

SOUTH GLOUCESTERSHIRE COUNCIL - MODIFICATION TABLES (10th, FEBRUARY 2017)

The following tables set out a number of Council suggested modifications to the Proposed Submission Policies, Sites and Places Plan June 2016.

Modifications were first suggested to the Submission Policies, Sites and Places Plan (June 2016) in the “*Suggested Modifications (November 2016) to the Policies Sites and Places Plan Proposed Submission (June 2016)*” document (Examination Library Reference: OS1). These modifications were consulted on as “suggested modifications” to the submitted plan, but did not form part of it.

Following a request from the Inspector regarding the proposed status of these modifications, the Council has now indicated which of the suggested modifications in OS1 it considers would need to be made as Main Modifications: “Suggested Main Modifications” (SMM).

Table 1 below sets out the Suggested Main Modifications. The table includes new Suggested Main Modifications (i.e. those not included in OS1), which respond to Questions and Issues raised by the Inspector prior to the examination hearings (Examination Library Document: INS3). The table also includes a Main Modification that arose during Day 2 of the hearings. However, the extent and number of Main Modifications which may be recommended is ultimately a matter for the Inspector. Therefore, all parties should be aware that the Inspector may make further changes to these Suggested Main Modifications, or she may decide that some of them are not necessary.

Table 2 sets out suggested modifications proposed in OS1 which are no longer considered appropriate. In addition, Table 2 sets potential alternatives to these for the consideration of the Inspector.

Table 3 identifies which of the initial suggested modifications in OS1 are considered by the Council to be ‘Additional’ Modifications, minor changes which the Council is minded to make, and which do not need to be recommended by the Inspector.

For the avoidance of doubt, all modifications set out in all Tables (i.e. both ‘Main’ and ‘Additional’ Modifications) are, in principle, acceptable to the Council.

As is set out above, it is ultimately for the Inspector to determine which modifications (if any) are necessary to make the submitted plan legally compliant and/or sound. These ‘Main’ Modifications will be consulted upon following the close of hearing sessions. ‘Additional’ Modifications do not need to be recommended by the Inspector and are not required to be subject to further consultation, but are likely to be published alongside the ‘Main’ Modifications list when that is consulted upon.

Table 1: Suggested Main Modifications

Suggested Main Modification Ref (SMM)	OS1 - Suggested Modification Reference	Part (policy / para/ bullet / sentence)	Origin of the change (who/ID or various)	Soundness Issue, (including response to SD6 “Reg 20 Responses”, INS3 “Inspectors Questions and Issues” and issues raised at hearing sessions)	Does the Suggested Modification (as set in OS1) remain appropriate? YES, NO or N/A	Suggested Main Modification(s)
SMM1	SM1	1.1	SGC	Effectiveness & Clarification	YES	The Policies, Sites and Places Plan (PSP Plan) is the final document in the current forms part of the South Gloucestershire Local Plan.
SMM2	New Suggested Modification	PSP1 PSP1 – 3.5 Support Text	New Suggested Modification	Effectiveness and Clarification Please see councils response to Inspectors Question 15	N/A	Development proposal(s) will be acceptable where the proposals demonstrate an understanding of, and positive response constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of that particular area/locality 3.5 This policy is thus designed to supplement Core Strategy Policy CS1(1) and is primarily aimed at development that is not within or adjacent to a Conservation Area or impacts on a listed building where Policy PSP17 would be applicable. It will be expected therefore that context appraisals, if necessary, look further afield than the immediate locality or most numerous buildings in an area to identify and respond to distinctive building types and other features of quality , such as boundary treatments, plot size and shape, and landscape treatments, to inform new development.

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SMM3	SM2	PSP2	Various <ul style="list-style-type: none"> • 279/2 • 266/2 • 185/1 • 235/2 	Consistency with NPPF, clarification and effectiveness.	YES	<u>Landscape Protection and Enhancement</u> Development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape (defined by the Landscape Character Assessment). This includes, but is not limited to: <ul style="list-style-type: none"> • landscape attributes which define the inherent character of an area....
	SM4	PSP2	Natural England (83/1)			<u>Cotswolds Area of Outstanding Natural Beauty</u> Within the Cotswolds Area of Outstanding Natural Beauty (AONB), or on land that may affect its setting, great weight will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development proposals will only be acceptable where it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.
	SM5	PSP2 – 3.11 and 3.12 Supporting text	McLoughlin Planning - On Behalf of Lower Almondsbury Green Ltd (275/2)			3.11 The landscape of South Gloucestershire will be protected for its intrinsic beauty. The Council places a high priority on the conservation and enhancement of the character and quality of the distinctive landscapes of South Gloucestershire for their own sake, so that they can contribute to quality of life in the district. 3.12 South Gloucestershire has a varied and complex landscape which includes the nationally protected landscapes of the Cotswolds Area of Outstanding Natural Beauty (AONB) and the protected habitats of the Severn Estuary, whilst being an important area for growth and economic development. 3.13 The eastern portion of South Gloucestershire lies within the Cotswolds AONB. The
	SM6	PSP2 – 3.14 Supporting text	SGC			Cotswolds were designated as an AONB in 1966 with an extension in 1990 that made it the largest AONB in England. The Countryside and Rights of Way Act 2000 requires local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs. 3.14 The NPPF requires that great weight should be given to conserving landscape and scenic beauty in AONBs and, together with National Parks, they have the highest status of protection. <u>Proposals for major development will be determined in accordance with NPPF paragraph 116.</u>

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SMM5	SM8	PSP3 – 3.32 Supporting text	Campaign to Protect Rural England (50/1)	For consistency with NPPF, effectiveness and clarification.	YES	3.32 Ancient woodland is a unique habitat that has evolved over centuries, with a complex interdependency of geology, soils, hydrology, and flora and fauna. Ancient woodland and veteran trees are a finite resource within South Gloucestershire. In accordance with the NPPF, planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, <u>unless the need for, and benefits of, the development in that location clearly outweigh the loss</u> (Para 118). In accordance with national guidelines, an appropriate buffer will be required for development, in order to protect areas of ancient woodland and veteran trees. Within South Gloucestershire the average proportion of ancient woodland (as a % of land area) is 1.9% compared to a Great Britain average of 2.40%, therefore it is vital that this valuable natural resource is protected.
	SM9	PSP3 – 3.33 Supporting text	Yate Town Council (254/3)			3.33 The retention of existing healthy trees on a new development can greatly improve its appearance and give instant maturity. Trees should therefore be regarded as an asset, not a constraint during the planning and design of any new development. <u>Where existing trees are retained, sufficient space should be allowed for their canopy and root systems to develop.</u> Well-designed landscaping can have a positive influence on the final appearance and attraction of a new development. Including planting and areas of public open space in the development layout can significantly improve the environment for new residents, softening the appearance of new buildings and give the development an established appearance. Carefully designed tree planting has a significant effect, providing areas of shade and screening at a number of levels. Care is required in the selection of tree species and the location for planting, to ensure the trees are allowed to reach their natural mature height and spread. Where planting is proposed in areas of high footfall or vehicle movement, consideration should be given to species selection.
	SM10	PSP3 – 3.35 Supporting text	SGC			3.35 In accordance with Core Strategy Policy CS1 and Landscape Policy PSP2, site layouts should be designed to preserve and enhance the existing vegetation on the site. New tree planting should be an integral component of new development. <u>Where new tree planting is included as part of a development scheme, especially when adjacent to proposed highway, a designed street or footway lighting scheme should be submitted, demonstrating that both the trees and lighting can co-exist without detriment to one another.</u>
SMM6	New suggested modification	PSP5	New suggested modification	For effectiveness and clarification Please see councils response to Inspectors Question 18	N/A	...Development proposal(s) on undesignated open space within the urban areas and settlements defined on the Policies Map, will be acceptable if it does not adversely affect the contribution that an open area makes to the quality, character, biodiversity, sustainable water management, recreation opportunities, heritage value, amenity or distinctiveness of the locality.

