

### **Council's Additional Modifications (September 2017)**

The following table sets out the additional modifications to the Proposed Submission Policies, Sites and Places Plan June 2016 (the submission Plan) as amended by the Main Modifications 21<sup>st</sup> September 2017.

These Additional (minor) Modifications, do not materially affect the policies. Accordingly, they are minor in nature and fall into the following broad categories:

- Factual updates where circumstances have changed
- Corrections/consequential updates to ensure consistency the main modifications and correct formatting
- Grammatical and typographical corrections
- Clarification

Deleted text is shown using strikethrough and additional text is underlined. Reinstated omitted text is highlighted as blue text. Text in *italics* describes the modification.

Additional (Minor) Modification Ref (AM)	Part (policy / para/ bullet / sentence)	Additional (Minor) Modification(s)
AM1	All	<p><i>Corrections:</i></p> <p>Page numbering, paragraph numbering and site/area references to be numbered consecutively and grammatical/spelling/formatting issues corrected.</p>
AM2	INTRODUCTION	<p><i>Factual updates:</i></p> <p><b>Part 1 - Development Management Policies:</b></p> <p>1.4 These policies now replace those in the South Gloucestershire Local Plan (<a href="#">2006</a>) and the Minerals and Waste Local Plan (<a href="#">2002</a>), as well as introduce new policies. The suite of development management policies have been drawn up to accord with the National Planning Policy Framework (NPPF) and latest National Planning Practice Guidance (NPPG).</p> <p>1.5 These policies sit alongside the Core Strategy (adopted 2013) and Joint Waste Core Strategy (adopted 2011), forming the Local Plan for South Gloucestershire. All of these documents will be used by the Council when assessing planning applications. The final policy in Part 1 relates to the potential New Nuclear Build near to Oldbury-on-Severn.</p> <p><b>Part 2 – Sites and Places:</b></p> <p>1.6 This section of the Plan contains details of town centres and site allocations, including those site allocations and designations rolled forward from the South Gloucestershire Local Plan. Part 2 also includes <a href="#">a-links</a> to the Local Green Spaces <a href="#">and Heritage at Risk</a> appendices*. <del>This part of the plan also sets out the buildings at risk register.</del></p> <p><b>Local Plan Policies Map</b></p> <p>1.7 The Local Plan Policies Map shows designations and allocations arising from Part 1 or Part 2 of the PSP Plan, for example, local green spaces, town centre boundaries and retail frontages. Designations and constraints defined by other processes, including Sites of Special Scientific Interest and Conservation Areas are to be presented on an online constraints map.</p>

