely impact the ability to achieve wider economic aspirations including regeneration, business growth, and improved commuting patterns; and</b></p> <p><b>i. the proposal would not harm the range or quality of land and premises available for business use development within existing employment areas or expressly identified in the Plan to meet business needs; or</b></p> <p><b>ii. where there is a specific requirement associated with neighbouring business uses, and the development would not lead to the overall site becoming unsuitable for the current or allocated employment use; or,</b></p> <p><b>iii. through demonstration of effective marketing of the site or premises, the site is no longer capable of offering accommodation for business use development, or that the proposals would lead to the</b></p>	
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		<p><b>removal of incompatible development, resulting in greater potential benefits to the community in terms of environmental benefits, significant improvements in the amenities of existing neighbouring residents or contribute to a more sustainable pattern of development that would outweigh the loss of employment capacity in the locality.</b></p> <p><b>The Council will consider removing certain Permitted Development rights when granting planning permission for new business development in order to avoid the future loss of these uses.</b></p>	
MM3	<p>Policy SA8 undesigned green space Paragraph 4.45 (page 30)</p>	<p><b><u>UNDESIGNATED GREEN SPACE</u></b></p> <p><b>Background</b></p> <p>4.44 Protection of green spaces which are of value with regard to their contribution to the townscape, character, setting and visual attractiveness of a settlement is consistent with NPPF paragraph 7. <b>Such green spaces often make an important contribution to the network of green infrastructure within settlements and the approach is consistent with NPPF paragraph 114 and paragraph 027 of the natural environment section of the National Planning Practice Guidance.</b></p> <p>4.45 This policy will apply to areas of undesigned green space (those not identified as Local Green Space under policy SA 7 5) within settlements with defined</p>	<p>Policy is reworded to make it more positive and to reflect NPPF paragraph 114 which emphasises the importance of planning positively for green infrastructure networks. Addition to supporting text to aid clarification in terms of the application of the policy.</p>

		<p>settlement limits, which are considered nevertheless to be of value in making a worthwhile contribution to the townscape, character, setting and visual attractiveness of the settlement. Townscape is a term embracing a number of factors, such as the importance of green space in the street scene, in breaking up and adding variety within the urban fabric and in enhancing the setting of buildings and other features. <b>The assessment of whether the effect of the development is acceptable or not in terms of the impact on green infrastructure should be made with regard to its effect on the value of the site for amenity, and/or the townscape, character, setting and visual attractiveness of the settlement.</b></p> <p><b>POLICY SA 8-6</b></p> <p><b>Undesignated green space</b></p> <p><del><b>Within settlements planning permission will not be granted for development that unacceptably affects the value of undesignated green space making a worthwhile contribution to amenity and/or the townscape, character, setting and visual attractiveness of the settlement.</b></del></p> <p><b>Development proposals affecting undesignated green spaces will be acceptable provided they do not have a detrimental impact on green infrastructure by adversely affecting spaces which make a worthwhile contribution to amenity and/or the townscape,</b></p>	
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		<b>character, setting, visual attractiveness of the settlement.</b>	
MM4	Schedule 1 (page 38)	<p>Add introductory text:</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.</p>	Inclusion of NPPF text to reflect comments from Environment Agency.
MM5	Schedules 1, 2 and 5	<p>Add:</p> <p>Higher standard of surface water attenuation and reduction in existing flood risk required.</p> <p>To the following sites:  Westacres Caravan Park  Orchard House  Land to the rear of Locking Road  Land west of Winterstoke Road  Bridge Farm, Bristol Road  Gas Works, Winterstoke Road  Nightingale Close, Mead Vale  South of Herluin Way, Avoncrest  Former Bournville School site  Former Sweat FA site  Station Gateway</p>	As required by IDB.

		<p>Land at Bridgwater Road  Land south of The Uplands  Land at North West Nailsea  Land east &amp; west of Wemberham Lane  Oxford Plasma  Moor Lane  Cobthorn Way  Venus Street  Land at North End  Arnolds Way  Land to the east of Wolverhill Rd  Moor Road  Bleadon Quarry  Land west of Kenn Road  Elliott Medway  Park Farm  Land next to Village Hall Kewstoke  Land at The Batch</p>	
MM6	Schedule 1	<p>Add:</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features</p> <p>To the following sites:</p> <p>Winterstoke Village  Parklands Village  Land west of Winterstoke Road  Bridge Farm  Gas works  South of Herluin Way, Avoncrest</p>	As required by IDB.

