North Somerset Council

**Local Development Framework**

# Core Strategy Submission

## Schedule of changes to Publication Version

North Somerset Council

**July 2011**

**North Somerset Core Strategy**
**Schedule of proposed changes to Publication Version**

| Change number | Section | Document Changes | Reason |
|---|---|---|---|
| PC 1 | Introduction | Amend paragraph 1.4:<br><br>'.....North Somerset ~~Council's~~ Partnership's Sustainable Community Strategy 2008-2026.' | To address response 4209121/CSPV/1, to more accurately reflect the provenance of the Sustainable Community Strategy<br><br>David Glynn |
| PC 2 | Priority objectives | Priority objective 7 to be amended to read "green spaces and areas will be protected and enhanced." | To address response 2862209/CSPV/3, in line with PPG2 and PPS17<br>Natural England |
| PC 3 | CS1 | Amend point 2 to delete 'all' from the start of the sentence:<br><br>'2) ~~All~~ developments are encouraged…' | To address response 3361153/CSPV/3<br>Persimmon Homes Severn Valley |
| PC 4 | CS1 | Second sentence of point 4 to be amended to:<br><br>'Opportunities for walking, cycling and use of public transport should be maximised.....' | To address response 3329249/CSPV/3<br>Friends of Suburban Bristol Railways |
| PC 5 | CS1 | Change wording of second sentence in point 6 to the following:<br><br>'This should be achieved through on and off-site measures to conserve and enhance species and habitats.....' | To address response 1045217/CSPV/3 in line with PPS9.<br>Avon Wildlife Trust |
| PC 6 | CS1 | Delete 'and' from the end of 9) and replace at the end of 10), and add new bullet point 11:<br><br>'11) developments should demonstrate water efficiency measures to reduce demand on water resources, including through the use of efficient appliances and exploration of the | To address response 4002849/CSPV/1 and ensure consistency with PPS12, PPG2 and PPS4.<br>Bristol Water plc - Turley Associates |

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| | | potential for rainwater recycling.' | |
| PC 7 | CS8 | Amend the first paragraph of Policy CS8 to read:<br><br>'Provision will be made for North Somerset to contribute approximately 40% of the West of England's crushed rock aggregate sub regional apportionment for 2005-2020 rolled forward to 2026 on a pro rata basis, with a deduction to take account of extraction since the start of that period, consistent with national policy, subject to the principles of sustainable development, provided that local testing of that calculated apportionment ~~share~~, through preparation of the Local Development Framework, shows that it is deliverable and environmentally acceptable. Based on the sub regional apportionment for the West of England that was submitted by the South West Regional Aggregates Working Party (SWRAWP) to the Department of Communities and Local Government in September 2010, the Council have calculated that apportionment for North Somerset to be approximately 36.9 million tonnes.' | To address responses<br><br>4579873/CSPV/1<br>Tarmac Limited<br><br>4594625/CSPV/1<br>Mineral Products Association |
| PC 8 | 3.113 | Amend paragraph 3.113:<br>'Minerals ~~Planning~~ Policy Statement 1'. | 4579873/CSPV/1<br>Tarmac Limited<br><br>4594625/CSPV/1<br>Mineral Products Association |
| PC 9 | 3.114 | Amend second sentence of paragraph 3.114:<br>'The aggregate is mainly used for building and repairing roads, but also in producing asphalt, concrete and concrete products.' | 4579873/CSPV/1<br>Tarmac Limited<br><br>4594625/CSPV/1<br>Mineral Products Association |