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SMM7	SM11	PSP6	Various 118/6 164/5 257/5	<p>For clarification and effectiveness.</p> <p>In particular to clarify the policy in accordance with the 2008 Energy Act (as amended), the energy hierarchy and respond to the Viability Assessment conclusions.</p>	YES	<p><u>All development proposals will:</u></p> <ol style="list-style-type: none"> <u>1. be encouraged to minimise end-user energy requirements over and above those required by the current building regulations through energy reduction and efficiency measures, and in respect of residential for sale and speculative commercial development offer micro renewables as an optional extra,</u> <u>2. be expected to ensure the design and orientation of roofs will assist the potential siting and efficient operation of solar technology, and</u> <u>3. all major¹ greenfield residential development will be required to reduce CO2 emissions further by at least 20% via the use of renewable and/or low carbon energy generation sources on or near the site providing this is practical and viable.</u> <p>Major development proposals will be expected to provide sufficient renewable and/or low carbon energy generation on or near the site, to reduce total annual electricity and gas use in the building(s) in line with the energy hierarchy below, by at least 20%, providing this is practical and viable:</p> <ol style="list-style-type: none"> 1. minimise end-user energy requirements; 2. incorporate renewable energy sources; 3. incorporate low carbon energy sources. <p>All major development proposals should ensure the design and orientation of roofs will assist the siting and efficient operation of solar technology. All major greenfield development should also include measures to reduce carbon dioxide emissions from energy use in accordance with the above energy hierarchy.</p> <p>The Council will also take positive account of and support development that provides further energy reduction, efficiency, renewable and low carbon energy measures on or near site, where measures comply with other policies of the plan.</p> <p>3.51 The Housing Standards Review (HSR) imposes a "Building Regulations" approach, with optional technical standards in respect of water, access and space standards. The Government reaffirmed its commitment to implement the zero carbon homes policy for new homes from 2016. The HSR did not however remove the ability of councils to set energy generation standards (Merton Rules) as allowed by the Planning & Energy Act and left in place by the Deregulation Bill.</p> <p>Delivery</p> <p>3.52 This policy will be delivered through development management. Given the evolving legislative environment and practice the Council will continue to monitor the applicability of this policy. In addition, once regulations and guidance have been clarified in respect of Zero Carbon buildings t. The policy will be reviewed via the review of the Core Strategy (to be completed in 2018).</p>
	SM12	PSP6 – 3.51 and 3.52 Supporting Text	SGC			

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SMM8	New suggested modification	PSP 6 – Supporting Text	New suggested modification.	Effectiveness and clarification of policy approach Please see councils response to Inspectors Question 6C	N/A	<p>3.51a For clarity, the baseline against which development will be required to reduce CO2 emissions by at least 20 per cent is total residual energy consumption, which includes regulated energy use (space heating, hot water, lighting and ventilation) and unregulated energy use (appliances and cooking).</p> <p>3.51b To calculate total residual energy consumption, developers should:</p> <ol style="list-style-type: none"> 1. set out the projected annual energy demands for heat and power from the proposed development against the appropriate baseline (the current enacted version of Part L of the Building Regulations (at time of full planning or relevant reserved matters approval)) 2. reduce this projected annual energy demand further by calculating the additional impact of any further energy reduction and energy efficiency measures incorporated in their design (to meet part 1 of the policy's energy hierarchy). This will give a figure for total residual energy consumption. <p>3.51c Developers should then demonstrate how they have calculated that the onsite renewable/low carbon measures they propose will generate sufficient carbon savings to offset 20 per cent of the total residual energy consumption.</p>
SMM9	SM13	PSP 8– 4.10 and 4.11 Supporting Text	sgc	For effectiveness and clarification of policy In particular to cross refer to relevant TAN	YES	<p>4.10 Applications for development proposals will therefore be required to demonstrate how the development will respect the residential amenity of neighbouring dwellings and, where appropriate, that adequate provision is made in new developments for private amenity space, as set down in Policy PSP43. <u>Further guidance to assist applicants in understanding how the Council considers residential amenity when assessing planning applications and planning enforcement investigations is available in the Technical Advice Note: Assessing Residential Amenity June 2016.</u></p> <p>Delivery</p> <p>4.11 This policy will be delivered through development management <u>and Technical Advice Note: Assessing Residential Amenity June 2016.</u></p>
SMM10	New suggested modification	PSP 9 – 4.16 Supporting Text	New suggested modification.	For justified policy approach and clarification as to this approach. Please see councils response to Inspectors Question 7b	N/A	<p>4.16 ...<u>For Very Major Development Proposals (see above), applicants should consult the Director of Public Health at pre-application stage to ascertain a view as to what level of HIA is considered appropriate</u></p>

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SMM11	SM14	PSP11	Alder King - On Behalf of Crest Strategic Projects, (185/5)	To improve clarity, justification and effectiveness of PSP11, and for consistency with NPPF.	YES	<p>3. residential development proposal(s) are located <u>on safe, useable walking and, or cycling routes, that are an appropriate distance: within either: i- an appropriate walking and cycling distance of to key services and facilities and employment opportunities; or, and then where some key services and facilities are not accessible by walking and cycling, are located:</u></p> <p><u>ii- within 400m on safe, useable walking routes, that are an appropriate distance of to a suitable bus stop facility, served by an appropriate public transport service(s), which connects to destination(s) containing the remaining key services and facilities, and employment opportunities; and</u></p> <p>4. commercial development is located <u>on safe, useable walking routes, that are an appropriate distance within 400m of to</u> a suitable bus stop facility, served by appropriately frequent bus <u>public transport</u> services, linking to major settlement areas; and</p> <p>6. it would not generate traffic that would:</p> <p>i. create or <u>exacerbate/contribute to severe</u> congestion;</p> <p>ii. severely impact on the amenities of <u>communities</u> surrounding <u>area and along access routes (local network to strategic road network)</u></p> <p>iii. <u>along access routes (local network to strategic road network);</u></p>
	SM15		Barton Willmore - On Behalf of DFE Taylor Wimpey Residential Ltd (266/6)			
	SM16		Marcus Plaw – Lambert Smith Hampton (164/7)			
SMM12	SM17	PSP11- 5.18 Supporting Text	Mr. Phil Bamford - Gladman Developments Ltd (235/5)	For effectiveness, clarification of policy approach and consistency with key objectives in the NPPF and provisions of adopted policy CS8 of Core Strategy.	YES	<p>...5.18 In accordance with the NPPF and as set out in Core Strategy Policy CS8 to avoid a reliance on private car journeys the Council promotes <u>healthy vibrant communities with walking and cycling access to key services and facilities to meet day-to-day needs, and</u> sustainable transport access to all developments by all residents and employees of all abilities, <u>as a means of reducing reliance on private car use.</u></p> <p>...5.20 A failure to meet provision <u>criteria 3(i) and 3(ii) 3 or 4</u> will be considered on balance with other objectives in the development plan and NPPF, along with the degree of harm arising such as number of car dependent journeys that might arise and residents that would be without sustainable access to facilities and services. <u>Information on how development proposals meets provision 3, 3(i) and 4 should respond to the guidance and distance guidelines in the following supporting text and be included in the transport assessment where required, or planning/sustainability statement.</u></p> <p><u>...5.XX When considering provision 3 or 4 the quality of routes to key services and facilities, or bus stop(s) from a proposal site must be safe for use by the mobility impaired and all members of a community. Details of the route safety and quality used to access services and facilities, and or bus stops should be included in any transport assessment or planning statements.</u></p>
	SM18	PSP11 – 5.20 Supporting text	Barton Willmore - On Behalf of DFE Taylor Wimpey Residential Ltd (266/6)			
	SM19	PSP 11 – New Supporting text	Alder King - On Behalf of Crest Strategic Projects (185/5)			