		<p>Yeolands Farm  North of Churchill Avenue  Land at North West Nailsea  Land east &amp; west of Wemberham Lane  Land at North End  Arnolds Way Phase 2  Land east of Wolvershill Road  Moor Road</p>	
MM7	Schedule 1 (p42) Birnbeck Pier	<p>New allocation for mixed use scheme.  Residential, leisure, hotel and tourism, ancillary retail, cafés, bars and restaurants and community facilities.  Does not include 63 dwellings on Royal Pier Hotel, Dorville or Lynton House Hotel.  Prince Consort Gardens to be kept free from development.  Madiera car park has potential for development.  Great weight should be given to the conservation of heritage assets.  Special regard must be given to desirability of preserving the setting of a listed building; and preserving or enhancing the character or appearance of the Birnbeck Conservation Area.  Development will be expected to avoid or minimise conflict with the conservation of any heritage asset.  Harm should always be avoided in the first instance, only where this is not possible should mitigation be considered.  Landside development to ensure renovation of Birnbeck Pier.  50 dwelling capacity is an indicative assessment which will be subject to detailed appraisal against the objectives set out in the emerging Birnbeck Conservation Area Appraisal.</p>	Amendments as set out in Statement of Common Ground with Historic England, incorporating requested addition by Natural England.

		<p>Innovative car parking solutions to accommodate the increase in cars to the area. Underground car parking will be required on a number of sites.</p> <p>High quality public realm throughout the area.</p> <p>Improve pedestrian access to and along the water front, particularly in terms of disabled access from Marine Parade to Birnbeck Road and the steps by the Royal Pier Hotel.</p> <p>Protect important views and vistas within the area, as identified in the Birnbeck Conservation Area Appraisal.</p> <p>Conserve and enhance key historic features within the area.</p> <p>The island part of this allocation is surrounded by the Severn Estuary European site. Should development take place on the island it will need to take account of the sensitivity of the location and the need for suitable mitigation measures.</p>	
MM8	Schedule 1 (page 45) Land north of Oldmixon Road	<p>Land north of Oldmixon Road</p> <p>Outline planning consent 16/P/0150/O</p> <p>130 dwellings</p> <p>Current permission.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>	Add new site into schedule to reflect current planning permission
MM9	Schedule 1 (page 45) Land at Wentwood Drive	<p>Land at Wentwood Drive</p> <p>Outline planning consent 15/P/0983/O</p> <p>50 dwellings</p> <p>Current permission.</p>	Add new site into schedule to reflect current planning permission
MM10	Schedule 1 (page 45)	<p>Dauncey's Hotel, Claremont Crescent</p> <p>No current consent</p>	Add new residential site into schedule. Site identified

	Dauncey's Hotel Claremont Crescent	10 dwellings Conversion of part of hotel, remainder of hotel to remain. Listed building and within Conservation Area.	through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM11	Schedule 1 (page 45) 26 Bristol Road Lower	26 Bristol Road Lower No current consent 16 dwellings Large Victorian property with numerous modern extensions, last used as a care home, now vacant. Design must consider heritage assets, and layout must take account of parking requirements.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM12	Schedule 1 (page 45) Queensway/Midhaven Rise	Queensway/Midhaven Rise No current consent 35 dwellings Development dependant on the provision of suitable alternative football pitch in the locality.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM13	Schedule 1 (page 45) Land at Wilson Gardens/Scot Elm Drive	Land at Wilson Gardens/Scot Elm Drive No current consent 51 dwellings Vehicular access off adjacent roundabout. Regard to be had to hedgerows/watercourses and nature reserve to north west. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM14	Schedule 1 (page 47) Waverley House	Waverley House No current consent 21 dwellings Former office building to be converted	Add new residential site into schedule. Site identified through further assessment process and recommended for

