

Appendix A

Draft Main Modifications to the South Gloucestershire Core Strategy

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the Core Strategy incorporating Post-Submission Changes, December 2011 version of the DPD [PS2] but also have regard to the original March 2011 submission version of the Core Strategy.

N.B

1. Additional appendices B – J are attached and form part of the main modifications (there is no Appendix I to avoid number confusion).
2. The references for the main modifications follow the policy order of the Core Strategy. These references may be modified in the report to the Council and may be changed following the responses received following the consultation process.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
MM1	11 22 32 172 177 179 179	1.38 Vision 4.24 Vision 14.12 14.16 CS31	Amend any reference to 2,400 homes in the plan period or by 2026 relating to the North Yate New Neighbourhood, to 2,700 in the plan period or by 2027.	To clarify plan period extended to 2027
MM2	25 & 54	Chp 4 & 6 Objectives	Add additional CS Objective: <u>The Council will continually and positively work with communities, developers and infrastructure providers to ensure implementation of the plan is viable and not put at risk throughout the economic cycle as part of pursuing sustainable development.</u>	To take account of viability issues in accordance with the NPPF
MM3	37	CS1(8)	Modify criterion 8 as follows: Schemes that can demonstrate that they will outperform statutory minima, such as the building regulations, in terms of sustainable construction, at the time of construction commencement, will be considered a primary indicator of good design. <u>All new developments will be required to meet the building regulations current at the time of full planning or reserved matters approval. Until the 'Zero Carbon' building regulations are implemented major residential (10 or more dwellings) and mixed-use schemes will be required to achieve Code for Sustainable Homes level 3 (level 4 from 2013) encouraged to achieve full compliance with each Code level (currently level 3) or above, and/or Building Research Establishment Environmental Assessment Method (BREEAM) 'very good' or other equivalent standard; and</u>	To clarify application of sustainable construction standards and to ensure consistency with the Government's Zero Carbon building policy
MM4	43	CS2	Modify final paragraph to Policy CS2 as follows:	To improve clarity and consistency

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<p>The integrity, multi-functionality, quality and connectivity of the Strategic Green Infrastructure Network (figure 1) displays those current and potential GI assets which are important at a strategic scale. Some of these assets are protected by existing development plan policies, whilst other areas provide opportunities to extend (through the creation of new assets) and enhance the network. will be protected and enhanced. Opportunities to enhance, connect with and extend the strategic network will be taken.</p>	with the NPPF.
MM5	50 & 51	CS4 and para 5.47	<p>Modify policy after criterion 3 as follows:</p> <p><u>Major development proposals (more than 100 dwellings that are wholly or in part greater than 50dph, or non-residential of more than 10,000sqm) must should, where practical and viable:</u></p> <p><u>4. include renewable or low carbon heating or CHP generation and distribution infrastructure on-site and demonstrate how opportunities to accommodate an energy and or district heating solution have been maximised, taking into account density, mix of uses, layout and phasing; and either or</u></p> <p><u>5. include renewable or low carbon heating or CHP generation and distribution infrastructure on-site; or</u></p> <p><u>6. connect to an existing renewable or low carbon heat distribution network...</u></p> <p><u>Developments of less than 100 dwellings or 10,000sqm of non-residential floorspace must should connect to any existing available district heat network(s) in the vicinity, where reasonably providing this is practical and would not</u></p>	To provide ensure policy is consistent with NPPF.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<p><u>adversely affect the viability of the development.</u> Modify paragraph 5.47 as follows:</p> <p>5.47 Major development proposals (of more thanfloorspace) must <u>should</u> consider.....</p> <p>...or practical e.g. if there are more energy efficient means of satisfying heat demands is an alternative source of heat that delivers required CO2 reduction targets</p>	
MM6	54	New 'Model' policy and supporting paras. 6.4a – 6.4d	<p>Add the following policy and text after Core Strategy Objectives:</p> <p><u>Sustainable Development</u> <u>POLICY CS4A - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</u> <u>There is a presumption in favour of sustainable development. When considering proposals for sustainable development the Council will take a positive approach. It will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible.</u></p> <p><u>Planning applications that accord with the policies in this Plan will be approved without delay unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise. Account will be taken of whether:</u></p>	Requirement to include this model policy in all local plans