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SMM13	SM21	PSP 11 – 5.23 and 5.24 Supporting text	<p>SGC</p> <p>Barton Willmore - On Behalf of DFE Taylor Wimpey Residential Ltd (266/6)</p> <p>Alder King - On Behalf of Crest Strategic Projects (185/5)</p> <p>Marcus Plaw – Lambert Smith Hampton (164/7)</p>	<p>For effectiveness, clarification of policy approach</p> <p>In particular to provide clarification of “appropriate” distance to bus stops and appropriately frequent public transport service – following suggested main modification to policy introduced by SMM11</p>	YES	<p>5.23 Policy provision 3(i) requires residential development to be located where it is an appropriate distance to a suitable bus stop, served by an appropriately frequent public transport service connecting to destinations containing key services, facilities and employment opportunities. <u>An appropriate distance to a bus stop, required by 3(i) will normally be 400metres, as set out in the governments adopted best practice guidance on transport and pedestrian infrastructure, “Inclusive Mobility”. For bus stops served by Metrobus services an appropriate walking distance would be between 400 and 800 metres, reflecting the increased frequency of services, and dedicated bus routes on Metrobus routes. Longer walking distances to bus stops will be considered where supporting justification is provided, and requirement for safe and useable route quality to the bus stop is satisfied.</u></p> <p><u>5.24 The larger the development proposals and, or larger the reliance on public transport to access facilities and services or settlements, the more frequent and extensive a service will be required, to avoid a reliance on private car journeys. An “Appropriate public transport service(s)” as a minimum means,</u></p> <ul style="list-style-type: none"> i. <u>Individual or combined services</u>, total journey time under 1 hour; and ii. at least 5 services a day during the week, 3 at weekends, <u>to and from the destination</u>; and iii. during the week; one service arriving at the destination before 9am, and one leaving after.
SMM14	SM22	PSP 11- 5.28 Supporting text	SGC	<p>For effectiveness, clarification of policy approach</p>	YES	<p>5.28 All such assessments must examine, and where appropriate mitigate the transportation impact arising from the additional travel demand associated with a development for a 10 year period after its completion. <u>give consideration to the cumulative impacts arising from other committed development (i.e. development that is consented or allocated where there is a reasonable degree of certainty will proceed within the next three years). At the decision-taking stage this may require the developer to carry out an assessment of the impact of those adopted Local Plan allocations which have the potential to impact on the same sections of transport network as well as other relevant local sites benefitting from as yet unimplemented planning approval.</u> Particular attention must be paid to addressing the safety and congestion issues arising from the traffic associated with any development. Development will be expected to incorporate or contribute to traffic management/calming measures, on and off site, where improved safety and environmental enhancement are required as a result of the development. This is because the NPPF states that safe access by all people is essential and that minimising congestion is fundamental to sustainable economic growth. Furthermore, safety and congestion issues can have consequential effects on the environment and other local assets.</p>

SMM15	SM23	PSP16-5.60 and 5.68 supporting text	<p>SGC</p> <p>Various</p> <p>164/8 208/3 216/1 266/8 277/1</p>	Clarification, effectiveness and justification	YES	<p>Residential Standards (C3 Dwelling House)</p> <p>...</p> <p>3) In new residential development the minimum residential-car parking standards are as defined:</p> <p>...</p> <p>Where planning permission is required for a Housing in Multiple Occupation (HMO), the minimum number of 0.5 car parking spaces****per bedroom should be provided</p> <p>[Additional Footnote to 4):] **** <u>Rounded up to the nearest whole number of spaces.</u></p> <p>...</p> <p>5.60 This approach is supported by the adoption of minimum cycle parking standards, thereby ensuring that where car parking is not available, cycle parking provides an easy alternative to the car, thus further enhancing the potential for modal shift. As the cycle parking standards are minimum standards, employers can provide additional cycle parking in support of their travel plans or travel surveys. The infrastructure provided at each site will be determined at the planning application stage, by making reference to appropriate national guidance. <u>This could include showers and changing facilities within a development.</u> The Council will ensure that matters such as design layout, location and security are fully addressed.</p> <p>...</p> <p>5.68 South Gloucestershire Council has adopted local parking standards for residential and non-residential development comprising of maximum standards for commercial uses to maximise sustainable modes of traffic with minimum standards for residential uses to accommodate car ownership rates. The absence of adopted standards would result in reduced take up of sustainable modes of transport and parking congestion upon local residential streets that would result in increased traffic flows, associated congestion and related environmental factors. Parking provision that does not accord with the standards set out in Policy PSP16 and its <u>schedules appendices</u>, may be acceptable. In such cases, conclusive factual statements confirming why deviation from the standards is necessary, must be included in the Transport Assessment. Where such departures from standard are agreed with the Highway Authority, a Travel Plan or other measures may be required to mitigate any intensified transport impact.</p> <p>...</p> <p><u>5.68A Justification for minimum residential parking standards: The 2001 Census statistics showed that car ownership in South Gloucestershire is approximately 1.4 vehicles per dwelling. In 2011 the census statistics showed that this figure had risen to 1.5 vehicles per dwelling. In 2011, nationally 32.1% of households had 2 or more vehicles, whereas in South Gloucestershire some 44.7% of households had two or more. Conversely 25.6% of households had no car, but in South Gloucestershire this figure was 13.1%.</u></p> <p><u>5.68B Justification for maximum parking standard for non-C3 uses: In terms of car use and travel to work, the 2011 census demonstrates that South Gloucestershire has higher levels of employment than the national average (6.4% more) and considerably higher levels of car and van use to travel to work, 12% more than the national average. In addition there are air quality management areas in South Gloucestershire, where the air quality is affected due traffic related pollution.</u></p>
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SMM16	SM24	PSP17 – 6.11 Supporting Text	Marcus Plaw – Lambert Smith Hampton (164/1)	For effectiveness and clarification	YES	6.11 Where the significance of a heritage asset <u>(including those with potential archaeological interest)</u> is not known, or cannot be determined through consultation with the HER or through the results of a desk-based assessment, <u>where deemed necessary by the local planning authority</u> the applicant will be expected to undertake field evaluation to clarify information that contributes to the significance of that asset. Such information may include the character, extent, survival and date of the asset. Field evaluation can comprise trial trenching, geophysical survey and building recording. Field evaluation should be undertaken in advance of submission of an application, so that it can be considered in determining the application. The assessment should incorporate all activities that will be required in construction and not just the final design of a development. Therefore the assessment should take account of all ancillary and infrastructure works, construction and landscaping activities required to build and complete the development.
	SM25	PSP17	Paul Davis – Persimmon Homes (118/8)	To replace a negative obligation with a positive one, in line with NPPF guidance, and for effectiveness and clarification and to remove inconsistency within the policy.		<p>Assessment of development which does not <u>affects the conservation or enhancement of</u> a heritage asset</p> <p>The conservation of South Gloucestershire’s heritage assets is a priority for the Council and, as a consequence, where development would result in harm to the significance of a heritage asset or its setting, planning permission will only be granted when be refused, unless it can be clearly demonstrated that all of the following can be met:</p> <p>Understanding the Heritage Asset and the Impact of Development</p> <p>Development proposals involving or affecting heritage assets should demonstrate:</p> <ul style="list-style-type: none"> • the significance of the heritage asset(s) affected; • the impact of the proposal on the significance of the heritage asset(s) and their setting(s); and • how the development will protect, and/or enhance or better reveal the significance of the heritage asset(s) and their setting(s).

