

North Somerset Council Sites and Policies Part 1
Schedule of Main Modifications – April 2016

Main Modification	Section	Document Changes
MM1	SP1: Presumption in favour of development	Delete policy
MM2	DM1: Flooding and drainage	<p><u>Policy:</u></p> <p>Amend second paragraph to read:</p> <p>All development that would increase the rate of discharge of surface water from the site must consider its implications for the wider area, including revised or amended proposals. Sustainable drainage systems are expected <u>for all major developments</u>; alternatives will only be permitted where sustainable drainage is impractical <u>or would compromise the viability of the scheme</u> and the alternative does not conflict with national or local planning policy. If discharge of surface water to a public sewer is proposed, the applicant must demonstrate that capacity exists, otherwise, how excess surface water will be managed in the long term. Essential flood prevention and drainage works for developments that include new housing must be completed <u>at the latest</u> prior to first residential occupation, except in the case of phased developments where alternative arrangement are agreed.</p> <p>In 3rd paragraph add the following text:</p> <p>"...while protecting groundwater and <u>surface water</u> resources and quality".</p> <p><u>Justification:</u></p> <p>In the 2nd paragraph of the justification add the following sentence before the last sentence:</p> <p><u>"Major developments are those defined in Article 2(1) of the Development Management Procedure Order."</u></p>
MM3	DM2: Renewable and low carbon energy	<p><u>Policy:</u></p> <p>Amend wording of the first sentence of the policy to read:</p> <p>"Proposals for renewable and low carbon energy installations, <u>excludin</u></p>

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		<p>subject to...”</p> <p>Amend fourth sentence to read:</p> <p>All <u>New</u> development will also be required to demonstrate the application of renewable and low carbon energy generation as part of the energy strategy <u>statement</u> for that site.</p> <p><u>Justification:</u></p> <p>Insert into justification:</p> <p><u>“All new residential units and non-residential development with a floor area over 500m2 are required to submit an Energy Statement with their applications which should set out how renewable/low carbon energy generation will be met”</u></p> <p>Insert into justification:</p> <p><u>“The Written Ministerial Statement (WMS) entitled Local Planning (18 June 2015) sets out new considerations to be applied to wind energy. Future wind energy development must now be in areas identified as suitable for wind energy in a local plan. This plan does not allocate any areas for wind energy development and therefore this policy does not relate to wind turbines which will be considered against the criteria set out in the Written Ministerial Statement.”</u></p>
MM4	DM3: Conservation areas	<p>New third bullet point to read:</p> <p><u>Ensure that new development affecting the setting of a conservation area preserves those elements of the setting that make a positive contribution and, where possible, better reveals the significance of the conservation area.</u></p>
MM5	DM4: Listed buildings	<p>Amend first sentence to read:</p> <p>“development will be expected to <u>preserve and where appropriate</u> enhance the character, appearance and special interest of the listed building and its setting.”</p>
MM6	DM5: Historic parks and gardens	<p>Insert the following text after the first sentence:</p>

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		<p><u>Development will be expected to conserve the design, character, appearance and settings of North Somerset's historic parks and gardens to safeguard their significance including those features which form an integral part of their special character or appearance.</u></p> <p>Amend second paragraph to read:</p> <p>"Where significant development is proposed <u>either within a historic park or garden, as identified on the Policies Map, or affecting its setting</u>, applicants will be required to provide historic landscape assessments before planning applications are determined".</p>
MM7	DM6: Archaeology	<p>Suggest amending the second paragraph of policy to read:</p> <p>"Where there is good reason to believe that development proposals could affect archaeological remains<u>Where an initial assessment indicates that the development site includes or has the potential to include heritage assets with archaeological interests</u>, the council will seek an archaeological assessment and field evaluation. <u>This is to establish the extent and importance of the remains and the potential harm of the proposals to their significance before the planning application is determined. An initial field evaluation as opposed to a desk-based assessment will only be required where necessary</u>".</p>
MM8	DM7: Non-designated heritage assets	<p>Amend the Policy Aim to read:</p> <p>"To safeguard as yet unidentified <u>non designated</u> heritage assets"</p> <p>Change policy wording to read:</p> <p>"When considering proposals involving non designated heritage assets the council will take into account The council will assess non-designated heritage assets which are the subject of applications for development in order to determine whether they are of their local significance and whether they warrant protection where possible from removal or inappropriate change including harm to their setting".</p> <p>Change all references to English Heritage in the supporting text to Historic England.</p>
MM9	DM8: Nature Conservation	<u>Policy:</u>