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<ul style="list-style-type: none"> • <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework and other policies in the Council's Local Plan, neighbourhood development plans, supporting supplementary planning documents and any emerging policy as it may be relevant;</u> • <u>Specific policies in the National Planning Policy Framework, other policies in the Council's Local Plan, neighbourhood development plans, supporting supplementary planning documents and any emerging policy as it may be relevant, indicate that development should be restricted.</u> <p>6.4a <u>The purpose of the planning system is to contribute to the achievement of sustainable development, of which there are three dimensions - economic, social and environmental. The role of the planning system in respect of these 3 dimensions is:</u></p> <ul style="list-style-type: none"> • <u>economic role – contributing to building a strong, responsive and competitive economy;</u> • <u>social role – supporting strong, vibrant and healthy communities; and</u> • <u>environmental role – contributing to protecting and enhancing the natural, built and historic environment.</u> <p>6.4b <u>These roles are mutually dependent and, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should, therefore, play an active role in guiding development to sustainable solutions. This involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of</u></p>	

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<p><u>life.</u></p> <p><u>6.4c Under the NPPF, proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. In this way development which is sustainable can be approved without delay.</u></p> <p><u>Delivery</u></p> <p><u>6.4d This policy will be delivered through the development management process.</u></p>	
MM7	54 - 58	CS5 and supporting text.	<p>See Appendix B. This shows the version proposed by the Council following discussions during the examination hearings subject to the following changes:</p> <p>Modify criterion 5 of policy CS5 as indicated.</p> <p>Modify paragraph 7(b).</p> <p>Delete penultimate paragraph and replace as shown.</p> <p>Modify paragraph 6.8a of the supporting text as shown.</p>	To clarify Council's approach to development in rural areas and Green Belt locations
MM8	59 & 60	CS6 and paras 6.12, 6.14, 6.16 & 6.17	<p>Add following after the first sentence of policy CS6:</p> <p>The Council will work with partners to deliver infrastructure, services and community facilities to improve the sustainability of its communities. <u>The Council will also continually and positively work with communities, developers and infrastructure providers to ensure implementation of the plan is viable and not put at risk throughout the economic cycle as</u></p>	To take account of viability as required by NPPF.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		<p>Para 6.12</p> <p>6.14</p> <p>6.16</p>	<p><u>part of pursuing sustainable development.</u></p> <p>Modify third sentence of paragraph 6.12 as follows:</p> <p>..... additional provision. Without a <u>New investment</u> both existing communities and future new neighbourhoods will be neither sustainable nor acceptable. <u>and safeguarding measures may be necessary to ensure schemes are sustainable and acceptable in planning terms both for existing and new areas of development.</u> New development will therefore.....</p> <p>Add further sentence to paragraph 6.14 as follows:</p> <p>This list is not exhaustive and this policy should be read in conjunction with Policies CS18 (Affordable Housing) and CS23 (Community Buildings & Cultural Activity), as other contributions may be sought depending upon the individual characteristics and impacts of a particular development. <u>Contributions will only be sought where they are necessary, directly related and fairly and reasonably related in scale and kind to the development, in accordance with the Community Infrastructure Levy Regulations (2010) Part 11 (paragraphs 122 & 123).</u></p> <p>Modify text to paragraph 6.16 as follows:</p> <p>The Infrastructure Delivery Plan supports the Strategy for Development. Delivery will require close working with other public and private partners. Other sources of funding will also remain critical to delivery of required infrastructure. The Infrastructure Delivery Plan is a 'living' document and will therefore be subject to regular updating <u>kept under review and ongoing viability appraisal.</u></p>	<p>To comply with the advice in paragraph 76 of the NPPF</p> <p>To clarify the basis for seeking planning obligations.</p> <p>To reflect NPPF wording</p>

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		6.17	<p>The plan can be viewed at www.southglos.gov.uk/corestrategy</p> <p>Modify paragraph 6.17 as follows:</p> <p>Delivery Developer contributions will primarily be sought through the use of <u>Section 106 planning obligations, and a Community Infrastructure Levy</u> as set out in <u>the CIL Regulations 2010, Section 106 of the 1990 Town & Country Planning Act</u>. The policy will be implemented through the development management process. <u>The Council will continue to work positively with communities, developers and infrastructure providers to ensure the New Neighbourhoods and other principal development locations referred to in the Core Strategy are viable and deliverable throughout the economic cycle(s). Where appropriate, contributions may be sought on a tariff basis and pooled with those secured from across the district, and in some instances from other local authorities, in order to fund major sub-regional infrastructure. A South Gloucestershire Developer Contributions Guide SPD & CIL Charging Schedule will be prepared. CIL charges will be reviewed on a regular basis. Economic appraisal work necessary to justify CIL rates will provide further opportunities to review development viability in key locations and generally across the district over the plan period.</u></p>	To clarify SGC intention to adopt a CIL and reflect NPPF requirements to review Local Plan viability where there is 'available evidence'.
MM9	68	Para 7.6	<p>Insert additional bullet point to paragraph 7.6:</p> <ul style="list-style-type: none"> • <u>Appropriate highway mitigation measures on surrounding routes, including the Strategic Road Network which is likely to include M5 Junctions 16 and 17 subject to the assessment of the cumulative impacts of development and the delivery of</u> 	To identify likely need for mitigation measures in the vicinity of the North Fringe New Neighbourhood