			inclusion following Executive Committee 5 September 2017
MM15	Schedule 1 (page 47) 2-6 Bay Road	2-6 Bay Road No current consent 19 dwellings Nursing home premises to be converted. Design must consider heritage assets, and layout must take account of parking requirements.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM16	Schedule 1 (page 47) Court Farm, All Saints Lane	Court Farm, All Saints Lane No current consent 10 dwellings Livery with various agricultural style buildings. Design must consider adjacent heritage assets and wildlife site. Layout must take account of parking requirements and need to retain openness of Green Belt. No development to take place within the Green Belt. Access off All Saints Lane. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM17	Schedule 1 (page 48) West of Engine Lane	New allocation. Access off Engine Lane. Strong hedge boundaries to be retained <b>where practicable</b> . <b>Where this is not possible, replacement hedgerows should be provided.</b> Footpath on western side of Engine Lane. Full Transport Assessment required. Replacement or improved sport facilities required. <del>Housing mix to meet local needs</del> <b>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</b>	Amended site specific notes to take account of National Grid proposals relating to the site, to clarify policy on housing mix by cross reference to DM policy and to reflect location within Coal Authority Low Risk Development Area.



		<p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Proposals will require a coal mining assessment.</p> <p>Higher level of surface water attenuation and run off required.</p>	
MM18	Schedule 1 (page 48) Land south of The Uplands	<p>New allocation.</p> <p>Access off The Uplands (to be widened).</p> <p>Requires retention of strong hedge boundaries especially on southern boundary.</p> <p><del>Housing mix to meet local needs</del></p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and run off required.</p>	To clarify policy on housing mix by cross reference to DM policy.
MM19	Schedule 1 (page 49) Land at North West Nailsea	<p>New allocation.</p> <p>Capacity of 450 dwellings considered a maximum</p> <p>Spine Road running through site (from Pound Lane to Watery Lane) required.</p> <p>Pylons to be removed.</p> <p>Undergrounding of 132kv line on northern boundary.</p> <p>Transport Assessment required.</p> <p><del>New Primary School to be included as part of development</del></p> <p>The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required.</p> <p>Relocation or replacement of Fryth Way sports pitch.</p> <p>Where possible retention of Tree Preservation Order trees.</p> <p>Retention of strong hedge boundaries especially to the north.</p>	<p>Primary school requirement wording as agreed with developers.</p> <p>Amendment to clarify policy on housing mix by cross reference to DM policy.</p> <p>Additional wording to address Natural England concerns.</p>

		<p>PROW links to Causeway View.  Coal Mining Risk Assessment required.  <del>Housing mix to meet local needs</del>  Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.  Protection of adjacent Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest.  Consideration of fact that site is within 5km consultation zone for Bats SAC.  Higher standard of surface water attenuation and run off required.  Comprehensive approach to mitigation to protect water quality and drainage in respect of the SSSI.  Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>	
MM20	Schedule 1 (page 49) Weston College site, Somerset Square	<p>Weston College site, Somerset Square  No current consent  28 dwellings  Part of Crown Glass Shopping Centre.  Redevelopment site to deliver A1/A3 units at ground floor level and residential above.</p>	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM21	Schedule 1 (page 49) Youngwood Lane	<p>Youngwood Lane  No current consent  170 dwellings  New allocation.  Site is part of a wider area being considered through the Joint Spatial Plan as a location for strategic growth. Layout should have regard to this and any required strategic transport corridor and other infrastructure required for the wider development. Proposals must demonstrate effective</p>	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017

		<p>coordination with neighbouring developers to ensure the site is developed appropriately as part of a wider strategic growth area.</p> <p>Trees to be retained as part of an open space feature /corridor.</p> <p>Requires retention of strong hedge boundaries throughout the site.</p> <p>Pedestrian links to footpath on northern boundary.</p> <p>Vehicular access from western boundary.</p> <p>Full Transport Assessment required.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Ecological issues to be addressed on a strategic basis as part of any future wider development.</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Proposals will require a Coal Mining Risk Assessment.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>	
MM22	Schedule 1 (page 50) Severn Paper Mill	<p><del>New Allocation — previously allocated employment site</del></p> <p><del>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application</del></p> <p>Small part of site to be reserved for employment as per application 16/P/1608/F</p> <p>Flood plain compensation required (Fluvial FZ3).</p>	Amendments to reflect proposed scheme and Environment Agency comments.
MM23	Schedule 1 (page 50) Old Mill Road	<p>Old Mill Road*</p> <p>No current consent</p> <p>20 0</p>	Amendments to wording to reflect Environment Agency comments, and changes following discussion at

