

North Somerset Council
Local Development Framework

Core Strategy

**Schedule of Proposed Additional Modifications
To Submission Document**

This is a schedule of **Additional Modifications** proposed to be made to the submitted North Somerset Core Strategy. These are not a matter for the Core Strategy examination and will be made by North Somerset Council at adoption. These are given the prefix 'AM'.

A separate schedule of **Main Modifications** proposed in accordance with Section 112 of the Localism Act 2011 has been prepared and is available for inspection on the Council's website in the 'Schedule of Proposed Main Modifications to the Submission Document January 2012'. This comprises modifications arising post-submission which are considered necessary to ensure the soundness of the document and are given the prefix 'MM'. This does not include the **Proposed Changes** which were advertised in July 2011 at submission stage and given the prefix 'PC' (Examination document reference SD/06). These have already been addressed through the examination. Where further amendments are proposed to these Proposed Changes then this is referred to in the schedule.

The proposed changes are listed in the order they appear in the Core Strategy Publication Version (January 2011). Text in **bold type** indicates new text which it is proposed to include. Text which has been ~~struck through~~ indicates text which is proposed to be deleted. Prior to adoption, paragraph numbers in the Core Strategy will be revised as necessary to reflect changes made.

Additional modifications	Section	Document Changes	Reason
AM01	Introduction Paragraph 1.2	<p>Amend Introduction paragraph 1.2:</p> <p>The Core Strategy is not a detailed document. It includes a key diagram and can allocate strategic sites, but will not provide detailed guidance on new development sites; these will be undertaken through separate documents prepared as part of the Local Development Framework (such as the Sites and Policies Development Management Development Plan Document and Site Allocations Development Plan Document).</p>	To reflect the intention to prepare a single Sites and Policies DPD.

Additional modifications	Section	Document Changes	Reason
AM02	Introduction Figure 1	Amend Figure 1 (Core Strategy within the Development Plan and Local Development Framework structure) to replace separate notations for the Site Allocations and Development Management DPDs with a single Sites and Policies DPD.	To reflect the intention to prepare a single Sites and Policies DPD.
AM03	Introduction Paragraph 1.5	<p>Amend the Introduction paragraph 1.5 (strategic guidance):</p> <p>Legislation requires that the Core Strategy must be consistent with national and regional policy. The government has announced that it intends to revoke regional guidance. The revocation of RPG10 and the draft Regional Spatial Strategy will mean that and also the saved policies of the Joint Replacement Structure Plan (2002) will provide the strategic policy context. In accordance with national advice North Somerset Council has established a locally identified housing requirement up to 2026. The housing target for North Somerset is based on independent advice commissioned by the council and produced in October 2010.</p>	Updates in the light of the Localism Act.
AM04	Introduction Figure 2	Amend Figure 2 (Core Strategy programme) to 'receipt of Inspector's binding report', and the dates of adoption and publication of final document to ' March April 2012'.	To take account of Localism Act and adjustments to timetable.
AM05	Introduction Paragraph 1.12	<p>Amend the Introduction at paragraph 1.12:</p> <p>As part of the Local Development Framework, the council is required to prepare as Annual Monitoring Report (AMR) submitted to the Secretary of State each December.</p>	There is no longer a requirement to submit the AMR to the Secretary of State.

Additional modifications	Section	Document Changes	Reason
AM06	CS1	<p>Amend Policy CS1 (point 2):</p> <p>all-developments are encouraged to incorporate site wide renewable energy solutions to provide a proportion of the energy required by the development to be delivered in a phased and co-ordinated way with the proposed development.</p>	<p>To provide consistency with Policy CS2. Also address response 3361153/CSPV/3 (Persimmon Homes Severn Valley) by including previous suggested change PC03 which deleted the word 'all'.</p>
AM07	CS1 Paragraph 3.6	<p>Amend supporting text to Policy CS1 at paragraph 3.6 (final sentence):</p> <p>Policy CS1 sets out a broad context and key strategic directions to which other policies relate and gives expression to wider council initiatives and strategies including the Fuel Poverty Strategy, Sustainable Community Strategy and Corporate Plan.</p>	<p>Factual correction.</p>
AM08	CS2	<p>Delete last paragraph of Policy CS2:</p> <p>Site-wide renewable energy solutions are expected at the Weston Villages to serve the new development and ensure it contributes to a low carbon development, recognising that a significant proportion of the development will extend beyond 2016 when all new homes are intended to meet zero carbon standards.</p>	<p>Unnecessary duplication of policy elsewhere in the plan.</p>
AM09	CS2 Paragraph 3.36	<p>Amend supporting text to Policy CS2 at paragraph 3.36:</p> <p>Further detail on implementing this policy will be set out in the Development Management Development Plan Document Sites and Policies Development Plan Document.</p>	<p>Factual update. Document is now referred to as Sites and Policies Development Plan Document.</p>