		<p><b>Using this Plan</b></p> <p>1.8 The Development Management Policies within the PSP Plan need to be considered together to determine whether or not a proposal would be considered acceptable. A development proposal which meets the requirements of one policy, will not necessarily gain planning permission if it fails to have regard to, or is in conflict with, other policy requirements in this plan, or any other relevant policy within the Core Strategy and/or the Joint Waste Core Strategy.</p> <p>1.9 Careful consideration should be given to all planning issues relating to a development proposal, to ensure all relevant development management policies and site allocation policies have been addressed.</p> <p>1.10 Failure to meet the requirements of all policies relevant to a development proposal are likely to result in a planning application being refused.</p> <p><b>Consultation Undertaken</b></p> <p>1.11 Work on the PSP Plan commenced in May 2013. Since this time, there has been an on-going programme of community and stakeholder consultation and engagement, including a Call for Sites in January 2014 inviting the identification of sites to be considered for development in the Plan.</p> <p>1.12 In June 2014, the Council commenced a specific, informal public consultation on the contents of the draft Plan. This informal stage of consultation was in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which specifies the consultation a local planning authority must undertake on a Local Plan before it can proceed to publish a proposed submission version of the Plan.</p> <p>1.13 That period of informal public consultation invited representations from the public, partners, developers, Parish and Town Councils and other key interested parties on the emerging draft Plan, which included the development management policies and parish led proposals. A</p>
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		<p>further Call for Sites also took place. Informal consultation on that document was completed at the end of August 2014.</p> <p>1.14 Additional targeted engagement also took place between June 2014 and February 2015 on defined elements of the Plan, with specific parishes and local members, including those local planning authorities and statutory or prescribed bodies in line with the Council's obligations under the Duty to Co-operate.</p> <p>1.15 The feedback received as a result of these consultations and engagement processes informed the preparation of the Proposed Submission version of the Plan (dated March 2015) which underwent formal consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 between May and July 2015.</p> <p>1.16 <del>However, due</del> Due to the circumstances relating to the Five Year Housing Land Supply, the proposed submission version of the plan (dated March 2015) was not submitted for Examination as scheduled. The Plan's submission was paused whilst consultation on additional housing allocations was undertaken.</p> <p>1.17 A further consultation (in line with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) relating to the need for additional allocations took place between November 2015 – January 2016. At the same time additional consultation <del>on</del> <a href="#">the Internal Space Standards</a> policy <del>PSP38 (Internal Space Standards)</del> was undertaken.</p> <p>1.18 A strategic development plan document for the West of England, the Joint Spatial Plan, is being progressed to determine the overall housing number for the West of England and South Gloucestershire over the period 2016-2036. Therefore, housing allocations and a review of settlement boundaries are to be progressed in a new Local Plan, which is due for adoption in 2018<del>9</del>. The new Local Plan for South Gloucestershire will be directly informed by the housing requirements and policies set out in the Joint Spatial Plan. Once the new Local Plan is adopted it will replace this PSP Plan and the adopted 2013 Core Strategy.</p> <p>1.19 This PSP Plan does not now include additional housing allocations. However, housing and mixed use residential sites allocated in the 2006 South Gloucestershire Plan, which have not yet been built out are retained and included within Part 2 of this plan.</p>
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		<p>1.20 The representations received <u>in November 15-January 2016</u> to the March 2015 version of the Plan (under Regulation 19) in respect of elements of the plan not related to the allocation of additional housing sites and to the consultation on Policy PSP37 (Internal Spaces Standards) <u>concluded in January 2016</u>, were considered and policies have been updated. The updated policies <u>are-were</u> presented in <u>thise</u> 2016 Proposed Submission version of the Plan.</p> <p><b><u>Purpose of this 2016 Submission Draft Consultation</u></b></p> <p>1.21 <del>This was</del> <u>That is</u> the final stage for making representations before the PSP Plan <u>is-was</u> submitted for independent examination by a government appointed Planning Inspector. Once all representations had<u>ve</u> been received, the Council <u>will</u> <u>submitted</u> its proposed submission version of the Plan, a summary of the main issues raised as part of the consultation and <u>any</u> <u>the</u> proposed changes it consider<u>eds</u> appropriate, for examination by the Secretary of State <u>on 14<sup>th</sup> November 2016</u>, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>1.22 <del>A statement of engagement has also been prepared alongside this document, which explains in detail who has been consulted during the preparation of the PSP Plan, how this consultation was carried out and how all comments were taken into account in preparing the Plan. Alongside the Plan the corresponding changes to the Policies Map, a report of engagement and main issues, Sustainability Appraisal, Habitat Regulations Assessment and copies of representations made in respect of the proposed submission PSP Plan (referred to as 'the submission documents'), as well as the supporting evidence base, were also submitted for Examination. The plan was subject to Examination including formal hearings in February 2017. Main Modifications were subject to consultation from 12 June to 24 July 2017.</del></p> <p><b>Accompanying Documents</b></p> <p>1.23 A Sustainability Appraisal report which includes an Equalities Impact Assessment accompanied<u>ds</u> <u>theis</u> <u>submitted plan</u> <u>document and is published separately.</u></p>
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<p style="text-align: center;"><b>AM3</b></p>	<p style="text-align: center;"><b>PSP6</b></p>	<p><i>Clarification:</i></p> <p><b>Para 3.51a</b> 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><b>Para 3.51b:</b> To calculate total residual energy consumption, developers should:</p> <ol style="list-style-type: none"> <li>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))</li> <li>2. <del>reduce this projected annual energy demand further by calculating</del> <u>Subtract</u> the additional impact of any further energy reduction and energy efficiency measures incorporated in their design (to meet part 1 of the <u>policy's energy hierarchy</u>). This will give a figure for total residual energy consumption.</li> </ol> <p><u>Projected energy use should be calculated using the latest Building Regulations Standard Assessment Procedure for Energy Rating of Dwellings (SAP) methodology (currently SAP 2012, which includes guidance in Section 16 on estimating energy use for cooking and appliances).</u> 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>
<p style="text-align: center;"><b>AM4</b></p>	<p style="text-align: center;"><b>PSP31</b></p>	<p><i>Formatting correction, omitted submission text:</i></p> <p><b>Development proposal(s) for main town centre uses will be directed to town and district centres, identified on the Policies Map.</b></p> <p><i>Correction:</i></p> <p><b><u>Edge and Out-of Centre Development Proposal(s)</u></b></p>