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		<p>Add sentence under Sites of International and National Importance which reads:</p> <p><u>"The Severn Estuary SAC, SPA and Ramsar site is defined on the Policies Map. Any proposals that could affect the sensitive bird species and other habitats and species of the Estuary will need to carry out adequate surveys and assessments of the cumulative, in-combination and offsite impacts (drainage, disturbance, runoff, impacts on managed realignment etc.) of the scheme".</u></p> <p>Add to listed provisions under "Development proposals should ensure that, where appropriate provision is made for...":</p> <ul style="list-style-type: none"> • <u>"Protection of ecosystem resources, to include water quality"</u> <p>Additional bullet point to be added to the first part of the policy:</p> <ul style="list-style-type: none"> • <u>any lighting scheme to avoid adverse impacts on light averse wildlife</u> <p>Amend final bullet point of policy to read:</p> <p><u>"Where necessary effective lighting design to avoid artificial light spill to wildlife habitats/corridors to avoid impacts on light averse nocturnal-wildlife".</u></p> <p><u>Justification:</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>
MM10	DM9: Trees	<p>Change heading of policy to "Trees <u>and Woodlands</u>".</p> <p>Remove "where possible" from bullet point 7.</p> <p>Amend second paragraph of justification to read:</p> <p>Where the loss of trees is essential to allow for appropriate development a suitable number and species of replacement trees should be provided, to compensate for the loss in canopy cover. <u>We would generally expect trees</u></p>

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		<p>to be replaced on a one for one basis as a minimum. In accordance with Table 1 Below:</p> <p>Remove Table 1 from justification.</p>
MM11	DM10: Landscape	<p>Amend 1st bullet point of Policy DM10 as follows:</p> <p>“Not have an unacceptable adverse impact on adversely affect the designated landscape character of the district <u>as defined in the Landscape Character Assessment Supplementary Planning Document (2005)</u> and respond to the distinctive qualities of the landscape including both the nationally registered and unregistered Historic Parks and Gardens in North Somerset”</p> <p>Amend third bullet point of the policy to read: “Where appropriate Respect tranquillity of an area”</p> <p>Written justification (2nd para) to be amended as follows:</p> <p>“When considering planning applications, the council will take account of the character of the landscape and will resist development that would significantly detract from <u>have an unacceptable adverse impact on</u> the landscape character or quality of the area in which it is sited.”</p>
MM12	DM11: Mendip Hills AONB	<p>Amended Policy Aim as follows:</p> <p>“To ensure that development would not harm the natural beauty of the AONB and that the priority consideration for all proposed development impacting on the AONB is the conservation, <u>protection</u> and, where possible, enhancement of its natural beauty”.</p> <p>Amend the first paragraph to read: “Development which would have an <u>unacceptable</u> adverse impact on the landscape, setting and scenic beauty of the Mendip Hill AONB, including views into and out of the AONB, will not be permitted unless in exceptional circumstances and where it can be demonstrated that it is in the public interest”.</p> <p>Put the second paragraph at the beginning of the policy and amend to read: “Any development which may be deemed appropriate will need to comply with the additional overriding requirement to conserve and, where possible, enhance the landscape and <u>scenic natural</u> beauty of the AONB.</p>

Main Modification	Section	Document Changes
		<p>Amend 3rd bullet point as follows: “All development will be controlled and conditioned to ensure it would not harm <u>minimise the</u> harm to the natural beauty of the AONB”.</p>
MM13	DM12: Development in the Green Belt.	<p>Amend the Policy Aim as follows:</p> <p>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 built development in the Green Belt, clarifying the circumstances where such development is not regarded as inappropriate. The <u>policy covers redevelopment on previously developed land. (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.)</u></p> <p>Amend the third sentence of the first paragraph under the “Extensions alterations or replacement of existing buildings” section to read: “The determining factors in assessing whether the extension is disproportionate will be the size of the proposed extension in relation to the size of the original building.” and the impact on the openness of the Green Belt.</p> <p>Amend second sentence of second paragraph under “Extensions alterations or replacement of existing buildings” section 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. In assessing this regard will be had to both increase in size. and the impact on the openness of the Green Belt.</p> <p>Amend third paragraph under “Extensions alterations or replacement of existing buildings” section to read: “In determining planning applications consideration will be given to the impact on the openness of the Green Belt for both extensions and replacement buildings <u>and</u> regard will be taken of the design (including bulk, height and floorspace), siting and overall scale of the development on the site”.</p> <p>Amend 7th paragraph under “Extensions alterations or replacement of existing buildings” section to read: “Proposals for domestic outbuildings and garages within existing residential curtilages <u>are not considered to be inappropriate development</u> and should be of a scale and height subordinate to the original dwelling and should not adversely affect the openness of the Green Belt.”</p> <p>Under the “Redevelopment and infilling on PDL...” section amend first sentence to read:</p>

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		<p>“...provided it would not have a greater impact on the openness of the Green Belt and the purposes of including land within it. than the existing development. <u>Redevelopment should: ...</u>”</p> <p>Under the “Material change of use” section amend text as follows: “A material change of use which maintains the openness of the Green Belt <u>is not considered to be inappropriate development</u> may be acceptable provided it does not conflict with the purpose of including land in the Green Belt for example agricultural to equestrian use.”</p> <p>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.</p>
MM14	DM14: Mineral working exploration, extraction and processing	<p>Add a new second sentence to the paragraph after the bullet points to read as follows: <u>“This should include consideration of any cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.”</u></p> <p>Amend the first sentence of the 6th paragraph in the policy after the bullet points, as follows: “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> <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 issues 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> <p>The following text to be added to the supporting text, before the paragraph beginning “Oil and gas development” :</p> <p><u>North Somerset has a large land bank for crushed rock, due to significant permitted reserves, which suggests that a 10 year land bank for crushed rock is likely to be maintained well past the end of the plan period to 2026, assuming a rate of production based on 40% of the 10 year average identified in the 2014 Local Aggregates Assessment for the</u></p>

