

**Schedule of changes to Local Plan Preferred Options
following Executive on 2 February 2022**

The schedule does not include minor grammatical changes.

| Policy/Site | Change | Reason |
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| Title page | March 2022 | Update |
| Footer | Consultation Draft March 2022 | Update |
| SP8: Housing | 40% affordable housing and reference in justification stating: “The proposed 40% target will be tested in terms of viability and deliverability on both a district-wide basis and for sub-areas”. | To accord with the resolution of the Executive on 2 February to increase the target to reflect the councils ambition to deliver more affordable housing |
| LP3: Nailsea/Backwell | Insert bullet point: <ul style="list-style-type: none"> • An compliant cycle link on spine/distributor road | To achieve ambitions for enhance and increased opportunities for active travel. |
| Policy LP9: Strategic Gaps | Remove the word “individual” from the first para of the justification | To be consistent with policy wording. |
| LP11: Bristol Airport | Amend 4th para of justification to read: The decision is was subject to an appeal submitted by Bristol Airport with the outcome expected decision issued on 2nd February in 2022. The and the draft policy will be reviewed in the context of that decision. | Updated to reflect the appeal decision. |
| DP5: Climate change, adaptation and resilience | Add to the first bullet: <ul style="list-style-type: none"> • Avoid areas vulnerable to increased flooding, taking account of the latest climate projections, as set out Flood Risk Policy DM9; | To cross-reference to relevant policy |
| DP6: Net zero construction | Add into first bullet: <ul style="list-style-type: none"> • No on-site use of fossil fuels <p>Amend the second bullet to read: Energy use is minimised, to be demonstrated through:</p> <ul style="list-style-type: none"> • Space heating demand of less than 15kWh/m²/year • Operational energy use of less than 35 kWh/m²/year <p>Add to third bullet: On-site renewable energy generation is maximised, equivalent to at least the on-site energy demand</p> | To specify that this applies specifically to on-site use Added in the specific thresholds for space heating and overall energy use to conform with the West of England approach. The wording has been added to give emphasis to maximise renewable energy on-site, which could potentially exceed onsite energy demand. |

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| | <p>Add to detail on alternative compliance route: Passivhaus Plus standard accreditation</p> <p>Amend wording in renewable energy offsetting para to read: 'residual energy demand should be met through on-site renewable energy schemes, but if this is not technically feasible, the requirement may be met elsewhere by means of offsite renewable energy generation. Where this is the case, the development proposal must demonstrate how additional renewable energy generation is procured to make up the on-site shortfall in generation. The offset mechanism will require prior agreement with the Council.</p> <p>Relevant changes have been made to the justification in light of changes to the policy.</p> | <p>Passivhaus <i>Plus</i> is equivalent to net zero construction.</p> <p>The Council's offset mechanism is yet to be determined and therefore any proposed scheme will need prior agreement.</p> |
| DP29: Control of non-mineral development | <p>Change to policy text as follows: Proposals for non-mineral development close to (generally within about 500m of the boundary of) active carboniferous limestone mineral working sites which are active or carboniferous limestone sites or recently granted consent for mineral working, including ancillary activities, will not be supported where, due to their nature and location, they would be likely to impair mineral working activities of such sites, unless satisfactory mitigation measures can be identified.</p> <p>Minor amendments to justification for clarification.</p> | For clarification |
| DP32: Nature Conservation | <p>Change 5th bullet point to read:</p> <ul style="list-style-type: none"> • Incorporation of habitat features of value to wildlife within the development and (to include within building design,) and including those which meet the needs of local species (such as provision of nesting features for swifts, swallows, house sparrows, bats); | For clarification |
| Policy DP39: Archaeology and non-designated heritage assets | <p>Add to para 6 of the justification: - Evidential (the potential of a place to provide evidence about past human activity)</p> | For accuracy |
| Policy DP42: Affordable Housing (including rural exception schemes) | <p>Amend to read: The Council will seek a minimum 4035% affordable housing from eligible developments.</p> <p>Changed in justification as well.</p> | To reflect the decision of the Executive on 2 February consistent with SP8 reflecting the council's ambition to deliver more affordable housing. |