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SMM17	New suggested modification	PSP17	New suggested modification.	<p>Justified policy approach and effectiveness</p> <p>Please see Council's response to Inspectors Question 16.</p>	N/A	<p>it can be clearly demonstrated that all of the following can be met:</p> <ul style="list-style-type: none"> • the proposal results in public benefits that outweigh the harm to the heritage asset, considering the balance between the significance of the asset affected, the degree of harm and the public benefits achieved; • there is no other means of delivering similar public benefits through development of an alternative site; • there is no other alternative proposal, or a similar proposal, which achieves similar public benefits, but with less harm to the heritage asset; • the harm to the heritage asset is minimised and mitigated through the form and design of the development and the provision of heritage enhancements; and • the heritage asset will be properly recorded to professionally accepted standards. <p>Where the loss of the whole or part of a designated or non-designated heritage asset is acceptable...</p>

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SMM18	SM27	PSP19 – New policy paragraph	Justin Millward – Woodland Trust (37/2)	For consistency with NPPF, in relation to Irreplaceable Habitats as set out at paragraph 118, bullet point 5 of NPPF, and consistency with para 118, bullet point 1 of NPPF.	YES	<u>Development Proposals resulting in the loss or deterioration of irreplaceable habitats, including unimproved grassland(lowland hay meadows), ancient woodland, and ancient trees will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss</u>
	SM26	PSP19	SGC			irreplaceable habitats, such as unimproved grassland (lowland hay meadows), ancient semi-natural woodland (including plantation on the sites of ancient woodland) and veteran trees;
	SM28	PSP19 – 6.25 Supporting Text	Mr. Paul Davis - Persimmon Homes Severn Valley (118/9)			For justification and clarification of policy approach in relation to biodiversity gain and enhancements.

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SMM19	SM29	PSP20 – Provision 1(i)	Mr. Phil Bamford Gladman Developments Ltd & (235/9) SGC	For effectiveness and clarification of policy	YES	<p>1. Flood Risk and Surface Water Management</p> <p>All development proposal(s) should follow the sequential approach to flood risk, for all potential flood risk sources.</p> <p>All development proposal(s) will be expected to:</p> <p>(i) reduce surface water discharge from the site by, wherever practicable and feasible on; providing a minimum</p> <p>a) previously developed land, by reducing post development runoff rates for events up to and including the 1 in 100 year return, with an allowance for climate change, to that of a greenfield condition. A minimum requirement is for a 30% betterment of the existing situation condition; and, or</p> <p>b) greenfield sites, by restricting discharge to a watercourse or surface water sewer to the estimated mean Greenfield runoff rate (QBAR) by means of a controlled outflow. The drainage system should be designed so that flooding does not occur on any part of the development for the 3.33% (1 in 30 year) rainfall event other than in those areas/systems designated to store or convey water. Flooding within the development site should not occur in any part of a building or utility plant susceptible to water during a 1% (1 in 100 year), with an allowance for climate change; and</p>
	SM30	PSP20 Provision 1(ii), (iii) and (iv)	SGC			<p>(ii) incorporate Sustainable Drainage Systems (SuDS) to reduce surface water runoff and minimise the flood risk; and iii) be supported by an appropriate surface water drainage strategy based on SuDS principles; and</p> <p>(iii) ensure that surface water drainage proposals are designed to 1 address existing drainage runoff within the site, and drainage runoff following development of the site; and 2 not increase off-site flood risk; and</p> <p>(iv) wherever practicable achieve the top tier of the following Surface Water Discharge Hierarchy, providing justification where lower tiers are considered appropriate:</p> <ol style="list-style-type: none"> 1. infiltration 2. surface water body (watercourse/ditch) (non-infiltration) 3. surface water sewer (non-infiltration) 4. combined sewer (non-infiltration)

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SMM20	SM31	PSP20 – 6.42 Supporting Text	Mr. Phil Bamford Gladman Developments Ltd (235/9)	For effectiveness and clarification of policy.	YES	6.42 Development resulting in the replacement of permeable surfaces by impermeable ones can have adverse effects, such as increased risk of surface water flooding and pollution, silt deposition, alteration to hydrological regime, damage to watercourse habitats and river channel instability. <u>Discharge volumes on developed sites can be up to 10 times greater than when the site was undeveloped. To meet existing discharge volumes, the difference between existing and proposed volumes of water should not be discharged off site. This volume is referred to as the Long Term Storage Volume. On previously developed land where it is not demonstrated to be practicable or feasible to achieve 30% betterment from the existing surface water discharge situation, the council as a minimum will expect no net increase in the amount of the surface water discharged as a result of the development. Development proposals will be assessed to ensure that the individual or cumulative effect of water discharge does not increase the risk of flooding, or cause other adverse environmental effects, either locally or elsewhere from new development.</u>
	SM32	PSP20 – 6.46 Supporting Text	SGC			6.46 A Surface Water Drainage Strategy based on SuDS principles, will be appropriate when in line with the requirements and checklists for Surface Water Drainage Strategies contained in the West of England Sustainable Drainage Developers Guide (March 2015) Part 1, Local Flood Risk Management Strategy (LFRMS) and also in line with the latest CIRIA guidance. However, information within a surface water drainage strategy need be no more than required for the particular location and type of development.
SMM21	New suggested modification	PSP21 – Policy Txt	New suggested modification.	Consistency with NPPF para 109 and 120, effectiveness and clarification of policy approach. Please see councils response to Inspectors Question 9	N/A	Development proposals will be acceptable where they clearly demonstrate that development is sited and designed to <u>prevent unacceptable risks and avoid any unacceptable levels of pollution adversely impactsing, by way of: fumes, dust, noise, vibration, odour, light or other forms of air, land, water pollution, exposure to contaminated land or land instability,</u> directly or cumulatively, on: <ul style="list-style-type: none"> the environmental amenity; or and the health, safety and amenity of users of the site or the surrounding area. by way of fumes, dust, noise, vibration, odour, light or other forms of air, land, water pollution, creating exposure to contaminated land or land instability.