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<u>other transport measures set out in the Core Strategy over the plan period.</u>	
MM10	69	7.7	<p>Modify penultimate bullet point to paragraph 7.7:</p> <ul style="list-style-type: none"> Contributions towards the A4174 Ring Road Scheme, <u>and the Greater Bristol Metro and improvements to Filton Abbeywood Station.</u> the extension of the A38 Showcase Bus Corridor to Thornbury. 	To clarify that developer contributions should be directed to improvements to Bristol Parkway Station rather than Filton Abbeywood Station.
MM11	71	CS8 and para. 7.21	<p>Modify second sentence of criterion 3 to read as follows:</p> <p>3. ...All new development proposals of a sufficient scale will be required <u>encouraged to provide pro-active facilities and include measures to reduce greenhouse gas emissions, travel demand and support, ...</u></p> <p>Add additional bullet point to criterion 3:</p> <ul style="list-style-type: none"> <u>Provision of facilities for charging plug-in or other ultra low emission vehicles</u> <p>Modify criterion 4 to read:</p> <p>4. <u>Parking and vehicular access</u> for new development. Where inadequate or poorly designed residential parking can add to congestion, hinder bus and emergency services and have a negative impact on quality of life, the Council may adopt a more flexible approach that takes into account the specific requirements of new housing; and established residential areas. Maximum parking standards will remain for</p>	<p>To bring into accordance with the NPPF (para 30).</p> <p>To bring into accordance with the NPPF (para 35)</p> <p>Modification for completeness and in light of progress made with reviewing the Council's residential parking standards</p>

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		7.21	<p>non-residential parking uses.</p> <p>With regard to major residential schemes, only 50% of the garages proposed will be allowed to contribute to the total number of parking spaces. Car parking and vehicular site access should also be well integrated and situated so it supports the street scene and does not compromise walking, cycling, public transport infrastructure and highway safety.</p> <p>Modify paragraph 7.21 accordingly:</p> <p>Proposals for development will be required to have regard to the Council's approved maximum vehicle parking standards. Parking remains an important part of demand management and an issue that will be kept under review. However, inadequate or poorly designed residential parking can add to congestion, hinder bus and emergency services and have a negative impact on quality of life. The Council will therefore require higher off street parking provision to cater for the additional demand for parking created by development proposals, unless developers can demonstrate to the satisfaction of the Council that on-street parking problems will not be caused. Maximum parking standards will remain for destination parking uses. Lower parking standards may be more appropriate as elements of the strategic transport infrastructure are implemented. With respect to garages, residents often utilise them for storage, rather than parking vehicles. Therefore, only 50% of the garages on a residential scheme will be allowed to contribute towards the parking requirement. The Council intends to undertake an early review of Parking Standards and bring forward new residential car parking standards at the earliest opportunity.</p>	Revisions made in light of progress with reviewing the Council's residential parking standards

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			Consequently, the Council is preparing a has recently commenced an early review of Residential Parking Standards SPD in accordance with the timetable set out in the LDS adopted in 2012. and will shortly be consulting on its proposals.	
MM12	75 & 76	Policy CS9, paras 8.4, 8.5a, 8.7 & 8.7a	<p>Modify criterion 1 to policy CS9 and insert additional criteria 1a and 1b as follows:</p> <p>1. <u>ensure that sites, heritage assets and landscapes of archaeological, historical, ecological, arboricultural and geological importance, are preconserved, respected and where appropriate, enhanced in a manner appropriate to their significance;</u></p> <p><u>1a conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity;</u></p> <p><u>1b conserve and enhance the character, quality, distinctiveness and amenity of the landscape;</u></p>	Change to reflect the NPPF and improve clarity
		8.4	<p>Add to paragraph 8.4 as follows:</p> <p>...with the more detailed environmental policies in Chapter 4 (Environment) of the South Gloucestershire Local Plan (SGLP) <u>until these policies are replaced by the Policies, Sites and Places DPD.</u> This policy also links...</p>	Acknowledgement that 'saved' policies in SGLP will continue to be applied until replaced by DPD
		New Para 8.5a	<p>Insert new paragraph 8.5a:</p> <p><u>The landscapes of South Gloucestershire, both outstanding and everyday, contribute to the wellbeing and sustainability of its</u></p>	To reflect the updated policy