Main Modification	Section	Document Changes
		<p><u>West of England.</u></p> <p><u>In view of this large land bank, the council considers that further permitted reserves of crushed rock are unlikely to be needed in the plan period. Therefore any planning applications seeking consent to work further areas should be supported by adequate evidence that the development is needed and justified, so that issue can be properly considered. (Consideration of need is the first criterion of the policy.)</u></p>
MM15	DM16: Allocation of land at The Spinney	<p>Amend the 1st bullet point of the policy to include the following amended text in the second sentence: "For example: amenity, noise, vibration, air over pressure, public health and safety, dust, biodiversity, <u>local geological sites</u>, landscape, highways and impact on the local highway network and <u>strategic road network</u>, water, archaeology, landscaping and restoration"</p> <p>Delete the 2nd bullet point as follows:</p> <ul style="list-style-type: none"> • Proposals must demonstrate to the satisfaction of the council, that there is a genuine need to work The Spinney and that it is appropriate to do so at that particular time. <p>Include the following text in the justification at the end of the first paragraph:</p> <p><u>"Planning permission was granted for mineral working at The Spinney in May 2015. (Application reference 14/P/1179/F2, planning application and Environmental Impact Assessment for the extension of Stancombe Quarry and increase in the end date for the whole quarry and all quarrying activities and operations to 31 December 2043 with landscaping and restoration).</u></p>
MM16	DM18: Identification of Minerals Safeguarding Area for surface coal	<p>Amend the supporting text to policy (7th paragraph) as follows:</p> <p>Having considered these issues, the council has defined MSAs for surface coal, shown on the <u>Proposals Policies Map</u>, and formulated policy DM18. <u>The MSAs are identified reflect in the Nailsea area and between Clevedon and Clapton in Gordano, largely based on the Coal Authority Surface Coal Resource data, and comprise areas at Barrow Gurney and a small area on the northern extremity of Portishead.</u> 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 Management Policies Local Plan, which was supported by the Inspector at it's EiP (Inspectors report, April 2014) notably in paragraphs 81 and 82.</p>

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MM17	DM19: Green Infrastructure	<p>Amend first paragraph to read:</p> <p>"Development <u>Large-scale proposals, in locations where there is a lack of green infrastructure or opportunities to create or improve green networks,</u> will be required to contribute to the quality of the environment, through the creation of high quality well designed and accessible green infrastructure. Proposals will, where appropriate, ensure that green infrastructure is:"</p> <p>Amend the fourth bullet of the policy to read: <u>"designed to enable the community to actively use green infrastructure for sports and play, and as an outdoor education resource,</u> as well as passive recreation;</p> <p>Amend the first sentence of the 2nd paragraph to read: "Green infrastructure should be provided in line with the phasing <u>and scale</u> of development..."</p> <p>Amend the 4th paragraph of the Justification as follows:</p> <p>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 pitches. <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></p>
MM18	DM22: Existing and proposed railway lines.	<p>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 Policies Map is safeguarded for the provision of additional tracks.</p>
MM19	DM24: Safety, traffic and provision of infrastructure, etc. associated with development.	<p>Amend policy as follows:</p> <p>"Development will not be permitted if <u>provided</u> 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:</p> <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 or • is <u>not</u> accessible by non-car modes and or cannot readily be integrated with public transport, cycleway and footpath

Main Modification	Section	Document Changes
		<p>links, and bridleways where appropriate.</p> <p>Amend first paragraph of the justification to read:</p> <p>“Developers will need to determine the transport needs arising from their proposals and the means by which any adverse impacts will be mitigated. They should discuss their plans with the council at an early stage to determine the required form and scope of assessment. <u>The council's Supplementary Planning Document on Transport Statements and Transport Assessments sets out the thresholds and scope of the assessments that will be required.</u> 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”.</p>
MM20	DM25: Public rights of way, pedestrian and cycle access	<p>Amend schedule to read</p> <p>Weston Villages - Various <u>Routes as identified in planning applications</u></p> <p>Under the “Other settlements and Countryside” section of the schedule include the following bullet point:</p> <ul style="list-style-type: none"> • <u>Portbury Bridle Way</u>
MM21	DM26: Travel Plans	<p>Change text in first sentence to read:</p> <p>“Travel plans will be required for all developments likely to have significant transport implications <u>which generate significant amounts of movement</u> including:...”</p> <p>For consistency, change bullet point two to read:</p> <p>“Smaller development that would generate significant amounts of travel <u>significant amounts of movement</u>”</p>
MM22	DM27: Bus accessibility criteria	<p>Amend the first sentence to read:</p> <p>“All residential development comprising 40 <u>50</u> or more dwellings and all non residential development <u>which results in the creation of 50 or more jobs above 1000m²</u> should be within a reasonable distance, via a direct pedestrian route, of a bus stop which provides an appropriate level of service”.</p> <p>The following sentences are added to the paragraph referring to route diversions:</p> <p><u>“Whilst it would normally be preferable to divert existing services where these have the greatest chance of being commercially viable at an early stage, it should not be assumed that existing bus services can be diverted to serve</u></p>