		<p>New allocation. Proposed as a mix of employment uses, retail, leisure, café's, bars, and restaurants and <del>20</del> <b>some residential units.</b></p> <p>Pedestrian/cycleway links to dockside development, adjacent supermarket and proposed rail station required. Existing businesses to be relocated or incorporated into redevelopment scheme.</p> <p><b>No net loss of employment capacity will be supported.</b></p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p><b>Flood plain compensation required (Fluvial FZ3).</b></p>	<p>hearings regarding the potential scale of development. In addition it is proposed to amend the boundary of allocated site to reflect the land controlled by Standard Life (as set out in document CS/10).</p>
MM24	Schedule 1 (page 51) Harbour Road/Gordano Gate	<p><b>Harbour Road/Gordano Gate*</b></p> <p><b>No current consent</b></p> <p><b>93 dwellings</b></p> <p><b>Former employment allocation.</b></p> <p><b>Development must include some employment floorspace.</b></p> <p><b>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</b></p> <p><b>Footpath links required to new railway station.</b></p> <p><b>Layout to have regard to land required for new railway station.</b></p>	<p>Add new residential site into schedule and reduce employment allocation accordingly, as part of site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017</p>
MM25	Schedule 1 (page 51) Land at Wyndham Way	<p><b>Land at Wyndham Way</b></p> <p><b>No current consent</b></p> <p><b>35 dwellings</b></p> <p><b>Access off Cheviot Meadow.</b></p> <p><b>Retention of tree screen to Wyndham Way.</b></p> <p><b>Parking must be contained within the development site, off-site parking not acceptable in this location.</b></p> <p><b>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</b></p>	<p>Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017</p>
MM26	Schedule 1 (page 51) Site V2 Harbour Road	<p><b>Site V2 Harbour Road</b></p>	<p>Add new residential site into schedule. Site identified</p>

		<p>No current consent 10 dwellings Vacant site. Residential development above ground floor commercial use. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p>	<p>through further assessment process and recommended for inclusion following Executive Committee 5 September 2017</p>
MM27	Schedule 1 (page 52) Yatton Station	<p>New allocation. Improved capacity of existing railway car park required as part of development proposal. The west part of the allocated housing site includes a small part of a very large local Wildlife Site (the Congresbury Yeo, adjacent land and rhynes Wildlife Site). West of but adjacent to the allocated housing site, and also partly falling within the Wildlife Site, is the Cheddar Valley Railway Walk Local Nature Reserve (along the Strawberry Line cycle path). Given the existence of these designated areas, it is important that development proposals for the allocated housing site incorporate an appropriate wildlife buffer to be safeguarded and managed for the benefit of wildlife. Ecological issues will be a significant factor in any future planning application. Higher standard of surface water attenuation and run off required.</p>	<p>Changes to address ecological concerns.</p>
MM28	Schedule 1 (page 56) Moor Road, Yatton	<p>New allocation. Layout to respect Grange Farm (Listed Building). No development in the orchard. <del>apart from access road</del> The provision of an access road across the orchard will only be considered if alternative access arrangements cannot be made and subject to a suitable scheme being agreed with Natural England. Should a suitable scheme</p>	<p>Changes as agreed at the 7<sup>th</sup> February 2017 Executive Committee in response to Natural England concerns.</p>

		<p>not be agreed, alternative access arrangements must be made.</p> <p>Landscape Buffer alongside Stowey Rhyne.  Contribution to comprehensive Surface Water Strategy.  Contribution to road safety/ congestion solutions in the wider area.  Replacement/relocation of rugby playing pitches  Site is within 5km consultation zone for Bats SAC.  Higher standard of surface water attenuation and reduction in existing flood risk required.  Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>	
MM29	Schedule 1 (page 56) Land off Wrington Lane	<p>Land off Wrington Lane, Congresbury  Outline planning consent  16/P/1521/O  50 dwellings  New allocation.  Access to be confirmed through planning consent.  Traffic management/calming/pedestrian safety measures on Wrington Lane required.  Existing hedgerows to be retained.  Consideration of fact that site is within 5km consultation zone for Bats SAC.  Layout to minimise landscape impact.</p>	Add new site into schedule to reflect current planning permission
MM30	Schedule 1 (page 56) Land south of Cadbury Garden Centre	<p>Land south of Cadbury Garden Centre, Congresbury  No current consent  21 dwellings  New Allocation.  Vehicular access off A370.</p>	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017