		<p>5) Where there are no suitable sites to meet the needs for main town centre uses in centres, edge of centre locations may be acceptable provided that the proposal(s) would support the role of the centre, and would be of a scale proportionate to the centre, and be well connected by pedestrian and cycle links to the Primary Shopping Area.</p> <p><b><u>Out of Centre Development Proposal(s)</u></b></p> <p>6) Out of centre proposal(s) for main town centre uses will only be acceptable where: ...</p>
<b>AM5</b>	<b>PSP36</b>	<p><i>Typographical correction:</i></p> <p>3) there is no possibility of erecting antennae on an existing buildings or other structure; and</p>
<b>AM6</b>	<b>PSP39</b>	<p><i>Clarification:</i></p> <p>8.28 <a href="#">This policy should be read in conjunction with other policies in the Core Strategy and this plan, in particular, PSP8: Residential amenity and PSP16: Parking Standards. The Council is keen to ensure that adequate internal space is provided within HMOs.</a> Further guidance in relation to the criteria set out...</p>
<b>AM7</b>	<b>PSP43</b>	<p><i>Clarification:</i></p> <p>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 <a href="#">innovative</a> solutions such as provision of balconies, <a href="#">high ceilings</a>, large windows, open plan layouts, adopting Nationally Described Space Standards, light tubes, use of roof tops and well designed and managed communal space etc</p>
<b>AM8</b>	<b>PSP46</b>	<p><i>Clarification:</i></p> <p>* For the purposes of this Policy, in recognition of the scale of this project: <a href="#">...</a></p>

		<ul style="list-style-type: none"> <li>The Council considers ‘neighbouring or relevant local authorities’ applies to the following, as they are considered to be within commuting distance of the proposed development site: Bristol, Bath &amp; North East Somerset, North Somerset, Wiltshire, Somerset, Sedgemoor, Mendip, Stroud, Gloucestershire, Cotswold, Forest of Dean, Monmouthshire, Gloucester City, Taunton Deane and West Somerset, <u>and</u></li> <li><u>Collaborative working with relevant LEP’s and/or Combined Authorities may also be appropriate.</u></li> </ul>
		<p><i>Factual update:</i></p> <p>Experience on other NNB sites <u>is</u> that temporary worker accommodation may lag behind construction needs. Horizon’s <u>pre-application</u> consultation <u>stage 3 for on</u> Wylfa NNB indicates <u>up to</u> a temporary workforce of up to <del>10,720</del> <u>9,000</u> temporary construction workers at peak of construction.</p>
<b>AM9</b>	<b>Appendix 2 Local Green Space Designations</b>	<p><i>Correction to name of space:</i></p> <p>LGSD245 has been combined with LGSD246 and renamed to become: LGSD245 – <u>Woodland and Allotments at</u> Westerleigh Road <u>Allotments</u></p>
<b>AM10</b>	<b>Appendix 3 Town Centre Summaries</b>	<p><i>Factual/consequential updates:</i></p> <p><b>10. Yate Town Council</b></p> <p>4<sup>th</sup> Paragraph:  ...Within the town centre a primary shopping area is defined which includes the existing shopping centre and <del>the</del> nearby <del>large format stores (B&amp;Q and Morrison’s)</del> off Station Road...</p> <p>5<sup>th</sup> Paragraph:  ...The <u>approved</u> cinema and retail scheme east of Link Road is <u>permitted and nearly complete</u>. <del>This newest retail element is</del> shown as part of the Primary Shopping Are...</p>