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| DP47: Older person accommodation | Add to justification: It is likely that there will need to be a wider mix of housing and accommodation options for older people aged 55 or over. | To clarify which age group this policy applies to. |
| DP52: Protection of community facilities | Change local planning authority to council. | |
| Schedule 1: Residential | | |
| Weston-super-Mare sites: | | |
| Elm Grove Nursery, Locking | Add: <ul style="list-style-type: none"> Active travel improvements required along Elm Tree Road to link in with foot/cycleway on A371. | To clarify approach to development. |
| Locking Road Car Park, Weston-super-Mare | Add: <ul style="list-style-type: none"> Pedestrian and cycle access from all sides. Secure pedestrian/ cycle access to north. Main vehicular access from Locking Road is preferred if feasible. | To clarify approach to development. |
| Former Leisuredome allocation | Add: <ul style="list-style-type: none"> land to be safeguarded through the site for a strategic cycle route (M5 agricultural bridge route) | To clarify approach to development. |
| Weston Rugby Club | Add: <ul style="list-style-type: none"> New clubhouse and changing facilities for the Rugby Club, offices and a GP surgery to be provided as part of any redevelopment. Active travel improvements (safe crossing points) at Francis Fox roundabout and Sunnyside North/A370 junction or contribution to an approved scheme in this area. | To reflect master plan and to clarify approach to development. |
| Land west of Winterstoke Road | Add: <ul style="list-style-type: none"> Improvements to Winterstoke Road cycle path, widening and priority. Contribution to Broadway roundabout improvements, including active travel provision. | To clarify approach to development. |
| Sunnyside Road | Add: <ul style="list-style-type: none"> Active travel improvements (safe crossing points) at Francis Fox roundabout and Sunnyside North/A370 junction or contribution to an approved scheme in this area. | To clarify approach to development. |
| Woodspring Stadium, Winterstoke Road | Add: <ul style="list-style-type: none"> Improvements to Winterstoke Road cyclepath, widening and priority. Contribution to Broadway roundabout improvements, including active travel provision. | To clarify approach to development. |
| Gas Works | Add: <ul style="list-style-type: none"> Francis Fox roundabout improvement contribution and Sunnyside North/A370 junction or contribution to an approved scheme in this area. | To clarify approach to development. |
| Land at Bridgwater Road | Add: <ul style="list-style-type: none"> Pedestrian and cycle improvements towards Uphill. | To clarify approach to development. |
| Scot Elm Drive | Add: <ul style="list-style-type: none"> Direct link to the pedestrian and cycle path to east. | To clarify approach to development. |

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| Former Bournville School site | Add: <ul style="list-style-type: none"> • Direct access to existing cycle and pedestrian facilities. | To clarify approach to development. |
| Knightstone Road Hotels | Add: <ul style="list-style-type: none"> • Improved pedestrian links to west. | To clarify approach to development. |
| Former Sweat FA site, Winterstoke Road | Amend bullet to include: <ul style="list-style-type: none"> • Vehicular and pedestrian access off Bridge Road and to south with pedestrian and cycle access through site. | To clarify approach to development. |
| Former Police Depot, Winterstoke Road | Add: <ul style="list-style-type: none"> • Frontage set-aside for a right turn lane into Stuart Road and foot/cycleway widening. | To clarify approach to development. |
| Nightingale Close, Mead Vale | Add: <ul style="list-style-type: none"> • Pedestrian and cycle improvements to mitigate loss of parking. | To clarify approach to development. |
| Dauncey's Hotel, Claremont Crescent | Add: <ul style="list-style-type: none"> • Active travel improvements to Birnbeck Road | To clarify approach to development. |
| Clevedon sites: | | |
| Land off Millcross | Add: <ul style="list-style-type: none"> • Direct access onto cycleway to west and south. • Direct access onto public footpath LA22/46/90 to east. • Improvements to active travel provision. | To clarify approach to development. |
| Land north of Churchill Avenue | Add: <ul style="list-style-type: none"> • Strode Rd, improvements to cycle provision. | To clarify approach to development. |
| Great Western Road | Add: <ul style="list-style-type: none"> • Pedestrian and cycle improvements and cycle storage. | To clarify approach to development. |
| 2-6 Bay Road | Add: <ul style="list-style-type: none"> • Improved connectivity to Hill Road district centre for active travel modes. | To clarify approach to development. |
| Nailsea sites | | |
| Youngwood Lane | Add: <ul style="list-style-type: none"> • A transport corridor is required to be safeguarded through the site reflecting the outline planning consent, and future reserved matters phases to be coordinated with any neighbouring proposals. | To clarify approach to development. |
| Weston College Site, Somerset Square | Add: <ul style="list-style-type: none"> • Public cycle parking provision and car club. | To clarify approach to development. |
| Portishead sites: | | |
| Old Mill Road, Portishead | Add: <ul style="list-style-type: none"> • Mixed use redevelopment. • Detailed mix of uses to be determined following Wyndham Way placemaking study being prepared in consultation with residents and businesses. • Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes. | To clarify that the details of how the site will be delivered are still to be determined and will be shaped by the Wyndham Way study. To clarify approach to development. |
| Harbour Road/Gordano Gate | Add: | To clarify approach to development. |