SMM22	SM33	PSP25	The Coal Authority (203/4)	Clarification and effectiveness of policy	YES	<p>Development proposals for hydrocarbon extraction will be acceptable provided that the impacts are fully assessed with regard to the following operations:</p> <p>Exploration and Appraisal Development proposals for the exploration and appraisal of hydrocarbons will be acceptable where all of the following apply:</p> <ol style="list-style-type: none"> 1) well sites and associated facilities are sited in the least sensitive location from which the target reservoir can be accessed; 2) wildlife habitats and ecosystems on the site and surrounding area are protected; 3) any adverse impacts are mitigated to an acceptable level, with safeguards to protect human health and environmental and amenity interests put in place as necessary, including for dust, noise, vibration, lighting, atmospheric pollution and groundwater contamination; 4) it is demonstrated that the integrity of the geological structure, including flow paths, is suitable; 5) where appropriate, an indication of the extent of the reservoir and the extent of the area of search within the reservoir is provided to the Council; 4) it is demonstrated that sufficient water is available for exploration and appraisal processes, and that there is sufficient capacity to store and treat water from dewatering operations and flow-back; 5) a traffic/vehicle movement plan has been completed to the satisfaction of the Council; 6) exploration and appraisal operations are for an agreed, temporary length of time; and 7) well sites and associated facilities are restored at the earliest practicable opportunity. <p>Production, Restoration and Aftercare Development proposals for the production of hydrocarbons will be acceptable where <u>all of the requirements above (1 to 7 inclusive) are met, and</u> all of the following apply:</p> <ol style="list-style-type: none"> 8) <u>it is demonstrated that the integrity of the geological structure, including flow paths, is suitable;</u> 9) <u>where appropriate, an indication of the extent of the reservoir and the extent of the area of search within the reservoir is provided to the Council;</u> 10) an appraisal programme has been completed to the satisfaction of the Council; 11) an acceptable framework for the production of the reservoir has been submitted to the satisfaction of the Council, including pipework for connecting well pads with each other and to the National Grid; 12) the facilities required for production are justified in terms of their number and extent; 13) extraction, processing, dispatch and transport facilities are sited, designed and operated to minimise environmental and amenity impacts; 14) a scheme which includes progressive landscaping, as well as detailed plans for the removal of all equipment and restoration of the site, to a standard approved by the Council and the means to achieve this; and 15) any adverse impacts, both individual and cumulative, can be mitigated to an acceptable level.
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SMM23	New suggested modification.	PSP27 – Policy Txt PSP27 – 7.28 Supporting text	New suggested modification.	Clarification and effectiveness. Please see councils response to Inspectors Question 19a For effectiveness and clarification. Please see councils response to Inspectors Question 19b	N/A	... In addition p Proposal(s) that have rail served distribution facilities i.e. those directly served by a rail connection or directly associated with a rail freight facility, will be acceptable. <u>where it is demonstrated that they:</u> I. <u>would not significantly conflict with neighbouring land uses; and</u> II. <u>the maximum density compatible with the site's location, its accessibility and its surroundings is achieved.</u> 7.28- DSuch d developments of an exceptional nature will also be required to demonstrate...
SMM24	SM34	PSP 27 B8 – 7.21 Supporting Text	SGC	Clarification and effectiveness	YES	7.21 In relation to transport impact, however, evidence suggests that a restrictive policy on the size of warehouses could lead has led to an increase in trip generation, as stores are more quickly depleted and to a misconception that all users of B8 facilities will generate high levels of HGV movements.
SMM25	SM35	PSP31 – Provision 1	Bristol Alliance Limited Partnership (82/1)	For effectiveness and justified approach consistent with CS14	YES	Development proposal(s) for town centre uses will primarily be directed to town and district centres, identified on the Policies Map.
SMM26	SM36	PSP31 – 7.65 Supporting Text paragraph	Bristol Alliance Limited Partnership (82/1)	For effectiveness and justified approach consistent with CS14	YES	1) 7.65 As set out in the Core Strategy Policy CS14, the retail parks at Cribbs Causeway/Mall, Longwell Green and Abbey Wood Retail Park will be treated as out of centre, with no separate notation on the Policies Map.
SMM27	SM37	PSP31 – New Supporting Text after 7.66	Savills (UK) Ltd - On Behalf of Ellandi LLP (Ellandi), On Behalf of Trustees of the Yate Shopping Centre (250/1)	For effective policy approach	YES	<u>7.6X The provisions of 8(a), retail impact assessments for A1 development are applicable not only to new development but also to changes of use, Section 73 Applications and variations to S106 agreements which may seek amendments to existing permissions which necessarily restrict the level and type of goods that can be sold.</u>

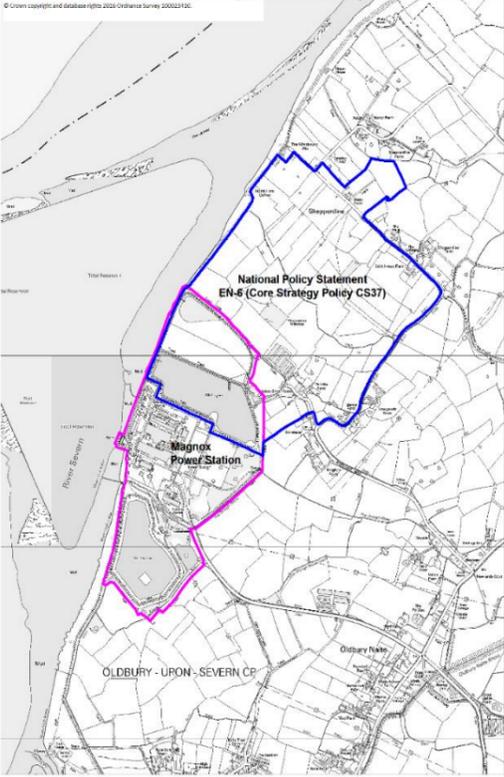
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SMM28	SM38	PSP31 – Provision 3 Table, Stoke Gifford	Ben Ponting - Jones Lang LaSalle Limited - Land at Fox Den Road, Stoke Gifford (202/1)	For effectiveness and clarification of policy requirements	YES	Within the boundary of new the District Centre, within the Primary Shopping Area and appropriate <u>designated edge of centre sites, as defined on Policies Map</u>
	SM39	PSP 31 – Provision 3 Table, Bradley Stoke	Mr. Simon Fitton - Alder King - On Behalf of Brookmaker Limited Partnership (206/1)			New <u>A1 retail development of non-retail land</u> within Primary Shopping Area <u>as defined on Policies Map</u>
	SM40	PSP 31 – Provision 3 Table, Kingswood	Mr. John Mumby - RPS CgMs - On Behalf of Steamrock Capital (247/2)			Redevelopment and additional <u>New A1 retail development floorspace</u> at Downend Road and Kingschase within the Primary Shopping Area, <u>as defined on the Policies Map</u>
	SM41	PSP 31 – Provision 3 Table, Yate	SGC			<u>Intensification within Primary Shopping Area as defined on Policies Map</u>
	SM42	PSP 31 – Provision 3 Table, Emersons Green	SGC			<u>Intensification within Primary Shopping Area as defined on Policies Map</u>
SMM29	SM43	PSP 31 – 7.60 and 7.66 Supporting Text	SGC	For effectiveness and clarification. In particular to clarify location and acceptability of retail development in edge of centre locations in Stoke Gifford district centre.	YES	<p>7.60 A commentary on growth for each town and district centre is given within the Town Centre Summaries at Appendix 3 of the Plan. Where relevant these highlight locally prepared visions, health checks and town centre strategies, which should be addressed in considering proposal(s). To facilitate development that achieves key objectives for the new centre at Stoke Gifford, <u>the edge of centre sites suitable for retail and main town centre development proposals, referred to under provision 3, are shown as allocations on the Policies Map. Development Vision is also being prepared, to assist and guide development proposal(s) for retail and main town centre uses in this area, key objectives for development proposals in Stoke Gifford are defined in the Town Centre Summary in Appendix 3.</u></p> <p>...7.66 The existing Abbey Wood Retail Park will remain out of centre, being 300 metres from the Primary Shopping Area within the new district centre of Stoke Gifford. The area of undeveloped land, to the east of Abbey Wood retail complex is within the town centre boundary of Stoke Gifford, with certain sections being considered and designated as an <u>edge of centre site</u> on the Policies Map suitable for A1 retail development <u>and main town centre uses</u>. The role of Abbey Wood Retail Park and its relationship with Stoke Gifford district centre will be addressed in the Joint Spatial Plan and review of the Core Strategy, scheduled for 2018.</p>