<p><b>AM11</b></p>	<p><b>Appendix 3 Town Centre Summaries</b></p>	<p><i>Factual updates:</i></p> <p><b>12. Stoke Gifford</b></p> <p>3<sup>rd</sup> Paragraph:          At present Stoke Gifford has two main retail areas. The out-of-centre former B+Q Store, <del>and</del> Sainsbury's store at Fox Den Road, and the out of centre retail park at Abbeywood which has a larger <del>number of and wider</del> range of units and recently improved sense of place. These <del>two</del> main predominantly retail areas are separated by the Filton Ring Road. <del>A Development Vision is being prepared for Stoke Gifford, which will assist the design and delivery of proposals in the centre.</del> Key objectives for the development of the centre <del>set out in this appendix</del>, will <del>be used to</del> inform the design and delivery of <del>the development vision and are also considered relevant to</del> emerging proposals within Stoke Gifford <del>district centre</del>. The Key objectives for establish a successful vibrant centre at Stoke Gifford are;</p>
<p><b>AM12</b></p>	<p><b>Policies Map: Local Green Space Designations</b></p>	<p><i>Consequential updates:</i></p> <p><b>Changes to the boundaries of Local Green Spaces proposed for designation in the June 2016 submitted version of the PSP Plan in Parish order:</b></p> <p><b>Alveston</b>          LGSD592 – Church Road Old Village Green</p> <p><b>Aust</b>          LGSD014 – Littleton-upon-Severn Village Pond          LGSD015 – Aust Pound</p> <p><b>Bitton</b>          LGSD605 – North Street and Redfield Hill Allotments</p> <p><b>Dodington</b>          LGSD076 – Lilliput Park and Play Area          LGSD077 – Land between Mallard Close and Elswick Park          LGSD672 – Wapley Common Nature Reserve and Community Orchard for the future          LGSD073 – QEII Playing Fields</p> <p><b>Emersons Green</b>          LGSD183 – Land at Vinney Green Secure Unit          LGSD186 – Land at Emersons Green Lane</p> <p><b>Filton</b>          LGSD092 – Elm Park</p>

		<p><b>Hanham</b>  LGSD775 – Aspects Leisure</p> <p><b>Hanham Abbots</b>  LGSD130 – Land off Abbots View between Stonehill View and the Cricket Ground</p> <p><b>Iron Acton</b>  LGSD804 – Parish Meadows</p> <p><b>Pucklechurch</b>  LGSD245/246 (combined to become LGSD245) - <a href="#">Woodland and Allotments at Westerleigh Road Allotments</a></p> <p><b>Siston</b>  LGSD1184 – Siston Common West  LGSD1185 – Siston Common East  LGSD914 – Glebe Quarry</p> <p><b>Unparished</b>  LGSD406 – Blackhorse Court Burial Ground  LGSD410 – Kingswood Cemetery  LGSD413 – Grimsbury Road Playing Fields</p> <p><b>Westerleigh</b>  LGSD1119 – Ram Hill Colliery</p> <p><b>Winterbourne</b>  LGSD1155 – Huckford Quarry  LGSD1158 – Monks Pool</p> <p><b>Yate</b>  LGSD1197 – Lye Field and Frome Valley Walk  LGSD1193 - Tyler’s Field  LGSD1194 - Land at Goose Green  LGSD1199 - Kingsgate Park</p> <p>Please see the Changes to the Policies Map, September 2017 document to view the final boundaries. A comprehensive list of all Local Green Space Designations can be found in the Main Modifications document.</p>
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