Main Modification	Section	Document Changes
		<p>the development if it leads to longer journey times or otherwise inconveniences passengers. <u>For example with larger developments it may be more appropriate to provide a new service if viable and if service providers are willing.</u></p> <p>Amend the paragraph in the justification section to read: <u>"In terms of locating development within a "reasonable distance" from a bus stop this means a maximum of 400 metres in urban and suburban areas. It is acknowledged that developments occurring in more rural locations may not be able to show that they meet the 400 metre walking distance. In such locations this should not be more than 600m. Where distances of 400m – 600m are not achieved there would need to be clear reasons for a greater distance, for example where this would challenge the commercial viability of the bus service by creating the need for additional vehicles or where this would cause significant adverse impacts for users of an existing route. Proposals will need to ensure they are located as sustainably as possible and that appropriate, safe travel routes and/or public transport are provided to local services and major settlements, via the local infrastructure network".</u></p>
MM23	DM28: Parking Standards	<p>Amend the first sentence of the policy to read:</p> <p>"development proposals must <u>should</u> meet the council's standards for the parking of motor vehicles and bicycles".</p>
MM24	DM29: Car Parks	Move second paragraph in supporting text starting "The economic development of publicly owned land..." to the supporting text of policy DM71.
MM25	DM32: High quality design and place-making	<p>The following changes are recommended:</p> <p>Para 1: "The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places <u>where opportunities for physical activity and recreation are maximised.</u>"</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>Para 3: Remove the last sentence from the third paragraph and insert into Policy DM71: <u>"The council will seek to maximise the economic use of current or former publicly-owned land"</u></p>

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		<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>8th bullet point: This will be supported by the production of masterplans and design coding <u>associated design principles</u>. <u>The use of design coding or other similar process should be considered if appropriate to the delivery of the development.</u></p> <p>Inset as new paragraph after first para in supporting text: <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> <p>Remove line separating last sentence in policy.</p>
MM26	DM33: Inclusive access into non-residential buildings and spaces	<p>Amend first sentence to read: “The design of <u>the public realm, shared amenity spaces and entrances into public buildings must be accessible</u> buildings and spaces must provide access for everyone who may wish to use a building, facility or area of open space on an inclusive basis. Designs should make no physical distinction between the people who are able to use them”.</p> <p>Delete last sentence of fourth paragraph of the Justification which starts “Applicants should make reference to the council’s Equality Design Code...”</p> <p>Insert at the end of the fourth paragraph: <u>Applicants should make reference to the “British Standard, BS 8300:2009+A1:201: Design of buildings and their approaches to meet the needs of disabled people. Code of practice.” In support of their approach to provision for disabled people, applicants may make reference to relevant alternative authoritative research, evidence or professional opinions provided by people qualified in the specific field. Details should be submitted in a Design and</u></p>

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		<p><u>Access Statement.</u></p> <p>Delete whole of fifth paragraph which starts “Use of Equality Design Code...” plus all bullet points.</p>
MM27	DM34: Housing type and mix	<p>Insert the following text at the beginning of the policy (and delete from the justification):</p> <p><u>“The housing mix and type proposed should be justified in the planning application through the Design and Access Statement or similar documents and should demonstrate how it meets local needs with reference to the latest SHMA or local needs surveys. The proposed development should help redress any identified imbalance in the existing local housing stock, meet the needs of local residents and contribute positively to the promotion of sustainable and inclusive communities and, in Weston-super-Mare employment-led regeneration.”</u></p> <p>Amend the first paragraph to read:</p> <p>““The council will require proposals on strategic housing sites (100+ houses) to, <u>where practical and viable</u>, include a range of building types and tenures. <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 <u>and custom build</u> schemes”.</p> <p>Add the following sentence to the justification:</p> <p><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></p>
MM28	DM35: Nailsea housing type and mix	<p>Amend the fourth paragraph to read:</p> <p>“in particular new housing developments should, <u>where practical and viable</u>, contain some or all of the following categories:...”</p> <p>Second and third sentences of policy should be one sentence – merge together.</p>
MM29	DM36: Residential densities	<p>Amend final bullet point to read:</p> <p>“parking <u>should meet</u> must be in accordance with the councils parking standards”</p>
MM30	DM37: Residential	Amend 5 th bullet point to read:

Main Modification	Section	Document Changes
	development in exiting residential areas.	“parking standards can <u>should</u> be met for both existing and proposed properties”
MM31	DM38: Extensions to dwellings	<p>Amend the first sentence of the policy to read: “Proposals to extend existing residential properties <u>and construct new outbuildings which are ancillary to the main residential use</u> will be permitted provided they:...”</p> <p>Amend 3rd bullet point to read: “would not prejudice the living conditions of occupiers <u>of and</u> adjoining properties and ensures the retention of adequate private amenity space and complies with <u>take account of</u> the <u>councils</u> parking standards.</p> <p>Amend the first sentence of justification to read: “This policy is aimed specifically at residential extensions <u>and new outbuildings which are ancillary to the main residential use.</u>”</p>
MM32	DM39: Sub-division of properties	<p>Change first sentence to read Houses of <u>in</u> Multiple Occupation.</p> <p>Amend final bullet point to read: “parking <u>should meet</u> must be in accordance with the councils parking standards”</p>
MM33	DM40: Retirement accommodation etc.	<p>Add the following to paragraph 4 of the justification:</p> <p><u>The Strategic Housing Market Assessment (SHMA) will form the evidence base for assessing need for retirement and supported independent living schemes.</u></p>
MM34	DM41: Nursing and care homes for older and other vulnerable people	<p>Change title to read: DM41: Nursing and care homes for older people and other vulnerable people <u>drug and alcohol rehabilitation units.</u></p> <p>Add the following text to the Policy Aim: To limit new <u>the provision and extension of</u> care homes unless they replace an existing one and there is a continuing need, or there is insufficient provision locally to meet <u>an identified need for</u> that type of specialist care.”</p> <p>Amend first sentence of policy to read:</p>

Main Modification	Section	Document Changes
		<p>"Planning permission will not be granted for extensions <u>that would result in extra capacity</u> to, or new residential care or nursing homes within Class C2 of the Use Classes Order (including the change of use of an existing property) <u>unless provided:....</u>"</p> <p>Amend the second sentence of the second paragraph of the justification to read: "By restricting <u>(through conditions if appropriate)</u> the number of new beds which can be provided to that which meets only local needs and by conditioning any new permissions for care homes so that they cannot change use from one type of residential institution to another without planning permission this will help ensure care is provided for local people but at the same time additional people are not attracted into the area from elsewhere.</p>
MM35	DM42: Accessible and adaptable housing	<p>Amend title of policy to:</p> <p>DM42: Accessible and adaptable housing <u>and housing space standards.</u></p> <p>Insert replacement policy as follows:</p> <p><u>In instances where the Council can demonstrate evidence of need, proposals for residential development should incorporate an appropriate proportion of those dwellings constructed to the optional Category 2 standard as set out in the Building Regulations Approved Document M.</u></p> <p><u>The appropriate proportion will be based on the evidence of need and will be subject to feasibility and viability.</u></p> <p><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><u>In relation to accessible and adaptable housing the policy will be reviewed within two year of adoption to establish specific targets in line with paragraph 009 pf the planning practice guidance.</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> <p>Delete previous Policy:</p>

Main Modification	Section	Document Changes
		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.
MM36	DM43: Residential annexes	<p>Amend second paragraph to read: “...do not exceed 50% of the <u>floor area</u> size of the existing dwelling...”</p> <p>Amend last sentence to read: “Parking for residential annexes <u>should meet</u> must be in accordance with the councils parking standards”</p>
MM37	DM44: Replacement dwellings in the countryside	<p>First para page 104 line 2, replace “buildings” with “building”.</p> <p>Insert the following sentence in the supporting text: <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>
MM38	DM45: The conversion or re-use of redundant rural buildings to residential use.	<p>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"</p> <p>Delete the third and fourth bullet points:</p> <ul style="list-style-type: none"> • the building is of traditional construction and contributes to the local rural character; • all reasonable attempts have been made to secure an appropriate economic use; or the residential use is a subordinate part of a business reuse; <p>Amend the seventh bullet point to read:</p> <ul style="list-style-type: none"> • <u>the building is not in an isolated location remote from a settlement with a range of services and facilities or where access to those services and facilities would be poor. they are located in a sustainable location, with safe and convenient access to a settlement providing an appropriate</u> <p>Add additional bullet point:</p> <ul style="list-style-type: none"> • <u>Any architectural and historic significance of the building and its setting is conserved.</u> <p>Delete the following text from the policy as a consequential change:</p>

Main Modification	Section	Document Changes
		<p>Reasonable attempts to secure an appropriate economic use will involve the applicant demonstrating that the building has been actively marketed both on site and online for employment uses for a minimum of 6 months at a reasonable price which reflects the use being advertised.</p> <p>A clear explanation as to the circumstances leading to the building becoming redundant will need to accompany any planning application.</p> <p>Traditional buildings do not include modern steel and block work buildings.</p> <p>Include the following text in the 'justification' section:</p> <p><u>An understanding of the essential features of the building, its relationship to the wider landscape setting and its sensitivity to change should inform the alterations that might be made.</u></p> <p><u>Appropriate materials should be used and also methods of repair that respect the buildings significance. As the fabric of the building will embody its character and interest, as much as possible should be retained. Good practice advice prepared by Historic England is available to help inform a sensitive approach to any conversion.</u></p>
MM39	DM46: Rural workers dwellings	<p>Amend first sentence to read: "The erection of dwellings in the countryside for full time workers in agriculture, forestry, or other land-based rural businesses will be permitted provided that the applicant provides an independent appraisal that demonstrates:..."</p> <p>Amend the supporting under the "Establishing Need" section as follows:</p> <p>"Applicants will be required to seek <u>submit</u> an appraisal justifying an exception to the general policy of restraint. To ensure a high quality and impartial assessment, appraisals are best prepared by:</p> <ul style="list-style-type: none"> • a Member of the British Institute of Agricultural Consultants; • other consultants demonstrating qualifications and experience in the subject area. <p>Appraisals prepared by the person acting as agent with regard to the planning application are not acceptable.</p> <p>The appraisal should provide the following information..."</p>
MM40	DM47: Proposals for economic	Amend policy text in fourth bullet point as follows:

Main Modification	Section	Document Changes
	development within towns and defined settlements.	<p>"the development is located in order to <u>encourage sustainable</u> minimise travel <u>and avoid adverse</u> impacts <u>on the highway network</u>. "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> <p>Amend text in final paragraph to: "...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>
MM41	DM48: Broadband	<p>Delete Policy Aim and insert:</p> <p><u>To ensure that new development provides infrastructure to enable broadband connectivity that will future proof the development and that the provision of telecoms and broadband is considered with residential and employment applications.</u></p> <p>Change first paragraph to read:</p> <p><u>"For new residential developments over 10 dwellings and employment developments above 200sq m applicants should demonstrate through the submission of a 'connectivity statement' how the proposal will provide access to be able to accommodate</u> superfast broadband (24Mbps+) and be compatible with broadband fibre networks where relevant."</p> <p>Amend third paragraph of the justification to read: "This will benefit landowners and developers by their sites being considered more attractive by the provision of increased choice for residents and businesses. This will benefit landowners and developers by providing competition and increase choice for residents and businesses. Multiple ducting also allows for broadband fibre as well as voice (phone) cables to residential and employment sites. <u>Developers are expected to work with service providers to secure the infrastructure and make sure the service is available at occupation</u>".</p>
MM42	DM50: Bristol Airport	<p>Amended wording of Policy aim:</p> <p>"To ensure that, if further expansion <u>development</u> of the Airport is required...."</p>
MM43	DM51: Agriculture	Delete the final paragraph:

Main Modification	Section	Document Changes
	and land-based rural business development.	The Council may condition the granting of such permission in the instance that agricultural use of a building or land based rural development ceases within 10 years of its substantial completion then it should be removed from the land and the land restored to its former condition unless permanent permission is granted for a non agricultural use within 3 years of the date of the permanent cessation of the agricultural use.
MM44	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 structures, has regard to the rural settings (preferably of timber construction) and need to minimise light pollution in the countryside;
MM45	DM53: Employment development on greenfield sites in the countryside.	Amendment the penultimate paragraph to read: "Retailing, other than farm shops, small scale village stores, <u>proposals under 200m²</u> or proposals that are ancillary to the main use, will not be permitted." In the justification add following wording to end of third paragraph: <u>"The policy should be read in conjunction with Policy DM55 which covers business expansion in the countryside including new buildings".</u>
MM46	DM54: Employment development on PDL in the countryside	Include the following change to the first sentence of Policy DM54: "The partial or complete redevelopment of previously developed land in the countryside for <u>economic development</u> business use (B1,B2 and B8) will be permitted provided: Amendment the final paragraph to read: "Retailing, other than proposals that are strictly ancillary to the main use <u>or proposals under 200m²</u> , will not be permitted."
MM47	DM55: Extensions, ancillary buildings or intensification of	Delete the second sentence of the penultimate paragraph: Proposals to extend outside the curtilage into surrounding countryside will need to be fully justified and not be

Main Modification	Section	Document Changes
	use for existing businesses located in the countryside	<p>harmful to the character and appearance of the countryside. Where it is considered likely that further expansion or intensification is likely in the future, the business will be encouraged to work with the council to identify suitable sites for relocation in the Towns or Service Villages where practicable.</p> <p>Amend the final paragraph to read:</p> <p>“Retailing, other than proposals that are strictly ancillary to the main use <u>or proposals under 200m²</u>, will not be permitted.”</p>
MM48	DM56: Conversion and reuse of rural buildings for employment development	<p>Remove the word “redundant” from the Policy Aim.</p> <p>Amend 3rd bullet point to read:</p> <ul style="list-style-type: none"> if the building <u>to be converted or reused was constructed for agricultural purposes and completed within 10 years of the submission of the application then</u> was completed within 10 years of the application being submitted for an agricultural use the applicant will need to demonstrate that the conversion of this building is essential for the long term benefit of the associated agricultural/forestry operation; <p>Amend 6th bullet point to read:</p> <ul style="list-style-type: none"> “They are <u>not</u> located in <u>an isolated location remote from its potential workforce.</u>” sustainable location, with safe and convenient access to a settlement providing an appropriate range of services and facilities. <p>Amend policy to add additional bullet point:</p> <ul style="list-style-type: none"> <u>Any 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 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> <p>Amendment final bullet point to read:</p>