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SMM30	SM44	PSP31 – Policies Map – Primary Shopping Area Extent	Savills (UK) Ltd - On Behalf of Ellandi LLP (Ellandi), On Behalf of Crestbridge Trust Ltd as Trustees of the Yate Shopping Centre (250/1)	For justified and effective PSP31.	YES	Removal of B&Q, car park and area immediate South of B&Q, including Station Road from Primary Shopping Area. Please see Appendix III (Examination Library Ref: OS1c) - Suggested Modifications (November 2016) to Policies Map Changes (June 2016), Map Ref 24.
SMM31	SM45	PSP 31 – Policies Map– Designation of site.	SGC	For effectiveness and clarification In particular location and acceptability of retail development an within Primary Shopping Area(s) of Bradley Stoke, Stoke Gifford and Kingswood centres.	YES	Display area for A1 comparison floorspace within Primary Shopping Areas as an designation on the Policies Map Please see Appendix III(OS1c) - Suggested Modifications (November 2016) to Policies Map Changes (June 2016), Map Ref 14.
	SM46	PSP31 – Policies Map– Designation of site.	SGC			Designate two edge of centre sites for A1 retail and main town centre use development on the Policies Map. Please see Appendix III (Examination Library Ref: OS1c) - Suggested Modifications (November 2016) to Policies Map Changes (June 2016), Map Ref 25
	SM47	PSP31 – Policies Map– Designation of site.	Mr. John Mumby - RPS CgMs - On Behalf of Steamrock Capital (247/2)			Designate site for A1 retail led development at Kings Chase, in existing Primary Shopping Area on the Policies Map. Please see Appendix III (Examination Library Ref: OS1c) - Suggested Modifications (November 2016) to Policies Map Changes (June 2016), Map Ref 20
SMM32	SM48	PSP33 – Policies Map Yate –New Secondary Shopping Frontages	Professor/Cllr. Christine Willmore - Yate Town Council (254/22)	For justified and effective PSP33.	YES	Mod 1 – Station Road North Secondary Shopping Frontage defined on Policies Map Mod 2 - Station Road South Secondary Shopping Frontage defined on Policies Map Mod 3 – Secondary Shopping Frontage from new cinema and along frontage of units constructed as part of the Riverside scheme defined on Policies Map Please see Appendix III (Examination Library Ref: OS1c) - Suggested Modifications (November 2016) to Policies Map Changes (June 2016), Map Ref 24
	SM49	PSP 33 Policies Map Yate –New Secondary Shopping Frontages	Savills (UK) Ltd - On Behalf of Ellandi LLP (Ellandi), On Behalf of Crestbridge Corporate Trustees Ltd and Crestbridge Trust Ltd as Trustees of the Yate Shopping Centre (250/2)			Removal of Secondary Shopping Frontage from the Policies Map - From the current Job Centre building at the eastern end of the parade of units facing onto Kennedy Way. Please see Appendix III (Examination Library Ref: OS1c) - Suggested Modifications (November 2016) to Policies Map Changes (June 2016), Map Ref 24

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SMM33	SM50	PSP34 Public Houses – 7.85 Supporting text	Professor/Cll r. Christine Willmore - Yate Town Council (254/23)	For effectiveness, and justified policy approach IN particular which reflects need for vitality and vibrancy within Primary Shopping Areas.	YES	7.85 To determine that a pub is no longer viable, the following evidence will need to be provided: i. <u>In all locations outside of designated Primary Shopping Areas</u> , that the public house has been vacant for a continuous period of at least two years; and..
SMM34	SM52	PSP37 – 8.4 supporting text	Marcus Plaw – Lambert Smith Hampton (164/2)	For effectiveness and clarification In particular the process of allocating accessible housing.	YES	8.4 The 8% of affordable housing required to be M4(3) wheelchair adaptable and M4(3) wheelchair accessible dwellings (<u>only applicable to dwellings where the Local Authority is responsible for allocating or nominating a person to live in that dwelling</u>), (policy criterion iii), will be negotiable depending on the local circumstances of the site, in particular sustainable access to local services and facilities, particularly convenience food retail, employment opportunities, community and health facilities, and also topography at the site.
SMM35	SM53	PSP42 – 8.53 supporting text	Mr. Andy Cockett - Nathaniel Lichfield & Partners (278/4)	To clarify the objective and effectiveness of policy.	YES	8.53 Part <u>45</u> of the policy seeks the provision of self and custom-build plots on house builder lead schemes of over 100 units <u>where practicable, i.e. the requirement will not be sought where a site is comprised predominantly of high density, flatted development due to its context, characteristics and/or other objectives of the plan</u> . Like affordable housing, such plots may also be exempt from any prospective CIL charge. Developers should consider delivery models (see para 8.53 below) and site management issues carefully at the outset. In respect of 'shell homes' they will be expected to be offered at a point prior to 2nd fix. Developers may offer options and packages to completion but purchasers should not be tied into the use of such services as a condition of sale. Options that offer prospective purchasers involvement in customizing external appearance (where appropriate), internal arrangements and sustainability credentials are also encouraged. The affordable housing requirement (Core Strategy Policy CS18) should be calculated on 100% of the unit numbers, including the self-build element.
	SM54	PSP42 – new supporting text 8.53a	Paul Davis – Persimmon Homes (118/11)			8.53a <u>The Council recognises that there may be instances where plots made for sale under criteria 4 of the policy may not be taken up in a reasonable timeframe and the developer may therefore wish to develop out the plots themselves. Where a developer may seek this option an appropriate mechanism should be set out in the supporting 'delivery' statement (see para 8.56). This should include an independent valuation of the plots and appropriate marketing strategy. (Plots should be carefully selected to ensure they can be serviced early in the delivery programme and are attractive to prospective self-builders). It will also be expected that varied plot sizes and 'shell homes' will be offered ahead of developer standard product. Evidence demonstrating that it was not possible to deliver the self-build dwellings or shell homes will therefore be required with any subsequent full application or reserved matters for the plots in question.</u>