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| PC 10 | 3.120 | Amend paragraph 3.120:<br>'Minerals ~~Planning~~ Policy Statement 1'. | 4579873/CSPV/1<br>Tarmac Limited<br><br>4594625/CSPV/1<br>Mineral Products Association |
| PC 11 | 3.121 | Amend the first sentence to paragraph 3.121:<br><br>'Technical work on possible sub regional apportionment on the basis of Mineral Planning Authorities, led initially by…' | 4579873/CSPV/1<br>Tarmac Limited<br><br>4594625/CSPV/1<br>Mineral Products Association |
| PC 12 | 3.124 | Insert a new sentence at the end of paragraph 3.124:<br><br>'The Council has calculated that, assuming that the SWRAWP technical advice goes forward, and that the apportionment for West of England is rolled forward to 2026 on a pro rata basis , and allowance is made for extraction between 2005-2008 inclusive, the apportionment for North Somerset for 2009-2026 inclusive, based on a 40% share, would be about 36.9 million tonnes.' | 4579873/CSPV/1<br>Tarmac Limited<br><br>4594625/CSPV/1<br>Mineral Products Association |
| PC 13 | 3.130 | Delete the first sentence of paragraph 3.130 and replace with:<br><br>"The Coal Authority has mapped 'North Somerset Surface Mining Coal Resource Areas' which they believe comprise coal resources that may be capable of being mined from the surface". | Factual correction to address response 928833/CSPV/2<br><br>Coal Authority |
| PC 14 | CS9 | Amend policy CS9 bullet point 5:<br>' the protection ~~of Wildlife Sites~~ and enhancement of biodiversity'. | To address response 3998081/CSPV/13<br>Persimmon Special Projects Western |
| PC 15 | 3.136 | Amend final sentence of paragraph 3.136:<br>'Networks of green spaces and corridors such as disused railway lines provide....' | To address response 3329249/CSPV/5<br><br>Friends of Suburban Bristol Railways |

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| PC 16 | CS10 | Add an additional item to the end of the list of major schemes in Policy CS10:<br><br>'18) Weston Southern Rail Chord.' | To address response 3329249/CSPV/6<br><br>Friends of Suburban Bristol Railways |
| PC 17 | 3.148 | Add additional paragraph after 3.148<br><br>'Funding for major transport schemes is no longer prioritised by the regional assemblies which were abolished on 31 March 2010. Transport schemes previously identified within what used to be called the Regional Funding Allocation are now in a competitive bidding process co-ordinated centrally by the DfT. The process is competitive because nationally approximately £900m worth of schemes are bidding for approximately £650m of available funding following reductions during the Comprehensive Spending Review.' | Factual update to address response 4616513/CSPV/3<br>South West Transport Network |
| PC 18 | 3.171 | In paragraph 3.171 delete:<br><br>'...~~demonstrated through a thorough Design and Access Statement~~.' | To address response 3998081/CSPV/15<br><br>Persimmon Special Projects Western |
| PC 19 | CS16 | Amend first paragraph of policy CS16:<br><br>'Affordable housing comprises social rented, affordable rented and intermediate housing and provided to eligible households whose needs are not met by the market.' | To reflect the change in government guidance in relation to affordable rent and to address response 1058273/CSPV/18<br><br>Ashton Park Limited |
| PC 20 | CS16 | Amend second paragraph of policy CS16:<br><br>'.....To reflect identified needs this will be provided as 82% social rented housing and 18% intermediate housing. This proportion will be reviewed in relation to affordable rent and clarified in the revised Affordable Housing SPD.' | To reflect the change in government guidance in relation to affordable rent and to address response 1058273/CSPV/18<br><br>Ashton Park Limited |

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| PC 21 | 3.214 | Amend paragraph 3.214:<br><br>'The national definition of affordable housing as set out in PPS3 Annex B:<br><br>Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.' | To reflect the change in government guidance in relation to affordable rent and to address response 1058273/CSPV/18<br><br>Ashton Park Limited |
| PC 22 | 3.215 | Amend paragraph 3.215 second sentence<br><br>'Policies should specify targets for and proportions of affordable housing, and an appropriate division of affordable housing between social rented, affordable rented and intermediate tenures to help and secure an appropriate supply of affordable housing in the wider context of maintaining an overall five year housing land supply.' | To reflect the change in government guidance in relation to affordable rent and to address response 1058273/CSPV/18<br><br>Ashton Park Limited |
| PC 23 | 3.218 | Amend paragraph 3.218:<br><br>Add new sentence to end of paragraph:<br><br>'..... current market conditions. The proposed tenure split between social rented and intermediate housing is based on the evidence contained in the Strategic Housing Market Assessment. This will be reviewed and amended to take account of affordable rented housing through the revised Affordable Housing SPD.' | To reflect the change in government guidance in relation to affordable rent and to address response 1058273/CSPV/18<br><br>Ashton Park Limited |
| PC 24 | CS17 | Amend final paragraph in policy CS17:<br><br>''Rural exceptions schemes will ~~only~~ be acceptable adjacent to ~~settlement boundaries of Service Villages and Infill Villages~~ the main body of the settlement, but not in the green belt.'" | To address response 1017889/CSPV/2<br>Kingston Seymour Parish Council<br><br>Publication Version policy was unduly restrictive. Revised wording reflects PPS3. |