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| | <ul style="list-style-type: none"> Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes. | |
| Land south of Clevedon Road | Add: <ul style="list-style-type: none"> Active travel links to High Street and Gordano Road, Harbour Road corridor. | To clarify approach to development. |
| Site V2 Harbour Road | Add: <ul style="list-style-type: none"> Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes. | To clarify approach to development. |
| Land south of Downside | Add: <ul style="list-style-type: none"> Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes. | To clarify approach to development. |
| Yatton/Claverham sites: | | |
| Yatton Rugby Club, Yatton/Moor Road, Yatton | Add: <ul style="list-style-type: none"> Active travel permeability across this and adjacent sites. Pedestrian/ cycle crossing of North End Road. Contribution to Strawberry Line extension to Clevedon and “Connected Yatton”. | To clarify approach to development. |
| Banwell sites: | | |
| Land west of Wolvershill Road | Add: <ul style="list-style-type: none"> 3m set safeguarded strip along site frontage for future active travel improvements. | To clarify approach to development. |
| Land south of Knightcott Gardens | Add: <ul style="list-style-type: none"> Active travel link to High Street to north and improvements to pedestrian provision. | To clarify approach to development. |
| Land at Western Trade Centre | Add: <ul style="list-style-type: none"> Active travel provision improvements on route into Banwell | To clarify approach to development. |
| Bleadon sites: | | |
| Bleadon Quarry | Add: <ul style="list-style-type: none"> Improvements to PRow to link into existing footways in Purn Lane/ Southridge Heights via Purn Hill. | To clarify approach to development. |
| Land off Purn Way | Add: <ul style="list-style-type: none"> PRow improvements from site to link onto existing footways in Purn Lane/ Southridge Heights via Purn Hill. | To clarify approach to development. |
| Churchill sites: | | |
| Land east of Ladymead Lane | Add: <ul style="list-style-type: none"> Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane. Active travel provision improvements Contribution towards improved Active travel connection to Churchill School Contribution for mitigations at A368/A38 Churchill Junction | To ensure comprehensive development of sites in Churchill and to clarify approach to development. |

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| <p>Land north of Pudding Pie Lane</p> | <p>Add:</p> <ul style="list-style-type: none"> • Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane. • Access to new development must come off Stock Lane via Pudding Pie (East) development or Pudding Pie Lane if former is not possible. • Active travel provision improvements • Contribution towards improved active travel connection to Churchill School • Contribution for mitigations at A368/A38 Churchill Junction <p>Delete:</p> <ul style="list-style-type: none"> • Access to new development off Pudding Pie Lane | <p>To ensure comprehensive development of sites in Churchill and to clarify approach to development.</p> <p>Deleted text is replaced with new text.</p> |
| <p>Pudding Pie Lane (West)</p> | <p>Add:</p> <ul style="list-style-type: none"> • Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane. • Access to new development must come off Pudding Pie Lane. • Active travel provision improvements • Contribution towards improved active travel connection to Churchill School • Contribution for mitigations at A368/A38 Churchill <p>Delete:</p> <ul style="list-style-type: none"> • Access off Pudding Pie Lane • Site must be development comprehensively with other allocations surrounding it particularly in terms of access arrangements. | <p>To ensure comprehensive development of sites in Churchill and To clarify approach to development.</p> <p>Deleted text is replaced with new text.</p> |
| <p>Land south of Jubilee Lane</p> | <p>Add:</p> <ul style="list-style-type: none"> • Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane. • Access to new development must come off Pudding Pie Lane. • Active travel provision improvements • Contribution towards improved active travel connection to Churchill School • Contribution for mitigations at A368/A38 Churchill junction <p>Delete:</p> | <p>To ensure comprehensive development of sites in Churchill and to clarify approach to development.</p> <p>Deleted text is replaced with new text.</p> |