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SMM36	SM55	PSP43 – 8.67 supporting text	SGC	For effectiveness and clarification	YES	8.67 The Council recognises also that higher density development may be appropriate in certain locations and circumstances, such as where other planning policies are promoting regeneration around and along key transport corridors and nodes. In such circumstances it is expected that the standards will be relaxed, but that developers will be expected to demonstrate good design standards in terms of access to fresh air and daylight, for example through good practice and innovative solutions such as provision of balconies, high ceilings, large windows, open plan layouts, adopting Nationally Described Space Standards, light tubes, use of roof tops and well designed and managed communal space etc
SMM37	SM56	PSP44	SGC	To ensure compliance with NPPF criteria listed in para 74.	YES	<p>Protection</p> <p>1) Development proposal(s) on land and buildings in existing use, last used for, or proposed for use for sport and recreation, including open space and playing fields, will not be acceptable unless:</p> <ul style="list-style-type: none"> a. an assessment has been undertaken which clearly shows the land and/or the buildings are surplus to requirements; or b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, and the replacement provision is available for use before the existing provision and its use is lost; or c. the development is for alternative sport and recreation provision, the need for which clearly outweighs the loss; or d. the development proposal is of a limited scale and would substantially enhance sport and recreation provision at the site for community use; or e. in the case of school playing fields, the development is for education purposes or the Department for Education is satisfied that the land is no longer required for school use and its loss would not result in a shortfall in provision for the local community. <p>8.71 The policy allows for the partial limited development of a site in circumstances where this would provide for substantial enhancement of sport and recreation provision on site for community use (criteria d). Only a small proportion of the site will be permitted for redevelopment, usually up to 5% with anything above and up to a limit of no more than 10% requiring exceptional circumstances to be demonstrated, and usually much less. Substantial enhancements will relate to the improvement of existing sport and recreation provision and will generally entail all weather surfacing, drainage provision/improvements, floodlighting, changing facility provision/improvements and contributions to the long term maintenance of the facility.</p> <p>8.72 Criteria e of the policy acknowledges that, in accordance with paragraph 72 of the NPPF, Government attaches great weight to the need to create, expand or alter schools.</p>

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SMM38	New suggested modification	PSP45 – Policy Text	New suggested modification.	For justified policy approach. Please see councils response to Inspectors Question 21	N/A	Outside of settlement boundaries, as defined on the Policies Map and outside of the Green Belt, new buildings serving cemeteries/burial facilities crematoria will only be permitted where the conversion or re-use of existing buildings is not viable, and where they are essential to the primary purpose of the site and proportionate with the proposed use and existing building(s) on the site.
		PSP45 – Supporting Text 8.78 – 8.79				8.78 Core Strategy Policy CS23 Community Infrastructure and Cultural Activity seeks to ensure that in the first instance the role and viability of existing facilities are enhanced. Policy PSP45 will only allow new buildings for burial facilities, including crematoria, which are proposed outside of settlement boundaries and outside the Green Belt, where the re-use or conversion of an existing building is not viable. Any new building will have to be for the primary purpose of the site and proportionate to it and its surroundings. 8.79 In accordance with the NPPF, in the Green Belt, only new buildings providing appropriate facilities for cemeteries are acceptable in principle. There are other policies in the Plan which will apply to crematoria, such as environmental policies, which will seek to ensure proposal(s) respect landscape quality and prevent environmental pollution, for example. These are sensitive uses where privacy for those visiting is as important as for those living close by. This will need to be reflected in the design of proposal(s), particularly for boundary treatment

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SMM39	SM57	PSP46- 9.4 supporting text	Mr. Ben Lewis - GVA Grimley Limited - On Behalf of Magnox Limited and the Nuclear Decommissioning Authority (NDA) 263/1	For effectiveness and clarification Including; reference to Junction 14 was previously omitted in error	YES	<p>9.4 Policy CS36 is an overarching policy relating to all Major Infrastructure Projects, whether determined by the Secretary of State, the Council or any other agency. Policy CS37 applies to nuclear related development, including that associated with the proposed new power station at Oldbury, decommissioning of the existing and other proposals relating to nuclear waste. <u>The extent of the National Policy Statement EN-6 nominated nuclear new build site along with the existing Magnox Power Station site that is currently being decommissioned is shown at Map x.</u></p>  <p>Map X The extent of the National Policy Statement EN-6 (Core Strategy Policy CS37) nominated nuclear new build site along with the existing Magnox Power Station</p>
	SM58	PSP46 See Table. Row 2 Col 3 Bullet 4	Dawn Bramley - Falfield Parish Council (285/2)			<ul style="list-style-type: none"> Deletion of bullet point 4. Now addressed in bullet point 9 - Please see OS1a: Appendix I – Suggested Modifications PSP Plan (November 2016)
	SM59	PSP46	SGC			<p>For the purpose of presentation and clarity, the following changes have been made:</p> <ul style="list-style-type: none"> Reordering of bullet points across all themes in a logical order Correction of punctuation and grammar Correction of terminology Separation/combination of points Deletion of duplicated points <p>Please see OS1a: Appendix I – Suggested Modifications PSP Plan (November 2016)</p>

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SMM40	SM60	PSP 47 – Table & Para 11.10 and Policies Map	Cllr. Christine Willmore - Yate Town Council (254/27)	<p>For effectiveness and justified policy</p> <p>In particular consistency with allocation of Site 9 Stub Ridings</p>	YES	<p>Table addition: Site 9a: Yate Outdoor Sports Centre</p> <p>11.10 Site 9a: Yate Outdoor Sports Centre This site is reserved for formal and informal open space aimed at meeting the assessed needs of this area. Recent evidence has identified a demand for additional provision, whilst the anticipated expansion of the population through additional housing sites will also increase demand. The site has existing facilities in place and further capacity could be provided to meet demand as it arises with an additional access from YOSC to the new housing development to the north. The site area incorporates land within the secondary school to allow for any future reorganization of the provision.</p> <p>Please see Appendix III (Examination Library Ref: OS1c) - Suggested Modifications (November 2016) to Policies Map Changes (June 2016), Map Ref 27 (New Map)</p>
SMM41	SM61	Appendix 2 – Local Green Space Designations	Various –	<p>Justified and effective policy - To be in line with assessment criteria.</p> <p>See LGSD Schedule of suggested modifications to Appendix 2 (Examination Library Ref: OS1b)</p>	<p>NO</p> <p>See; Updated Schedule of Local Green Spaces (Examination Library Ref E12)</p> <p>NO</p> <p>See; Local Green Space Corrections (Examination Library Ref E5 and E12). Along with SMM42</p>	<p>February 2017 - Suggested Main Modifications to Appendix 2 (As shown in Examination Library Ref: OS1b):</p> <p>No changes to suggested modifications proposed in OS1b.</p> <p>However, please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), and this schedule SMM42 - for further proposed and removed LGSD which will require further main modifications to Appendix 2.</p> <p>February 2017 – Further Main Modification to Policies Map Changes – as set out in OS1c</p> <p>LGSD 420 – Please see Local Green Space Corrections (Examination Library Ref: E5), page 8 LGSD945 – Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table 1: page 16 LGSD1184 – Please see Local Green Space Corrections(Examination Library Ref: E5), page 7 LGSD1197 - Please see Local Green Space Corrections (Examination Library Ref: E5), page 6. LGSD406 – In response to suggested modification comment: (SMC/219), land covered by existing planning permission removed from LGSD.</p>