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| PC 25 | CS 17 | Amend penultimate sentence of paragraph 3.226:<br><br>"Rural exceptions schemes will ~~only~~ be acceptable adjacent to ~~settlement boundaries of Service Villages and Infill Villages~~ the main body of the settlement," | Publication Version policy was unduly restrictive. Revised wording reflects PPS3. |
| PC 26 | CS20 | Amend fifth paragraph to 'Outside of the Weston Villages and allocated sites ~~If~~ if on-site provision is not suitable, financial contributions will be sought towards ~~the Employment Investment Fund through the Development Contributions Supplementary Planning Document~~. economic development through the use of planning obligations. These contributions will be agreed through Section 106 and the community infrastructure levy and will……" | To address response 1058273/CSPV/2<br>Ashton Park Limited<br>And factual update. |
| PC 27 | CS20 | Amend para 3.261 delete from second sentence<br>"….~~an Employment Investment Fund whereby funds contributed will go towards~~……" | Factual update. |
| PC 28 | CS21 | Add Banwell to the list of local centres b) outside Weston-super-Mare in policy CS21. | To address response 3984769/CSPV/4<br>Banwell Parish Council |
| PC 29 | CS22 | Amend first sentence of policy CS22:<br><br>'New, improved and replacement visitor and tourist facilities and accommodation will be supported across the district provided they:' | For clarifications and to address response 3583521/CSPV/5<br><br>Martyn Leisure |
| PC 30 | CS23 | In policy CS23 add additional sentence at end of paragraph 3.290:<br><br>'The Government has indicated its intention to replace the 2003 White Paper, placing additional weight on climate change and the impact of aviation on local communities, while still enabling aviation to grow.' | To address response 1010593/CSPV/1<br>Parish Councils Airport Association (Burn)<br><br>To address response 4602881/CSPV/2<br>Milward |

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| PC 31 | CS23 | In policy CS23 combine paragraphs 3.291 and 3.292 as one paragraph and relocate second sentence of 3.291 as a new 3.292. In paragraph 3.292 start a new sentence from 'pending adoption' onwards:<br><br>'3.291. Development requiring consent up to 2011 is provided for by Policy T/12 of the North Somerset Replacement Local Plan and was the subject of a recent planning application. ~~As well as taking account of the wide range of environmental issues including climate change, the Core Strategy emphasises the importance of assessing the local impacts, particularly in relation to surrounding communities and surface access issues.3.292~~ Additional development requiring consent beyond 2011 is expected to form the subject of an Area Action Plan or other Development Plan Document, such as a subject based plan for aviation, refining detailed criteria inappropriate at Core Strategy scale. This is not supported by Bristol Airport but it remains the council's preference because it will enable community expectations to guide the planning process from an early stage. Pending adoption of an AAP, the intention is that the approach as set out in the Replacement Local Plan Policy T/12 should continue in place.<br><br>3.292. As well as taking account of the wide range of environmental issues including climate change, the Core Strategy emphasises the importance of assessing the local impacts, particularly in relation to surrounding communities and surface access issues.' | To address 1051265/CSPV/2 Bristol Airport<br><br>To address response 705793/CSPV/12<br><br>Campaign to Protect Rural England |
| PC 32 | CS23 | In policy CS23 amend paragraph 3.294:<br><br>'Development of the Airport is led by its owners, whose responsibility it is to ensure that the environmental impacts of growth are ~~satisfactorily~~ addressed to the satisfaction of the council or other relevant decision-maker.' | To address response 705793/CSPV/12<br><br>Campaign to Protect Rural England |