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| | <ul style="list-style-type: none"> • Access to new development off Pudding Pie Lane. | |
| Congresbury sites: | | |
| Pineapple Farm | Add: <ul style="list-style-type: none"> • Active travel provision improvements to link into local facilities. | To clarify approach to development. |
| Woodhill Nurseries | Add: <ul style="list-style-type: none"> • Pedestrian and cycle crossing facilities at Smallway Jct. (no current facility at junction) | To clarify approach to development. |
| Land east of Smallway | Add: <ul style="list-style-type: none"> • Pedestrian and cycle crossing facilities at Smallway Jct. (no current facility at junction) | To clarify approach to development. |
| Land south of Station Road adjoining Church Farm | Add: <ul style="list-style-type: none"> • Active travel provision improvements to link into local facilities and Strawberry Line. | To clarify approach to development. |
| Land to the north of Bristol Road | Add: <ul style="list-style-type: none"> • Right turn lane may be required on A370 to access the site. • Active travel provision improvements | To clarify approach to development. |
| Land south of Station Road | Add: <ul style="list-style-type: none"> • Active travel provision improvements to link into local facilities and Strawberry Line. | To clarify approach to development. |
| Sandford sites: | | |
| Land at Mead Farm | Add: <ul style="list-style-type: none"> • Direct active travel access onto Strawberry Line. • Contribution to the development of the Strawberry Line. | To clarify approach to development. |
| Land west of Sandford | Add: <ul style="list-style-type: none"> • Direct active travel access onto Strawberry Line and public right of way. • Contribution to the development of the Strawberry Line. | To clarify approach to development. |
| F Sweeting and Son site | Add: <ul style="list-style-type: none"> • Active travel provision improvements to link into local facilities and Strawberry Line. | To clarify approach to development. |
| Winscombe sites: | | |
| Broadleaze Farm | Add: <ul style="list-style-type: none"> • Direct active travel access onto the Strawberry Line. | To meet highways requirements. |
| West of Hill Road | Add: <ul style="list-style-type: none"> • Contribution to the development of the Strawberry Line. • Active travel provision improvements to link into local facilities and Strawberry Line. • Direct access onto the Strawberry Line desirable and to be investigated. Delete: <ul style="list-style-type: none"> • Access must be wide enough to allow 2 vehicles to pass plus a footway. Demolition of part of the existing property would be necessary to facilitate this. | To clarify approach to development. Text deleted as unnecessary detail. |

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| Land at Shipham Lane | Add: <ul style="list-style-type: none"> • Contribution to the development of the Strawberry Line. • Active travel provision improvements to link into local facilities and Strawberry Line. • Active travel crossing improvements at junction of Shipham Lane, Ilex Lane and Sandford Road. • Provision of footway to Sandford Road from site. | To clarify approach to development. |
| Land at Coombe Farm | Add: <ul style="list-style-type: none"> • Active travel provision improvements to link into local facilities and Strawberry Line. • Provision of ramp to Strawberry Line at Homefield Close | To clarify approach to development. |
| Other settlements: | | |
| Unit C, Estune Business Park, Long Ashton | Add: <ul style="list-style-type: none"> • Active travel provision improvements to link into local facilities. | To clarify approach to development. |
| Unit A, Estune Business Park, Long Ashton | Add: <ul style="list-style-type: none"> • Active travel provision improvements to link into local facilities. | To clarify approach to development. |
| Land north of Colliter's Way | Add: <ul style="list-style-type: none"> • No vehicular access off Colliters Way. • Active travel links to all local roads and public rights of way. • Active travel provision improvements to link into local facilities. Delete: <ul style="list-style-type: none"> • To investigate access through third party land | To clarify approach to development. Deleted text replaced with 'No vehicular access off Colliters Way'. |
| Schedule 4: Community Facilities | | |
| Land fronting Drove Road roundabout, Weston-super-Mare | Add: <ul style="list-style-type: none"> • New 420 place primary school site with two nursery classes | New allocation as part of the wider master planning of Weston Rugby Club and surrounding area. |
| Section 7: Consultation and Next Steps | | |
| Para 2 | Add consultation dates. | To provide clarity. |