Additional modifications	Section	Document Changes	Reason
AM10	CS4 Paragraph 3.67	<p>Amend supporting text to Policy CS4 at paragraph 3.67:</p> <p>The policy sets out the requirement to protect and enhance biodiversity in broad terms, although more detailed guidance will be provided within the Development Management Development Plan Document Sites and Policies Development Plan Document.</p>	Factual update. Document is now referred to as Sites and Policies Development Plan Document.
AM11	CS5 Paragraph 3.87	<p>Amend supporting text to Policy CS5 at paragraph 3.87:</p> <p>Policy CS5 sets out a broad policy framework for protection and enhancement of the landscape and historic environment, which will be reinforced by detailed development management policies in the Development Management Development Plan Document Sites and Policies Development Plan Document.</p>	Factual update. Document is now referred to as Sites and Policies Development Plan Document.
AM12	CS5 Paragraph 3.89	<p>Amend supporting text to Policy CS5 at paragraph 3.89:</p> <p>This will require formulation and implementation of detailed development management policies, to be included in the Development Management Development Plan Document Sites and Policies Development Plan Document.</p>	Factual update. Document is now referred to as Sites and Policies Development Plan Document.
AM13	CS7	<p>Amend Policy CS7 (first and final paragraphs):</p> <p>That includes reduction, re-use, recycling and composting of waste, and recovery of materials and energy from waste, in line with the emerging Joint Waste Core Strategy for the West of England.</p> <p>Proposals for waste-related development and the location of waste management facilities will be subject to policies in the Joint Waste Core Strategy and detailed development management policies to be established in the Development Management DPD Sites and Policies</p>	Factual update. Joint Waste Core Strategy has now been adopted and Development Management DPD is now referred to as Sites and Policies Development Plan Document.

Additional modifications	Section	Document Changes	Reason
		Development Plan Document.	
AM14	CS7 Paragraph 3.102	Amend supporting text to Policy CS7 at paragraph 3.102: Once adopted, the JWCS will sit alongside the emerging Core Strategies of the West of England authorities, removing the need to produce separate Waste Site Allocation DPDs.	Factual update. Joint Waste Core Strategy has now been adopted.
AM15	CS7 Paragraph 3.104	Amend supporting text to Policy CS7 at paragraph 3.104: The emerging JWCS includes criteria-based policies on non-residual waste treatment facilities such as those for the recycling and composting of waste.	Factual update. Joint Waste Core Strategy has now been adopted.
AM16	CS7 Paragraph 3.107	Amend supporting text to Policy CS7 at paragraph 3.107: In North Somerset the emerging JWCS identifies two areas at Weston as being potentially suitable for the location of residual waste treatment facilities:	Factual update. Joint Waste Core Strategy has now been adopted.
AM17	CS7 Paragraph 3.109	Amend supporting text to Policy CS7 at paragraph 3.109: The JWCS also includes development management policies to be used in conjunction with those in the UA unitary authorities' other development plan documents , in assessing proposals for waste management facilities.	For clarity.
AM18	CS7 Paragraph 3.110	Amend supporting text to Policy CS7 at paragraph 3.110: The location of other non-residual waste treatment facilities will largely be determined by assessing proposals against criteria-based policies and development management policies in the JWCS and Development Management DPD Sites and Policies Development Plan Document.	Development Management DPD is now referred to as Sites and Policies Development Plan Document.