Main Modification	Section	Document Changes
		<p>“Retailing, other than farm shops, small scale village stores, <u>proposals under 200m2</u> or proposals that are ancillary to the main use, will not be permitted.”</p>
MM49	DM57: Conversion, reuse and new build for visitor accommodation in the countryside	<p>Delete the third and fourth criterion:</p> <p>iii The building is of traditional construction and contributes to the local rural character; iv applicants can demonstrate that they have a business case and/or evidence of demand in that locality;</p> <p>Change third to last paragraph to read: Subsequent applications to change <u>new buildings from</u> holiday accommodation to permanent residential use or the removal of conditions for holiday accommodation will not be permitted within 10 years of their <u>conversion construction and unless the existing use is shown to be unviable. it complies with All such proposals would also be subject to Policy DM43 (the conversion of rural buildings to economic use) DM45 (The conversion or re-use of redundant rural buildings to residential use).</u></p> <p>Delete the last sentence from the end of the policy as a consequential change:</p> <p>Traditional buildings would include those constructed of natural stone and tiles but exclude modern steel and block-work buildings.</p>
MM50	DM58: Camping and caravan sites.	<p>Delete 2nd bullet point. : “applicants can demonstrate that they have a business case and/or evidence of demand in that locality;</p> <p>Justification text amended to reflect paras 115 of NPPF. Amend fourth paragraph of the justification to read: “Caravan and camping sites are not considered to be appropriate in the Green Belt. or <u>In the Mendip Hills Area of Outstanding Natural Beauty great weight will be given to conserving landscape and scenic beauty in accordance with paragraph 115 of the NPPF and Policy DM11: Mendip Hills Area of Outstanding Natural Beauty.</u></p>
MM51	DM59: Garden centres	<p>Delete 1st bullet point: “the sales floor space area relates to the sale of garden related goods (excluding clothing). If non-garden related goods are sold they must not exceed 15% of the net sales floor space area and must be products made or grown within a 30 mile radius of the site; and”</p>

Main Modification	Section	Document Changes
		<p>Delete justification and replace with:</p> <p><u>There has been a considerable increase over recent years in the amount of retail floorspace provided by farm shops, garden centres and nurseries. In some cases, retailing has become far more important than horticulture with the large scale of such 'garden centre' operations potentially diverting trade from the town and district centres. To avoid conflict with the retail strategy of the Core Strategy applications for retail development will be assessed against other policies including Policies DM66 and DM67 regarding the sequential approach to retail development and the retail proposals outside centres and the policies relating to business in the countryside.</u></p> <p><u>Development proposals should also minimise any adverse effects on the environment, living conditions, countryside, landscape, highways, traffic and car parking considerations and where relevant, the openness of the Green Belt.</u></p>
MM52	DM60: Town Centres	<p>Amend title of policy as follows:</p> <p>Town Centres (Clevedon, Nailsea, Portishead and Weston-super-Mare)</p> <p>Add additional text to third sentence as follows:</p> <p>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 proposal should:</u></p>
MM53	DM61: District Centres	<p>Add 'DM' before policy number in policy box.</p> <p>Amend the 2nd paragraph of to read:</p> <p>"...will need to demonstrate that there would be no significant impact on the vitality and viability of the district <u>other centres</u> and that there are no sequentially preferable sites available elsewhere within the town."</p>
MM54	DM62: Local centres	<p>Amend the last line of the second sentence to read:</p> <p>"...it can be demonstrated there is no adverse impact on the viability, vitality and character of the centre <u>other centres</u>".</p>
MM55	DM64: Primary	Remove proposed extensions to the Primary Shopping Frontage along Regent Street between the High Street and

Main Modification	Section	Document Changes
	shopping frontages	<p>the seafront.</p> <p>Amend 5th bullet point to read:</p> <p>“would not fragment any part of the shopping area <u>frontage</u> by creating or contributing to a significant break in the active frontage <u>or result in a use which creates an inactive daytime use</u>; and...”</p> <p>Amend 6th bullet point to read:</p> <p>“would not result in <u>the a loss of a large retail unit and/or a shop located in a key location</u> retail floorspace which would be harmful to the shopping function of the primary shopping area; and...”</p>
MM56	DM65: Development at the Retail Parks	<p>Amend the policy text as follows:</p> <p>“Land at the retail parks is allocated for large scale retail uses <u>over 500m2 (gross)</u>.</p> <p>Within the retail parks as defined on the Proposals <u>Policies</u> Map, all retail proposals (A1 uses) will be required to:</p> <ul style="list-style-type: none"> • provide robust Justification setting out their specific locational requirements for a retail park location; and • demonstrate that the sequential approach to retail development has been applied and no other suitable location is available; and • <u>demonstrate, for schemes over 2,500sqm (gross) of retail floorspace, that proposals do not harm the viability and vitality of any identified town, district or local centre through the submission of an impact assessment.</u> An impact assessment should demonstrate the impact on existing or proposed development will not be significant. Included in this assessment should be the impact that is likely to arise should the development not take place in terms of shoppers leaving the town to shop elsewhere. <p>Proposals to extend <u>or subdivide</u> the floorspace of an existing unit (including the addition of mezzanine floors) for additional A1 use will be permitted provided:</p> <ul style="list-style-type: none"> • the proposal does not result in a separate retail unit of under 500m2; and • an appropriate impact assessment has been carried out which concludes that there is no significant impact on the primary shopping area. <p>Proposals to alter the restrictions on the types of goods being sold at existing stores will be permitted provided it can be demonstrated that there is no significant impact on the primary shopping area.</p> <p>Proposals for other uses in the A Use Class either within an existing unit, as an extension or as an independent unit</p>