		Access arrangements to be confirmed through planning application, ensuring that they do not prejudice any future highway junction improvements.	
MM31	Schedule 1 (page 56) Land at Shipham Lane	Land at Shipham Lane, Winscombe No current consent 28 dwellings New Allocation. No development within the AONB. Design to minimise impact on the AONB. Retention of hedgerows. Consideration of fact that site is within 5km consultation zone for Bats SAC. Vehicular access off Shipham Lane or through land to the south (Coombe Farm).	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM32	Schedule 1 (page 56) Land adjoining Coombe Farm	Land adjoining Coombe Farm, Winscombe No current consent 24 dwellings New Allocation. Design to minimise impact on the AONB. Retention of hedgerows/pond. Vehicular access off Sandford Road. Retention of on-site trees. Consideration of fact that site is within 5km consultation zone for Bats SAC. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM33	Schedule 1 (page 56) Broadleaze Farm	Broadleaze Farm, Winscombe No current consent 74 dwellings New Allocation. 74 dwelling capacity considered a maximum.	Add new residential site into schedule. Site identified through further assessment process and recommended for

		<p>Design/layout to minimise impact on the AONB and Strawberry Line.</p> <p>Fluvial flood risk associated with Towerhead Brook must be addressed.</p> <p>Noise impact assessment required re: adjacent depot.</p> <p>Retention of hedgerows.</p> <p>Regard to be had to nature conservation interests in relation to the Strawberry Line and Towerhead Brook.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>	inclusion following Executive Committee 5 September 2017
MM34	Schedule 1 (page 56) Land at Cox's Green	<p>Land at Cox's Green, Wrington</p> <p>No current consent</p> <p>28 dwellings</p> <p>New allocation.</p> <p>Vehicular access off Havyatt Road.</p> <p>Design/layout to minimise visual impact of the scheme.</p> <p>Retention of existing hedgerows.</p> <p>Improved footpath access to village.</p> <p>Open space requirements to be fixed through planning application.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM35	Schedule 1 (page 56) Land south of Bristol Road	<p>Land south of Bristol Road, Churchill</p> <p>No current consent</p> <p>41 dwellings</p> <p>New Allocation.</p> <p>Vehicular access off A38.</p>	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017



		<p>Site layout/boundary to have regard to potential improvement of A38/A368 junction in connection with possible the Joint Spatial Plan growth being considered along A38 Corridor.</p> <p>Retention of strong hedge boundaries.</p> <p>Views to AONB to be retained wherever possible.</p> <p>Higher standard of surface water attenuation and reduction in existing flood risk required.</p>	
MM36	Schedule 1 (page 56) Land north of Greenhill Road	<p>Land north of Greenhill Road, Sandford</p> <p>Outline planning permission 15/P/0583/O</p> <p>118 dwellings</p> <p>Current permission.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>	Add new site into schedule to reflect current planning permission
MM37	Schedule 1 (page 57) Tickenham Garden Centre	<p>Tickenham Garden Centre, Tickenham</p> <p>Planning permission subject to legal agreement 16/P/0032/O</p> <p>32 dwellings</p> <p>Current permission</p>	Add new site into schedule to reflect current planning permission
MM38	Schedule 1 (page 57) F Sweeting and Son site, Station Road	<p>F Sweeting and Son site, Station Road, Sandford</p> <p>No current consent</p> <p>16 dwellings</p> <p>New allocation.</p> <p>Improved footpath links to Sandford required.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p>Regard to nature conservation importance of Towerhead Brook.</p>	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017

		Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.	
MM39	Schedule 1 (page 57) Barrow Hospital (1)	Barrow Hospital (1), Barrow Gurney No current consent 66 dwellings Previously developed land in Green Belt. Footpath links to Long Ashton to be provided/improved. Removal of trees to be minimised. Habitat Regulation Assessment required. Within Bat Consultation Zone.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM40	Schedule 1 (page 57) Barrow Hospital (2)	Barrow Hospital (2), Barrow Gurney No current consent 14 dwellings Previously developed land in Green Belt. Footpath links to Long Ashton to be provided/improved. Removal of trees to be minimised. Habitat Regulation Assessment required. Within Bat Consultation Zone.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM41	Schedule 1 (page 57) Winford Coach Station, 10 High Street	Winford Coach Station, 10 High Street, Winford No current consent 11 dwellings Previously developed site in centre of village. Former coach station – contamination report required. Layout to allow for school drop off/pick up point.	Add new residential site into schedule. Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017
MM42	Schedule 1	Delete the following sites from Schedule 1: Ebdon Court Dorville Hotel 85-89 Bristol Road Lower Royal Pier Clevedon Highcliffe Hotel Sycamore House	These sites have been built out since the Publication Version of the plan.

		St Josephs RC School, West Hill	
MM43	Schedule 2 (page 58) Weston Gateway, South of A370	Delete site	Delete site from Schedule 2 as site has been added to Schedule 1 as a residential allocation.
MM44	Schedule 2	Amendments to figures in employment schedule: Moor Park, A371 <del>5.3</del> 4.5 Gordano Gate <del>1.6</del> 1.1 Consequential changes to totals: Weston-super-Mare <del>70.5</del> 68.5 Portishead <del>1.6</del> 1.1 Total <del>85.51</del> 83.01	Error in site size corrected at Moor Park, Gordano Gate updated to reflect part of site now being allocated for employment, and consequential changes to totals.
MM45	Schedule 2 (page 59)	Add to final column:  Existing employment site and residual allocation from Replacement Local Plan -E4. Flood plain compensation required (Fluvial FZ3). Part of the site is located within the town centre (Policy DM60).	Changes to reflect Environment Agency comments and clarify policy position.
MM46	Safeguarded employment sites Schedule 3 (pages 61-63)	Delete Schedule 3	This schedule safeguarded sites in terms of Policy SA5, which has been deleted.
MM47	Local Green Space Schedule (page 67) Land at Brookfield Walk	Delete site from Local Green Space Schedule.	It was proposed that land at Brookfield Walk be allocated for Local Green Space in the Publication version of the Plan, in response to a comment by Clevedon Town Council. It is understood that the Town Council may consider

			<p>allotments on the site - but allotments are not normally be appropriate for LGS designation.</p> <p>Also the site is in the Green Belt and therefore has a significant level of protection from development already, comparable with that which the LGS designation would provide.</p>
MM48	Community facilities schedule (page 83)	Delete Primary School allocation at Winterstoke Village West	School now constructed and open.
MM49	Community facilities schedule (pages 83-84)	Delete Allotments allocation at Mendip Road Yatton Delete reference to allotments in cemetery allocation	Whole site is now to be safeguarded for cemetery use.
MM50	Community facilities schedule (page 84)	Delete all community hall and strategic open space allocations	Land is privately owned and proposal is not funded or in any programme.
MM51	Policies Map Sandford settlement boundary (Thatchers)	Settlement Boundary to revert back to that shown in the North Somerset Replacement Local Plan	To reflect resolution of 18 October 2016 Executive Committee (see paragraph 3.32 Appendix 5)
MM52	Policies Map Weston/Locking Strategic Gap	Extension to the proposed Strategic Gap south and south east of Oaktree Park (see map in SD/20)	The Strategic Gap to be amended to include land south and south east of Oaktree Park. This is a logical southern extension of the part of the strategic gap between Oaktree Park and Locking (see paragraph 5.7 of the October

			2016 Background Paper on Strategic Gaps). Inclusion of the extension area within the strategic gap would help to retain the separate identity, character and landscape setting of the settlements
MM53	Policies Map Weston/Hutton Strategic Gap	Amendment to strategic gap to exclude land with planning consent	Strategic gap amended to reflect appeal decision granting planning permission to Land north of Oldmixon Road.