Additional modifications	Section	Document Changes	Reason
AM19	CS8	<p>Amend Policy CS8:</p> <p>Detailed development management policies on minerals development will be established through the Development Management Development Plan Document Sites and Policies Development Plan Document.</p>	Development Management DPD is now referred to as Sites and Policies Development Plan Document.
AM20	CS8 Paragraph 3.124	<p>Amend supporting text to Policy CS8 at paragraph 3.124:</p> <p>That would largely be undertaken in preparing the Site Allocations DPD Sites and Policies Development Plan Document.</p>	Site Allocations DPD is now referred to as Sites and Policies Development Plan Document.
AM21	CS8 Para 3.126	<p>Amend supporting text to Policy CS8 at paragraph 3.126:</p> <p>Detailed considerations, such as identification of any areas where minerals resources should be safeguarded through designating Mineral Safeguarding Areas (MSAs) will appropriately be addressed in preparing the Site Allocations DPD Sites and Policies Development Plan Document.</p>	Site Allocations DPD is now referred to as Sites and Policies Development Plan Document.
AM22	CS8 Para 3.129	<p>Amend supporting text to Policy CS8 at paragraph 3.129:</p> <p>Any need for further detailed policies concerning facilities producing secondary and recycled aggregates will appropriately be addressed in preparing the Development Management DPD Sites and Policies Development Plan Document.</p>	Development Management DPD is now referred to as Sites and Policies Development Plan Document.

Additional modifications	Section	Document Changes	Reason
AM23	CS8 Para 3.132	<p>Amend supporting text to Policy CS8 at paragraph 3.132:</p> <p>These issues will appropriately be addressed in preparing the Development Management DPD Sites and Policies Development Plan Document.</p>	Development Management DPD is now referred to as Sites and Policies Development Plan Document.
AM24	CS8 Para 3.133	<p>Amend supporting text to Policy CS8 at paragraph 3.133:</p> <p>Testing of the sub regional apportionment share for North Somerset will largely be through preparation of the Site Allocations DPD Sites and Policies Development Plan Document. Deliverability of the policy will partly depend on production of crushed rock in North Somerset being carried out sustainably in accordance with development management policies. Policies on mineral working are to be included in the Development Management DPD. The Site Allocations DPD will and the consideration of whether and in what locations identification of Minerals Safeguarding Areas may be appropriate will be undertaken through the Sites and Policies DPD.</p>	Development Management and Site Allocations DPDs now referred to as Sites and Policies Development Plan Document.
AM25	CS9 Para 3.142	<p>Amend supporting text to Policy CS9 at paragraph 3.142:</p> <p>This will require formulation and implementation of detailed development management policies, to be included in the Development Management DPD Sites and Policies Development Plan Document. The Council will investigate alternative mechanisms for the provision and long term maintenance of green infrastructure, particularly those which minimise the burden on the public purse. Where provision is to be publicly provided or maintained, this must be adequately resourced. The Development Contributions SPD will provide more detailed guidance.</p>	Development Management DPD is now referred to as Sites and Policies Development Plan Document. There is no longer an intention to prepare a Development Contributions SPD.

Additional modifications	Section	Document Changes	Reason
AM26	CS10	<p>Amend Policy CS10:</p> <p>The following major schemes were programmed in the Regional Funding Advice in 2009 are part of the West of England major transport schemes programme set out in the Joint Local Transport Plan published in March 2011:</p>	Updated text.
AM27	CS10	<p>Amend Policy CS10 by the addition of an additional item to the end of the list of major schemes:</p> <p>18) Weston Southern Rail Chord (a link between the main line and the loop line, south of Bournville).</p>	To address responses 3329249/CSPV/6 and 1020801/pccs/1 (Friends of Suburban Bristol Railways) - supersedes proposed changes PC16 and PC16/01. This scheme had been omitted in error and a brief explanation of the nature of the scheme has been added.
AM28	CS10 Paragraph 3.147	<p>Amend supporting text to Policy CS10 at paragraph 3.147:</p> <p>The promotion and justification for major schemes are set out in the draft Joint Local Transport Plan 3 which covers the period 2011 to 2026. The final version of the Joint Local Transport Plan 3 will come came into effect from 1 April 2011.</p>	Updated text.
AM29	CS10 New paragraph to follow 3.148	<p>Amend supporting text to Policy CS10 by the addition of the following new paragraph after 3.148:</p> <p>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 bidding</p>	Factual update to address responses 4616513/CSPV/3 (South West Transport Network), 1020801/pccs/2 and 1019201/pccs/10 – combines PC17 and PC17/01.