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| PC 33 | CS24 | In policy CS24 amend the first sentence of paragraph 3.299:<br><br>'Development of the Port is led by its owners, whose responsibility it is to ensure that the environmental impacts of growth are ~~satisfactorily~~ addressed to the satisfaction of the council or other relevant decision-maker.' | To address response 705793/CSPV/18<br><br>Campaign to Protect Rural England |
| PC 34 | CS25<br>3.305 | Amend paragraph 3.305 as follows:<br><br>'Weston College plays an important role in Weston-super-Mare in terms of the provision of further and higher education.' | Factual updates. |
| PC 35 | 3.308 (bullet point 3) | 3.308 (bullet point 3):<br>'To progress amalgamations, collaborations and federations……' | Factual updates. |
| PC 36 | 3.308 (bullet point 4) | 3.308 (bullet point 4):<br>'To progress capital projects ~~Building Schools for the Future (BSF) and the Primary Capital Programme (PCP)~~ where funding permits. | Factual updates. |
| PC 37 | 3.308 (bullet point 5) | 3.308 (bullet point 5):<br>'~~To expand Primary and Secondary School place provision in Portishead and Weston-super-Mare to meet residential needs.~~ To monitor the provision of school places across the district to ensure that the supply and avilability of school places reflects the needs of its local communities; especially in areas of residential growth.' | Factual updates. |
| PC 38 | CS28 | In policy CS28 add to the end of the third bullet point:<br><br>'....unless required for the delivery of strategic infrastructure.' | To address response 4208577/CSPV/12<br>Mead Realisations and Manor Farm Consortium |

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| PC 39 | CS29 | In policy CS29 under the sub-heading 'Gateway Area' amend the third and fourth sentences:<br><br>'Retail uses will ~~not be appropriate~~ be restricted to bulky goods and any proposals ~~should~~ must not harm the viability or vitality of Weston's town centre or seafront.' | To partly address response 4570305/CSPV/1<br><br>B&Q<br>However unrestricted retail would prejudice the regeneration of sites within the town centre. |
| PC 40 | CS30 | Delete bullet point 12 " ~~A standard charge will apply……and the Development Contributions SPD~~"<br><br>and replace with:<br><br>"Development proposals within the Weston Villages area will be expected to contribute to identified strategic infrastructure requirements in order to deliver a comprehensive and sustainable development." | Change in response to the Council's changing approach to infrastructure contributions. |
| PC 41 | CS30 | In paragraph 4.73, second sentence delete "~~and the Development Contributions SPD~~" | Change in response to the Council's changing approach to infrastructure contributions. |
| PC 42 | CS31 | Amend Policy CS31 last sentence:<br><br>'Proposals at Nailsea for new mixed use schemes adjacent to the settlement boundary to meet identified local needs..... and changes to the settlement boundary have been addressed in the Site Allocations ~~SA~~DPD.' | To partly address responses 706241/CSPV/2<br>Nailsea Town Council<br><br>3998081/CSPV/25<br>Persimmon Special Projects Western |
| PC 43a | CS32 | Amend the second sentence of policy CS32:<br><br>"Proposals for small scale development ~~within settlement boundaries~~ which respects the character of the village….." | Unnecessary detail, subsequent paragraphs explain when development would be allowed outside settlement boundaries. |

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| PC 43b | CS32 | "~~New development will not be permitted outside settlement boundaries~~.' | Unnecessary detail, subsequent paragraphs explain when development would be allowed outside settlement boundaries. |
| PC44 | CS32 | In policy CS32 add an additional penultimate paragraph :<br><br>'Where the need for community facilities cannot be met within settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve.' | Publication Version policy was unduly restrictive. Revised wording reflects North Somerset Replacement Local Plan Policy CF/3, although more detail will be needed in Development Management DPD. |
| PC 45 | CS33 | In policy CS33 amend fifth paragraph:<br><br>'Affordable housing will ~~only~~ be permitted ~~either~~ within settlement boundaries, or in the form of rural exception sites, ~~and then only~~ adjacent to ~~existing~~ settlements ~~boundaries~~.' | Consequential change as a result of proposed change to CS17 |
| PC 46 | CS33 | Replace final paragraph from "Shops…..to in scale" with:<br><br>'Where the need for community facilities cannot be met within settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve." | Publication Version policy was unduly restrictive. Revised wording reflects North Somerset Replacement Local Plan Policy CF/3, although more detail will be needed in Development Management DPD. |
| PC 47 | CS33 | In policy CS33 amend the final sentence of the sixth paragraph:<br><br>'New employment development will not be permitted in the Green Belt except in accordance with paragraph 3.8 of PPG2.' | To be consistent with PPG2 and to address response<br>4002849/CSPV/5<br>Bristol Water plc - Turley Associates<br><br>4601985/CSPV/1<br>P J Planning |