Main Modification	Section	Document Changes
		will not generally be regarded as appropriate as these should be located in the primary shopping area, district centres or local centres....”
MM57	DM66: The sequential approach for retail development within or adjacent to town, district and local centres and retail parks	<p>Amend policy title to read:</p> <p>The sequential approach for retail development. within or adjacent to town, district and local centres and retail parks</p> <p>Amend second paragraph as follows: “A sequential <u>test and impact assessment</u> will be required for retail developments as specified in the following tables. <u>Impact assessment will only be required for developments over 2,500sqm (gross)</u>”.</p> <p>Remove reference to impact assessment in all column headings on all tables and on the first row of each table “Under 200m2”.</p> <p>Amend the first row on the Weston-super-Mare table to read: “No sequential test or impact assessment is required. unless the proposal is within the defined retail parks when both a sequential and impact test will be required.”</p> <p>Amend the third column on the Weston-super-Mare table to read: “Defined retail parks. Elsewhere within the defined town centre.</p> <p>Delete fourth column on Weston-super-Mare table.</p> <p>Amend fourth paragraph of policy to read: “For the retail proposal to be acceptable the sequential test should conclude that there are no sequentially preferable sites available. <u>For retail developments over 2,500sqm (gross) and if this is the case that an impact assessment must be has been</u> undertaken that shows that the proposal will not have a significant <u>adverse</u> impact on the primary shopping area, and/or town district or local centre as appropriate”.</p>
MM58	DM67: Retail proposals outside or not adjacent to town, district or local centres.	<p>Amend policy as follows:</p> <p>Areas outside the town, district or local centres <u>and defined retail parks</u> will be considered to be ‘out of town’. Only <u>Small scale retail development of up to 200m2 floorspace will be considered acceptable permitted in such locations together with farm shops, small scale village stores or uses ancillary to the main use that comply with Policies DM53, DM54, DM55 or DM56. Larger p</u> <u>Proposals above 200m2 or outside the provisions of the other specified policies</u> would be required to demonstrate that no suitable sites were available in the defined local, district or town centres. 7</p>

Main Modification	Section	Document Changes
		retail parks or other proposed retail development and that the proposal would not have a significant impact on these retail locations.
MM59	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."
MM60	DM69: Location of sporting, cultural and community facilities.	Delete 2 nd bullet point: "the possibility of sharing the use of existing facilities has been considered and shown to be impractical; and..." Amend 3 rd bullet point to read: "the site is in a sustainable location, genuinely accessible by a choice of transport modes and to <u>disabled people</u> those with impaired mobility ; and Amend last line of policy to read: "...there is no <u>significant</u> adverse effect on the vitality and viability of the relevant centres." 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>
MM61	DM70: Development Infrastructure	Amend the beginning of the second sentence to read: <u>The councils preference will be to adopt A</u> "presumption to adopt" will apply to development infrastructure on:... 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. Amend second paragraph to read:

Main Modification	Section	Document Changes
		<p>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.</p> <p>Amend second sentence of fourth paragraph to read:</p> <p><u>Additional developer contributions</u> Committed sums may in some cases be required to assist with this transition.</p> <p>Delete the penultimate bullet point and replace with:</p> <p><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></p>
MM62	DM71: Development Contributions, Community Infrastructure Levy and viability.	<p>Under the Assessing Viability section amend the second sentence as follows:</p> <p>Where it is demonstrated using an agreed methodology (e.g. through residual valuation appraisal prepared to an agreed format and agreed assumptions), that the development proposal is unviable given the level of contributions sought, the council <u>will consider whether any of the requirements can be delivered through alternative mechanisms or deferred subject to measures to seek alternative funding (such as government grants, where available) and / or to market review mechanisms.</u> may enter into negotiations on such contributions in order to facilitate deliverable development that is in conformity with the Local Plan for the area.</p> <p>Under the Assessing Viability section amend the first sentence as follows:</p> <p>“Where a development is agreed to be unviable, applicants will <u>must</u> take all reasonable and practical steps...”</p> <p>Insert the following sentence at the end of the policy:</p> <p><u>“The council will seek to maximise the economic use of current or former publicly-owned land”</u></p> <p>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 Section 106 style planning obligations and more recently the Community Infrastructure</p>

Main Modification	Section	Document Changes
		<p><u>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> <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>
MM63	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>
MM64	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.</p>

Main Modification	Section	Document Changes
		<p>It also includes public utilities <u>and theatres</u>".</p> <p>Include the following definition of self-build in the glossary: <u>"Self-build is when someone directly organises the design and construction of their own new home"</u>.</p> <p>Include the following definition of custom build in the glossary: <u>Custom build homes are those where individuals work with a specialist developer to help deliver their own homes.</u></p>