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		process co-ordinated centrally by the DfT.	
AM30	CS11	Amend Policy CS11: Detailed parking policy guidance for all forms of development will be provided as part of the Development Management Development Plan Document Sites and Policies Development Plan Document.	Development Management DPD is now referred to as Sites and Policies Development Plan Document.
AM31	CS11 Paragraph 1.158	Amend supporting text to Policy CS11 at paragraph 1.158: This is an area where further guidance will be required within the Development Management DPD Sites and Policies Development Plan Document.	Development Management DPD is now referred to as Sites and Policies Development Plan Document.
AM32	CS11 Paragraph 1.159	Amend supporting text to Policy CS11 at paragraph 1.159: Data has been collected in respect of the impact of parking on new estates at Portishead and Weston, and the recommendations from this and other evidence will be used to reassess the approach to parking within the Development Management DPD Sites and Policies Development Plan Document.	Development Management DPD is now referred to as Sites and Policies Development Plan Document.
AM33	CS12 Paragraph 3.169	Amend supporting text to Policy CS12 at paragraph 3.169: Whilst the council are is not formally requesting that proposals meet certain standards, the criteria within the standard will form part of a Development Management management policy (set out in the Sites and Policies Development	To add clarity

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		Plan Document) on implementing this Core Strategy policy, and potentially in the form of design guidance, and as such proposals will be assessed against these.	
AM34	CS14	Amend Policy CS14: In the rural areas new residential development will be strictly controlled although within at service villages there will be opportunities for small-scale development either within settlement boundaries or through site allocations.	To provide consistency with Policy CS31.
AM35	CS14	Amend Policy CS14: Settlement boundaries for Weston-super-Mare, Clevedon, Nailsea, Portishead, the service villages and infilling villages will remain as defined in the Replacement Local Plan pending any alterations as part of any future Site Allocations Development Plan Document Sites and Policies Development Plan Document.	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document.
AM36	CS14 Paragraph 3.192	Amend supporting text to Policy CS14 at paragraph 3.192: Within these settlements small scale development may be appropriate where it supports the creation of stronger local communities either within the settlement boundary or where a clear local need is identified as part of a formal site allocation with revision to the settlement boundary through the Site Allocations DPD Sites and Policies Development Plan Document.	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document.

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AM37	CS14 Paragraph 3.197	Amend supporting text to Policy CS14 at paragraph 3.197: There are existing site allocations in the Replacement Local Plan and these will be supplemented by additional sites in the Site Allocations Development Plan Document Sites and Policies Development Plan Document as appropriate.	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document
AM38	CS14 Paragraph 3.198	Amend supporting text to Policy CS14 at paragraph 3.198: Amendments to settlement boundaries will be undertaken through the Site Allocations DPD Sites and Policies Development Plan Document.	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document
AM39	CS15 Paragraph 3.211	Amend supporting text to Policy CS15 at paragraph 3.211: The Development Management Development Plan Document Sites and Policies Development Plan Document will identify more detailed area based approaches where a predominance of one particular type or tenure is causing social issues.	Development Management DPD is now referred to as Sites and Policies Development Plan Document.
AM40	CS18 Paragraph 3.233	Amend supporting text to Policy CS18 at paragraph 3.233: The criteria set out in the policy will be used to guide the more detailed criteria-based approach in the Development Management DPD and the identification of sites through the Site Allocations DPD Sites and Policies Development Plan Document.	Development Management DPD and Sites Allocations DPD are being combined into one Sites and Policies Development Plan Document.
AM41	CS19 Paragraph 3.242	Amend supporting text to Policy CS19 at paragraph 3.242: Strategic gaps will be identified in preparing the Site Allocations DPD. A and a P policy to guide assessment of development proposals affecting strategic gaps will be set out in the Development Management Development	Development Management DPD and Sites Allocations DPD are being combined into one Sites and Policies Development Plan Document.