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| PC 48 | CS34 | Amend policy CS34:<br><br>**CS34: Infrastructure delivery and ~~development contributions~~ funding**<br><br>**Infrastructure delivery**<br><br>Infrastructure delivery will take place in a coordinated manner guided by an Infrastructure Delivery Plan to support the Core Strategy and specific delivery schedules for key areas. These will include mechanisms for the funding and delivery of ~~the various infrastructure elements particularly with regard to the Weston Villages and Weston town centre regeneration~~ physical, social, community, environmental and any other infrastructure required to support development and regeneration. The Infrastructure Delivery Plan and delivery schedules will be reviewed and if necessary revised as and when required. | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach.<br><br>4002849/CSPV/6<br><br>Bristol Water plc - Turley Associates |
| PC49 | CS34 | In policy CS34<br><br>**Development Contributions**<br><br>*Delete paragraph: ~~"Financial contributions will be sought… remainder of North Somerset".~~*<br>• <br><br>Amend subsequent para as follows:<br><br>"Development proposals will be expected to provide or contribute towards the cost of ~~providing necessary physical, social and environmental~~ infrastructure. ~~Contributions may also be required to meet the management and maintenance of services and facilities. In all cases delivery will be expected to minimise the cost to the public purse in the context of the current and future public funding situation.~~ Subject to statutory | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach. |

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| | | processes and regulations, contributions may be collected towards:<br><br>• Initial costs, e.g. design and development work and 'pump-priming' of projects or programmes.<br>• Capital costs.<br>• Ongoing revenue such as the management and maintenance of services and facilities.<br>• Any other infrastructure related costs permitted by law and identified as a local need. " | |
| PC50 | CS34 | *Delete last two paragraphs: ~~'The appropriate range and level of contributions…accompanying a planning approval.'~~*<br><br>Replace with<br><br>"Contributions will be collected through Section 106 agreements and/or through a Community Infrastructure Levy once a Charging Schedule is in place.<br><br>Until a Charging Schedule is in place, and before 2014, contributions from S106 Agreements may be pooled to meet the costs of strategic infrastructure, where this meets the legal tests set out in the Community Infrastructure Regulations.<br><br>Once the Charging Schedule is in place, S106 Agreements will continue to be used for site specific costs and affordable housing." | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach. |

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| PC 51 | CS34 | Delete first sentence of paragraph 5.4<br>"~~The Core Strategy will be supported ……to fund new infrastructure, services and facilities.~~"<br><br>and replace with:<br><br>"The Core Strategy identifies the broad pattern of new development across North Somerset to 2026 and the infrastructure requirements needed to support this development. The Community Infrastructure Levy is the government's preferred mechanism to secure funding to support strategic infrastructure and North Somerset Council will be seeking to co-ordinate the delivery of necessary infrastructure through both development contributions in the form of S106 agreements and, once adopted, the Community Infrastructure Levy." | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach. |
| PC 52 | CS34 | Delete paragraph 5.5.<br><br>"~~5.5 The Development Contributions DPD……infrastructure needs and appropriate development~~" | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach. |
| PC 53 | CS34 | *Delete paragraphs 5.6 – 5.9*<br>*"~~5.6 It is proposed that……..this may be the alternative approach adopted~~"*<br><br>*and replace with:*<br><br>"5.5 The Council will be preparing a CIL Charging Schedule as part of the formal process of CIL adoption. Once approved, this will provide a clear framework for the collection of strategic infrastructure contributions. Much work has already been undertaken through the preparation of the Development Contributions SPD, and while the SPD will not now be progressed, the evidence prepared will inform the CIL process. | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach. |

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| | | 5.6 As the purpose of CIL is not to mitigate for the site specific impacts of a development proposal, the Council will also, where appropriate, seek development contributions in accordance with the statutory tests of necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind." | |
| PC 54 | CS34 | *Amend paragraph 5.10:*<br><br>'The effectiveness of the policy in relation to securing development contributions through both S106 and CIL will be monitored and reviewed in five year tranches. ~~Monitoring procedures will be built into the Development Contributions SPD including circumstances in which review will take place.'~~ | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach. |
| PC 55 | CS34 | Renumber para 5.10 as para 5.9<br><br>and delete paragraph 5.11.<br><br>"~~5.11The fundamental approach to seeking….. Community Infrastructure Levy amendments~~." | Policy and supporting text updated to respond to changing national context in respect to CIL regulations and North Somerset's strategic approach. |
| PC 56 | Key diagram | Remove notation identifying Kingston Seymour as inset village. | Added in error - Kingston Seymour is not an inset village |