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		8.7	<p><u>neighbourhoods and should be protected for its own sake. In order to conserve the character, distinctiveness, quality and amenity of the landscape, new development should identify and retain those site attributes and features which contribute to the landscape character. Landscape features, such as woodland (including ancient woodland), trees and hedgerows should be incorporated into new development and given sufficient space for their longevity. These site features and attributes should be managed and where appropriate enhanced with new landscape.</u></p> <p>Modify paragraph 8.7 as follows:</p> <p>South Gloucestershire has an important legacy of heritage and cultural assets, including over 2000 listed buildings, approximately 1500 locally listed buildings, 301 conservation areas, 8 registered historic parks and gardens, and 357 scheduled monuments, and <u>There are</u> a wide range of undesignated historic buildings, archaeological sites and remains, and historic parks and gardens as well as places, areas and landscapes of historic interest. <u>Information about heritage assets can be found in the South Gloucestershire Historic Environment Register (HER). These assets make a significant contribution to the identity of the locality in which they are set, helping to create a sense of place. Applications for development which affect heritage assets and their settings directly or indirectly will need to describe the nature of the significance of the assets affected, and set out how development will maintain and enhance heritage assets and their settings in a manner appropriate to that significance. New development should seek opportunities to draw on the historic environment in order to maintain and enhance local character and distinctiveness.</u></p>	To reflect the NPPF

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		8.7a	<p>Adjust paragraph 8.7a as follows:</p> <p><u>In order to ensure that heritage assets are properly recognised and protected, the Council will maintain or provide access to an up to date Historic Environment Record and periodically appraise heritage assets including Conservation Areas, and its list of locally listed buildings, in order to ensure that these designated heritage assets are properly recognised and protected. The Council will periodically assess its buildings heritage assets at risk register in order to identify heritage assets at risk through neglect or decay. Where heritage assets are deemed by the Council to be at risk, the Council will support the submission of enabling development proposals accompanied by detailed financial appraisals in accordance with English Heritage guidance, ‘Enabling Development and the Conservation of Significant Places’ (English Heritage 2008), which aims to balance any potential harm to the heritage values of the place and its setting and is the minimum necessary to secure the future of the place with the public benefits of development. assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. Applications for enabling development relating to a heritage asset should be in accordance with English Heritage guidance, ‘Enabling Development and the Conservation of Significant Places’ (English Heritage 2008).</u></p>	To reflect the NPPF
MM13	87 & 90	CS12 Paras.	Replace last two paragraphs to policy CS12 as follows:	To clarify approach to interim safeguarded employment sites and