Additional modifications	Section	Document Changes	Reason
		Plan Document Sites and Policies Development Plan Document.	
AM42	CS20 Paragraph 3.254	Amend supporting text of Policy CS20 at paragraph 3.254: The policy aspiration at Weston-super-Mare is to secure significant employment growth and to deliver additional employment than has been forecast up to 2026.	Minor correction to text - missing word added.
AM43	CS20 Paragraph 3.259	Amend supporting text of Policy CS20 at paragraph 3.254: Further sites may be allocated in addition to the quantum above as a result of further analysis as part of the Site Allocations Development Plan Document Sites and Policies Development Plan Document.	Site Allocations DPD is now referred to as Sites and Policies Development Plan Document.
AM44	CS21	Amend Policy CS21: The Site Allocations Development Plan Document Sites and Policies Development Plan Document will define exact boundaries to the retail centres, and where appropriate shopping frontages to be protected.	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document
AM45	CS21 Paragraph 3.268	Amend supporting text to Policy CS21 at paragraph 3.268: The North Somerset Retail and Leisure Study 2010 1 assessed the need and demand for additional retail and leisure facilities throughout North Somerset up to 2026.	Update to refer to the revised Retail Study 2011

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AM46	CS21 Paragraph 3.272	Amend Policy CS21 at paragraph 3.272: Key potential retail sites will be allocated through the Site Allocations Development Plan Document Sites and Policies Development Plan . The focus in the short to medium term will be to provide additional retail floorspace in a redeveloped Dolphin Square and the redevelopment of the existing Tesco site, with the NCP Car Park and possibly Victoria Square proving providing extra retail opportunities towards the end of the plan period.	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document. Correct spelling error.
AM47	CS21 Paragraph 3.275	Amend Policy CS21 at paragraph 3.275: The Site Allocations DPD Sites and Policies Development Plan Document and the Weston Villages Supplementary Planning Document will identify site-specific opportunities. Policy CS21 in combination with PPS4 gives sufficient guidance to determine planning applications. More detailed policies will be incorporated into the emerging Development Management Development Plan Document Sites and Policies Development Plan Document .	Development Management DPD and Sites Allocations DPD are being combined into one Sites and Policies Development Plan Document.
AM48	CS24	Amend Policy CS24: Land at Court House Farm, Easton-in-Gordano/Portbury will continue to be safeguarded for port uses, subject to demonstrable need for those uses that cannot be accommodated elsewhere within the Port estate and to detailed requirements to be set out in a Site Allocations DPD Sites and Development Plan Document .	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document

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AM49	CS26 Paragraph 3.323	<p>Amend supporting text to Policy CS26 at paragraph 3.323:</p> <p>The Core Strategy approach is to resist any further proliferation of residential drug and alcohol rehabilitation services in North Somerset on the basis that there is more than enough of these services to meet the needs of the existing population.</p>	To clarify that a distinction needs to be made between residential and non-residential rehabilitation services.
AM50	CS26 Paragraph 3.324	<p>Amend supporting text to Policy CS26 at paragraph 3.324:</p> <p>The Development Management Development Plan Document Sites and Policies Development Plan Document will set out the detailed policy approach to assessing new proposals for health facilities, and in particular, older person's accommodation, care homes and rehabilitation facilities. Where appropriate, sites will also be identified through the Site Allocations Development Plan Document Sites and Policies Development Plan Document.</p>	Development Management DPD and Sites Allocations DPD are being combined into one Sites and Policies Development Plan Document.
AM51	CS28 Paragraph 4.17	<p>Amend supporting text to Policy CS28 at paragraph 4.17:</p> <p>Further planning policy guidance including a master plan framework and delivery plan for Weston Villages, and the a Development Management and Site Allocations DPDs and a Development Contributions SPD Sites and Policies Development Plan Document will provide detailed guidance to deliver this strategy.</p>	Development Management DPD and Sites Allocations DPD are being combined into one Sites and Policies Development Plan Document. The Council is no longer proceeding with the Development Contributions SPD.