Suggested Main Modification Ref (SMM)	OS1 - Suggested Modification Reference	Part (policy / para/ bullet / sentence)	Origin of the change (who/ID or various)	Soundness Issue, (including response to SD6 "Reg 20 Responses", INS3 "Inspectors Questions and Issues" and issues raised at hearing sessions)	Does the Suggested Modification (as set in OS1) remain appropriate? YES, NO or N/A	Suggested Main Modification(s)
SMM42	New suggested modifications to Appendix II	Appendix 2 – Local Green Space Designations	New suggested modifications to Appendix II (as shown in OS1b) – further spaces proposed and removed from designation.	<p>Justified and effectiveness.</p> <p>Please see: Local Green Space Corrections (Examination Library Ref: E5),</p> <p>Updated Schedule of Local Green Spaces (Examination Library Ref: E12)</p>	N/A	<p>LGSD245 & LGSD246 – Combined. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table 1, page 13 & 14.</p> <p>LGSD 192 - Now Designated. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table 1, page 7.</p> <p>LGSD 197 - Now Designated. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table 1, page 7.</p> <p>LGSD 249 - Now Designated. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table 1, page 14</p> <p>LGSD 106 - Now Designated. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12) Table 1, page 8.</p> <p>LGSD750 - Now not proposed for designation. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table: 2, page 35.</p> <p>LGSD886 - Now not proposed for designation. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table 2, page 39.</p> <p>LGSD997 - Now not proposed for designation. Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12) Table 2, page 49.</p>
SMM43	New suggested modifications – Policies Map	Policies Map -Local Green Space Designations	New Suggested Modifications to Policies Map Changes June 2016 (Examination Library Ref: SD2)	<p>Effectiveness and clarification.</p> <p>Please see: Local Green Space Corrections (Examination Library Ref: E5),</p> <p>Updated Schedule of Local Green Spaces (Examination Library Ref: E12)</p>	N/A	<p>Main Modification of existing mapped designation, Please see Local Green Space Corrections (Examination Library Ref: E5)</p> <p>LGSD 1193, page 4</p> <p>LGSD 1194, page 5</p> <p>New mapping required for LGSD spaces now proposed for designation. Please, see Updated Schedule of Local Green Spaces (Examination Library Ref: E12)</p> <p>LGSD106, Table 1, page 8</p> <p>LGSD192, Table 1, page 7</p> <p>LGSD197, Table 1, page 7</p> <p>LGSD249, Table 1, page14</p> <p>Revised Map for;</p> <p>LGSD245 & LGSD246 – combined two into one map.</p> <p>Deleted maps of LGSD spaces now not proposed for designation;</p> <p>LGSD750</p> <p>LGSD886</p> <p>LGSD997</p>
SMM44	New suggested modifications – Policies Map	Policies Map -Local Green Space Designations	New Suggested Modifications to Policies Map Changes June 2016 (Examination Library Ref: SD2)	<p>Justified and effectiveness</p> <p>Following Examination Hearing Sessions</p>	N/A	<p>Arising from Examination Hearing Day 2(8/2/17) the following mapping modification to SD2 is suggested;</p> <p>LGSD1199, correction to include an area of the Park omitted.</p>
SMM45	SM62	14. Implementation and Monitoring	SGC	Effectiveness.	YES	Please see OS1a Appendix I Suggested Modifications PSP (November 2016), for suggested modifications to the monitoring strategy.

Table 2 – Suggested Main Modifications (As set out in OS1) Requiring Further Amendment

Suggested Main Modification Ref (SMM)	OS1 - Suggested Modification Reference	Part (policy / para/ bullet / sentence)	Origin of the change (who/ID or various)	Soundness Issue, (including response to SD6 “Reg 20 Responses” and INS3 “Inspectors Questions and Issues”)	Does the Suggested Modification (as set in OS1) remain appropriate? YES, NO or N/A	Suggested Main Modification(s) – In Response to the Inspectors Questions and Issues (INS3)
N/A	SM3	PSP2	Various <ul style="list-style-type: none"> • 279/2 • 280/1 • 164/3 • 235/2 	Consistency with NPPF	NO Potential replacement main modification Please see Council’s response to Inspectors Question 16, and adjacent column.	<p><u>Where development proposals would result in harm to the landscape, it must be clearly demonstrated that:</u></p> <ul style="list-style-type: none"> • <u>the proposal results in public benefits that outweigh the harm; and</u> • <u>any harm to the landscape is minimised and mitigated through the form of the development and where reasonable the provision of landscape enhancements.</u> <p><u>Landscape Design</u></p> <p>Amenity space, hard and soft landscape works and open space provision will...</p>
N/A	SM7	PSP3	McLoughlin Planning - On Behalf of Lower Almondsbury Green Ltd (275/3)	For consistency with NPPG and justified.	NO Potential replacement Modification. Please see Council’s response to Inspectors Question 17, and adjacent column.	<p>... will only be acceptable where the need for, and benefits of, the development in that location clearly outweigh the loss or damage.</p> <p>Where tree loss or damage is essential to allow for development, replacement trees of an appropriate size and species should be provided.</p> <p>Development proposals should, where appropriate, include:</p> <ul style="list-style-type: none"> • the protection of trees; and • <u>replacement trees, of an appropriate size and species, where tree loss or damage is essential to allow for development; and</u> • additional tree planting, in accordance with Core Strategy Policy CS1 and the Landscape Character Assessment SPD’s aim to increase tree cover, including, but not limited to, planting along arterial roads, in car parks and in the public realm; and • new planting schemes that retain and integrate healthy, mature trees and hedgerows, and include native species.

Suggested Man Modification Ref (SMM)	OS1 - Suggested Modification Reference	Part (policy / para/ bullet / sentence)	Origin of the change (who/ID or various)	Soundness Issue, (including response to SD6 “Reg 20 Responses” and INS3 “Inspectors Questions and Issues”)	Does the Suggested Modification (as set in OS1) remain appropriate? YES, NO or N/A	Suggested Modification(s) – In Response to the Inspectors Questions and Issues (INS3)
N/A	SM61	Appendix 2 – Local Green Space Designations	Various –	<p>Justified and effective policy - To be in line with assessment criteria.</p> <p>See LGSD Schedule of suggested modifications to Appendix 2 (Examination Library Ref: OS1b)</p>	<p>NO</p> <p>OS1 now updated please see: Updated Schedule of Local Green Spaces (Examination Library Ref E12)</p> <p>NO</p> <p>See: Local Green Space Corrections (Examination Library Ref E5 and E12). Along with SMM42</p>	<p>February 2017 - Suggested Main Modifications to Appendix 2 (As shown in Examination Library Ref: OS1b):</p> <p>No changes to suggested modifications proposed in OS1b.</p> <p>However, please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), and SMM42, SMM44 - for further proposed and removed LGSD which will require further main modifications to Appendix 2.</p> <p>February 2017 – Further Suggested Main Modification to Policies Map Changes – as set out in OS1c</p> <p>LGSD 420 – Please see Local Green Space Corrections (Examination Library Ref: E5), page 8</p> <p>LGSD945 – Please see Updated Schedule of Local Green Spaces (Examination Library Ref: E12), Table 1: page 16</p> <p>LGSD1184 – Please see Local Green Space Corrections(Examination Library Ref: E5), page 7</p> <p>LGSD1197 - Please see Local Green Space Corrections (Examination Library Ref: E5), page 6.</p> <p>LGSD406 – In response to suggested modification comment: (SMC/219), land covered by existing planning permission removed from LGSD.</p>

Table 3 – Suggested Additional Modifications (As set out in OS1)

Suggested Man Modification Ref (SMM)	OS1 - Suggested Modification Reference	Part (policy / para/ bullet / sentence)	Origin of the change (who/ID or various)	Soundness Issue, (including response to SD6 “Reg 20 Responses” and INS3 “Inspectors Questions and Issues”)	Does the Suggested Modification (as set in OS1) remain appropriate? YES, NO or N/A	Suggested Additional Modification(s)
N/A	SM51	PSP36	SGC	N/A	No – Not a main Modification	1) there is no possibility of erecting antennae on an existing buildings or other structure; and