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<p>improve the range and increase the number of jobs and to create a more attractive western approach to Yate, <u>as set out in CS30</u>.</p> <p>Insert new paragraph 9.13a:</p> <p><u>9.13a These sites will be safeguarded until while their long term future is determined resolved. Within the Cribbs/Patchway new neighbourhood this will be implemented through SPD. The Council's preferred approach on the remaining sites is to do this through Concept Statements or masterplan SPD in accordance with the Council's SCI or the Policies, Sites and Places Development Plan Document. However, it is recognised that depending on the nature of the proposals (size, site, scale and proposed uses), the development management process may be an alternative if this would lead to an effective outcome that accords with the Plan's objectives. Following the review of a site the need for any consequential changes to the Policy CS12 designation will be confirmed in the development plan at the earliest opportunity.</u></p>	
MM14	94 - 101	Policy CS14 and supporting text	<p>Modify Policy CS14 and paragraphs 9.26, 9.28 and 9.30 as indicated in Appendix C.</p> <p>Delete Policy CS14A and supporting text</p> <p>N.B. Consequential changes are necessary to Policy CS26</p>	To clarify retail hierarchy and approach to be taken at various centres across the District having regard to the provisions of the NPPF
MM15	103 - 108	Policy CS15 and Paras 10.6, 10.6a, 10.6,	<p>See Appendix D</p> <p>Revise policy, table and footnote as indicated in Appendix D</p>	To provide for increase in housing numbers, update potential phasing capacities and confirm requirement for review of housing provision.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		10.6bi, 10.6bii and 10.8 Housing Trajectory	Make consequential changes to supporting text revising or replacing paragraphs 10.6, 10.6a, 10.6b, 10.6bi, 10.6bii and 10.8 Include revised trajectory as a consequential change. N.B. It will be necessary for the Council to make consequential changes to the Housing Trajectory	In order to comply with the housing land supply requirements of the NPPF and to identify the need for an early review of the Core Strategy/Local Plan to ensure sufficient housing is provided to meet needs.
MM16	113 -114	Policy CS18	Modify Policy CS18 – Affordable Housing as shown in Appendix E.	To remove inconsistencies in the policy and ensure that viability of a development scheme is a material consideration in the application of the policy in accordance with the NPPF.
MM17	119	Policy CS19 & para. 10.42 & 10.43	Modify policy and supporting text in paragraphs 10.42 and 10.43 as follows: <u>Small Scale p</u>Proposals for permanent affordable housing to meet an identified local need (including a small element of market housing where this will facilitate the successful delivery of the affordable housing) will be permitted as an exception on sites within or adjoining the settlement boundaries of villages defined on the Proposals Map, or on sites that are well related to villages that have defined settlement boundaries. on sites where market housing would not normally be acceptable. Proposals should be: <ul style="list-style-type: none"> • <u>supported by an approved housing needs survey;</u> 	To ensure Policy CS19 applies to all rural settlements and is consistent with provisions in the NPPF.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		10.55	<p>identified in Policies CS26, CS27 and CS31. The Council would expect 35% of Extra Care Housing on these sites to be delivered as on-site affordable units in accordance with Policy CS18.</p> <p><u>Where viable and appropriate the Council would expect all Extra Care Housing schemes to deliver 35% of the total Extra Care Units provided either as affordable Extra Care units or as general needs affordable housing, and in exceptional circumstances it will seek off-site provision or a financial contribution in lieu of on-site provision in accordance with Policy CS18.</u></p> <p><u>Extra Care schemes should be located so they are accessible to local facilities, proportionate in scale to the locality and provide ancillary facilities as part of the development. These ancillary facilities should complement locally available amenities and be made available to the wider community.</u></p> <p>Extra Care Housing schemes will be required throughout South Gloucestershire and the Council will particularly look to the S strategic housing allocations set out in Policies CS26, CS27 & CS31 to deliver such schemes as an integral part of those developments . In accordance with Policy CS18, and will be required to provide an element of Extra Care on-site, including where viable and appropriate, 35% of the total Extra Care units provided should be delivered either as affordable extra care units or as general needs affordable housing or in exceptional circumstances through equivalent off-site provision or a financial contribution in lieu. as a proportion of affordable units. These affordable units will count towards meeting the overall affordable housing requirement.</p>	

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
MM19	124	CS21	<p>Modify Policy CS21 as follows:</p> <p>Provision will be made for Gypsy and Traveller accommodation in accordance with identified need through the intensification of suitable existing family sites and through the new neighbourhoods identified in this Core Strategy to meet long term need for additional pitches up to 2026. through the Policies, Sites and Places DPD following a review of the need for further pitches up to 2027. Additional provision will be addressed through the intensification of existing sites in the first instance while not excluding sites in the new neighbourhoods.</p> <p>Modify three bullet point as follows:</p> <ul style="list-style-type: none"> • <u>The proposal would not unacceptably prejudice the amenities of existing and new neighbouring residential occupiers; and</u> 	<p>To provide a robust and up-to-date evidence base to justify additional provision in accordance with Government policy.</p> <p>For clarification</p>
MM20	127	CS22	<p>Insert a further two safeguarded sites into policy and make consequential changes to Policies Map and supporting text in paragraph 10.72</p> <p><u>11. Bristol Rd, Cromhall</u></p> <p><u>12. Engine Common Lane, Yate</u></p>	Inclusion of 2 sites not previously counted.
MM21	141	CS25 and para. 12.5 and 12.6	<p>Modify policy CS25 and supporting text in paragraphs 12.5 and 12.6 as follows:</p> <p>Modify objective 5 of Policy CS25 as follows:</p>	Clarification