Additional modifications	Section	Document Changes	Reason
AM52	CS28 Paragraph 4.18	<p>Amend supporting text to Policy CS28 at paragraph 4.18:</p> <p>The council will work in conjunction with the landowners, developers, the South West Regional Development Agency, the Homes and Communities Agency, the main service providers, the local community and other key stakeholders to deliver this strategy.</p>	Factual update. SWRDA are no longer involved at Weston-super-Mare.
AM53	CS29 Paragraph 4.22	<p>Amend supporting text to Policy CS29 at paragraph 4.22:</p> <p>The town centre policy, which will be expanded upon through the Development Management DPD Sites and Policies Development Plan Document, identifies Dolphin Square as the priority site within the town centre for retail development to meet the projected retail need.</p>	Development Management DPD is now referred to as Sites and Policies Development Plan Document.
AM54	CS29 Paragraph 4.33	<p>Amend supporting text to Policy CS29 at paragraph 4.33:</p> <p>The outcomes will be delivered within the boundary for the town centre identified in the Key Diagram (Inset 1) and through the Development Management and Site Allocations DPDs Sites and Policies Development Plan Document. This boundary includes the seafront and extends out along the A370 incorporating a numbers of sites on the approach to the town centre. Priority sites are identified in the Core Strategy and others will be forthcoming through the Site Allocations DPD Sites and Policies Development Plan Document.</p>	Development Management DPD and Sites Allocations DPD are being combined into one Sites and Policies Development Plan Document.

Additional modifications	Section	Document Changes	Reason
AM55	CS30	<p>Amend Policy CS30 (fifth bullet point):</p> <p>The Weston Villages area has been identified as being suitable for such waste treatment facilities in the emerging West of England Joint Waste Core Strategy.</p>	Factual update. Joint Waste Core Strategy has now been adopted.
AM74	CS30	<p>Amend Policy CS30:</p> <p>The delivery of the strategic flood solution plus onsite flood mitigation measures, such as sustainable drainage systems, must be delivered as part of any development proposal in addition to long term maintenance details. This is required in order to facilitate the development of the Weston Villages. Any development within the Weston Villages will be required to contribute towards these flood mitigation measures. through the standard charges set out in the Development Contributions SPD.</p>	The council is no longer proceeding with the Development Contributions SPD.
AM56	CS30 Paragraph 4.40	<p>Amend supporting text to Policy CS30 by deleting paragraph 4.40:</p> <p>Landownership</p> <p>4.40 Within the Weston Villages area there are a number of individual land ownerships, of which there are six primary landowners that are central to the delivery of the development:</p> <ul style="list-style-type: none"> • The Housing and Communities Agency and South West Regional Development Agency own the RAF Locking site, renamed Locking Parklands in October 2006. • Persimmon Homes own the majority (175 ha) 	Land ownerships may change over the plan period; paragraph is unnecessary.

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		<p>of the former Weston Airfield.</p> <ul style="list-style-type: none"> ● The Helicopter Museum, located between the Weston Airfield and the A371 has air experience, visitor, demonstration and maintenance/conservation flights as part of their attraction, the continued operation of which is a key factor in the development of the Airfield. ● Mead Realisations control/promote land to the north east of the RAF Locking site. ● Moss Land own an area of land to the west of RAF Locking adjacent to the A371. ● North Somerset Council own a large amount of land both within and immediately adjacent to the urban extension. Within the urban extension the primary land holdings are located to the north/northwest of RAF Locking. Adjacent to the urban extension, the council also owns land between Weston Airfield and Hutton to the south. 	
AM57	CS30 Paragraph 4.51	<p>Amend supporting text to Policy CS30 at paragraph 4.51:</p> <p>To support this strategy, the following minimum land requirements are proposed within the Weston vVillages:</p>	Correction to text.
AM58	CS30 Paragraph 4.57	<p>Amend supporting text to Policy CS30 at paragraph 4.57:</p> <p>In assessing the amount of employment potential from a proposal, standard employment densities will be used for given employment types. Therefore the actual policy requirement is for employment space provision to provide the opportunities for a number of employment types.</p>	To ensure consistency with policy wording elsewhere in the plan in relation to the employment-led approach.

Additional modifications	Section	Document Changes	Reason
AM59	CS30 Paragraph 4.59	Amend supporting text to Policy CS30 at paragraph 4.59: As part of the detailed delivery mechanisms applied through the employment-led approach, residential development will be released in 250 unit tranches with each tranche being supported with necessary employment provision. This builds in This will be subject to a review mechanism to ensure adequate employment is being provided to balance the residential and will form part of a P planning C condition attached to any planning approval.	Minor amendments to correct spelling and to clarify text.
AM60	CS30 Paragraph 4.69	Amend Policy CS30 at paragraph 4.69: The assumptions for retail provision within the urban villages will be based upon the conclusions of the North Somerset Retail Study 2010 2011 .	Factual update the 2010 study has been updated by the 2011 study.
AM61	CS31	Amend Policy CS31: Shopping and town centre uses will be supported within the town centres (and expanded town centre at Portishead) which improve the town centre environment and the retail, leisure and employment offer.	To remove ambiguity. There is no necessity to refer to the previous expansion of the town centre which was identified in the Replacement Local Plan.
AM62	CS31	Amend Policy CS31: Proposals at Nailsea for new mixed use schemes to meet identified local needs will be supported provided that the site is not in the Green Belt, it is supported by the local community and any necessary site allocations and changes to the settlement boundary have been addressed in the SADPD Sites and Policies Development Plan Document .	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document

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AM63	CS31 Para 4.80	Amend final para of policy to delete reference to Site Allocations Development Plan Document and replace with Sites and Policies Development Plan Document .	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document.
AM64	CS32 Paragraph 4.89	Amend supporting text to Policy CS32 at paragraph 4.89: The settlement boundaries as defined in the Replacement Local Plan for the Service Villages will remain, although there is scope for these to be reviewed and adjusted via the Site Allocation Sites and Policies DPD or Neighbourhood Plans .	In response to Inspector's Interim Note of 28 November. Update in respect of Sites and Policies DPD.
AM65	CS32 Paragraph 4.90	Amend supporting text to Policy CS32 at paragraph 4.90: Where there is a demonstrable need for new development to meet locally-defined objectives which cannot be met within the settlement boundary and where such development is supported by the local community, then such proposals must be brought forward through a formal allocation in the Site Allocation Sites and Policies DPD or Neighbourhood Plans , including an amendment to the settlement boundary.	In response to Inspector's Interim Note of 28 November. Update in respect of Sites and Policies DPD.
AM66	CS34 Paragraphs 5.6 to 5.9	Amend supporting text to Policy CS34 at paragraphs 5.6 to 5.9: 5.6 It is proposed that maximum standard charges will be applied in respect of three categories: Category 1: A series of standard charges payable by residential development at the Weston Villages for strategic infrastructure and other services;	Text amended to reflect national context in respect to CIL regulations and North Somerset's strategic approach. (Supersedes PC53 to correct a grammatical error in the revised wording as originally proposed).

Additional modifications	Section	Document Changes	Reason
		<p>Category 2: A series of standard charges payable by residential development at the Weston urban area (excluding the proposed Weston Villages) for strategic infrastructure and other services;</p> <p>Category 3: A series of standard charges payable by residential development in the remainder of North Somerset for strategic infrastructure and other services;</p> <p>In addition to the application of these standard charges, developments will be liable for site specific negotiated contributions. Both standard charges and site specific contributions will be sought under Section 106 of the Town and Country Planning Act (as amended).</p> <p>5.7 Non residential development will also be expected to contribute to a proportion of the identified strategic infrastructure to which there is a specific impact. Further details will be set out in the Development Contributions SPD.</p> <p>5.8 In determining the nature and scale of any planning obligation including both standard charges and site specific requirements, viability issues will be taken into account and there will be such mechanisms built into the standard charges approach in the form of market recovery mechanisms to address viability, but equally to ensure development does not progress without the necessary</p>	