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		12.6	Replace 6 th bullet point in paragraph 12.6 to read: <u>Opportunities for sports facilities will be considered favourably where provision would not compromise residential and employment uses and where proposals would meet the criteria in Policy LC6 of the South Gloucestershire Local Plan until this policy is replaced in the Policies, Sites and Places DPD.</u>	To allow sufficient flexibility for the Council and partners to explore suitable options for the provision of sports facilities where these would not comprise the delivery of homes and jobs.
MM22	146 - 152	CS26 and supporting paras & fig 6. Figure 6.	Modify Policy CS26 and its supporting text as shown in Appendix F. Delete third bullet point referring to Cribbs Causeway Delete reference to an 'enhanced centre' at Cribbs Causeway in paragraph 12.14 Revert to 6 as show in Core Strategy Post-Submission Changes, December 2011 document [PS2] Amend Figure 6 as follows: 1. Charlton Common identified as GI. 2. Railway notation extended to the east. 3. Identification of Haw Wood on the key. 4. GI area extended to provide a buffer to the Haw Wood (ancient woodland) 5. Delete reference to 'corridor', to reflect the nature of the Green Infrastructure assets displayed.	Revisions necessary to ensure policy is sound and consistent with other relevant policies of the Core Strategy
MM23	155	CS27	Modify Policy CS27 as shown in Appendix G	To update and clarify policy objectives
MM24	174	CS30	Modify bullet point 4 to policy CS30 as follows:	To ensure consistency with Policy CS14

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<p>4. Diversify the range of town centre uses <u>in Yate Town Centre</u> to encourage a more active and vibrant evening economy at Yate, and provide further retail floorspace in accordance with Policy CS14 to support and enhance the <u>Centre's vitality and viability.</u></p>	
MM25	179	CS31, para 14.21 & fig 12.	<p>Delete first two paragraphs to policy CS31 and insert:</p> <p><u>A major mixed use development is planned on land in North Yate as defined on the Proposals Map. Within the new neighbourhood provision will be made for 2,700 dwellings within the plan period and up to 3,000 dwellings in total (at an average density of 45 dwellings per hectare) together with employment opportunities, social and community facilities, associated infrastructure and utilities.</u></p> <p><u>The Council will prepare a Supplementary Planning Document (SPD) as the preferred policy mechanism to secure a framework for comprehensive development for the North Yate New Neighbourhood unless the development partners deliver a co-ordinated masterplan and agree financial and land value cost of on-site provision that together integrate the design and the delivery of the required infrastructure across all sites within the North Yate New Neighbourhood Area .</u></p> <p><u>Development will be comprehensively planned, and delivery co-ordinated and phased through the SPD (unless the alternative mechanism is agreed) to ensure full integration between the different land ownerships, land uses and the provision of all services, facilities, associated infrastructure and utilities, both within and beyond the housing allocation in accordance with this Policy, the Vision for Yate and Chipping</u></p>	To take account of 2027 end date of Plan, to allow more flexibility in co-ordinating development and to reinforce need for strategic green infrastructure on eastern edge of proposed development.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
MM27	193	Policy CS34	<p>Modify point 5 to read:</p> <p><u>Maintain the settlement boundaries defined on the Proposals Policies Map around rural settlements for the first five years of the Core Strategy ; reflect any change in approach to rural housing distribution in the until they are reviewed in the Policies, Sites and Places DPD following agreement with engagement with local communities and engagement with other stakeholders/partners;</u></p>	For ensure consistency with policy CS5
MM28	198 – 206 & 23	Chapter 17 (including policy CS35 Vision	<p>Modify introductory text, policy CS35 and supporting text to chapter 17 – Severnside. These are shown in Appendix H.</p> <p>(N.B. Consequential change is made to Vision in Chapter 4, to reflect that now contained in Chapter 17)</p>	Alterations are necessary having regard to more recent evidence, changing circumstances and evolving policy position in wider Avonmouth/Severnside area
MM29	207 – 220	Chapter 18 (including policies CS36 & CS37)	<p>Modify chapter including policies CS36 and CS37 and supporting text as shown in Appendix J subject to the following revisions:</p> <p>Insert addition paragraph following 18.16iii:</p> <p>Modify criterion 13 to policy CS37 as shown in Appendix A</p> <p>Insert, 'Where appropriate' at beginning of second sentence to criterion 6 of CS37</p> <p>Delete para 18.23</p> <p>Modify paragraph 18.23a</p>	<p>To explain the means by which community benefits could be sought</p> <p>To clarify that delivery plans may not always be necessary.</p> <p>Insufficient evidence to suggest the impact of a new nuclear scheme would have the negative affect implied</p>

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			Revise paras. 18.23c – 18.23f as shown.	by this paragraph. To reflect timescale of any future new nuclear facility during plan period