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		<p>infrastructure. However, in the first instance phasing of payments will be considered as a means to enable development rather than reducing requirements.</p> <p>5.9 This method of standard charges is intended to be an interim solution until such time as the council considers an alternative approach. Subject to amendments to the Community Infrastructure Levy (CIL) through the Decentralisation and Localism Bill, this may be the alternative approach adopted.</p> <p>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.</p> <p>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 necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind.</p>	
AM67	CS33	<p>Amend Policy CS33 (sixth paragraph):</p> <p>New employment development will not be permitted in the Green Belt except where it involves the reuse of buildings in accordance with PPG2.</p>	<p>To be consistent with PPG2 and so address response 4002849/CSPV/5 (Bristol Water plc - Turley Associates) and 4601985/CSPV/1</p>

Additional modifications	Section	Document Changes	Reason
			(P J Planning). (Amendment to wording of PC47).
AM68	CS33 Paragraph 4.95	<p>Amend Policy CS33 at paragraph 4.95:</p> <p>The settlement boundaries as defined in the Replacement Local Plan for the infill villages will remain, although there is scope for these to be reviewed and adjusted via the Site Allocations DPD Sites and Policies Development Plan Document process.</p>	Sites Allocations Development Plan Document is now referred to as Sites and Policies Development Plan Document.
AM69	Superseded policies Appendix A	<p>Amend Appendix A - Superseded policies (final paragraph):</p> <p>However it should be noted that some policies will be were superseded by policies in the Joint Waste Core Strategy when it is was adopted.</p>	Factual update. Joint Waste Core Strategy is now adopted.
AM70	Glossary Appendix B	<p>Add to the Glossary:</p> <p>Affordable Rented: Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.</p>	For clarity, to explain the definition of affordable rented.
AM71	Glossary Appendix B	<p>Amend the Glossary:</p> <p>Development Plan Documents (DPDs)</p> <p>Spatial planning documents which, once adopted form part of the Development Plan. They include</p>	Factual update. The Development Management DPD and Sites Allocations DPD are being combined into one Sites and Policies Development Plan Document.

Additional modifications	Section	Document Changes	Reason
		the Core Strategy and other documents such as the Development Management and Site Allocations DPD Sites and Policies DPD .	
AM72	Glossary Appendix B	<p>Amend the Glossary:</p> <p>Regional Spatial Strategy (RSS)</p> <p>A document setting out the strategic planning policies for the region, which in the case of North Somerset is the South West. The coalition Government has announced its intention to abolish RSS through the Localism Bill Act.</p>	Factual update the Bill has now become an Act.
AM73	Key diagram	<p>Amend the Key Diagram:</p> <ul style="list-style-type: none"> • Amend title of Bristol Airport: Bristol International Airport. Also change key to 'BA'. • Amend major transport schemes: <ul style="list-style-type: none"> 1: Weston Package – add notation to map. 4: Reopening of the Portishead to Bristol line for passenger services, for or its use as Bus Rapid Transit. 5: Junction 21 Bypass or Relief Road – add notation to map. 6: Bristol Rail Metro – add notation to map. 7: A371 and Wolvershill Road/Churchland Way Link, Weston – add notation to map. 10: M5 Junction 19 improvements – add notation to map. 11: Herluin Way to Locking Road Link, Weston – add notation to map. 12: Double tracks on the loop line between Weston Railway Station and Worle – add notation to map. 	<p>Factual updates. Bristol International Airport is now known as Bristol Airport.</p> <p>A number of additional transport schemes referred to in CS10 will be shown on the key diagram for clarity to indicate their broad location (including new 18: Weston Southern Rail Chord).</p>

Additional modifications	Section	Document Changes	Reason
		<p>13: Extended car parking at Nailsea/Backwell Station – add notation to map.</p> <p>14: Expansion of park and ride at Long Ashton – add notation to map.</p> <p>15: New park and ride at Weston – add notation to map.</p> <p>17: Airfield Bridge Link between Weston Airfield and Winterstoke Road – add notation to map.</p> <p>18: Weston Southern Rail Chord – add notation to map.</p>	