

DRAFT SCHEDULE

North Somerset Council

Site Allocations Plan examination

Proposed modifications to the October 2016 Publication Version.

Text	Topic	Proposed amendment	Comment	MM/AM
Contents (page 2)	Contents	Update numbering	Basic amendment	AM1
Pages 3-4	Consultation arrangements	Delete section	Text relates to the publication version consultation	AM2
Paragraph 1.1 (page 5)	Introduction	Add new phrase to the end of second sentence: 'and will supersede the remaining saved Replacement Local Plan policies'.	To clarify status of former Replacement Local Plan policies.	AM3
Paragraph 1.7 (page 6)	Plan making stages	Update dates for later stages and remove reference to 'current stage' in table	Factual updates	AM4
Paragraph 4.5 (page 15)	Identifying housing allocations	Amend base date references from '2016' to '2017'	To reflect up to date position	AM5
Paragraph 4.7 (page 16)	Housing requirement	Revisions to figures to reflect updated housing land supply information.	Factual changes	AM6
Table 1 (page 17)	Housing requirement	Revisions to reflect updated housing land supply information at April 2017 and any other consequential amendments.	Factual changes to update table of housing sites and associated notes.	MM1
Pages 21-27 inclusive	Employment chapter: Policies SA4, SA5 and SA6 and supporting text	Delete all background and supporting text and Policies SA4, SA5 and SA6. Replace with: Employment	As discussed at the hearings, the three originally proposed policies have been combined into a single policy. The	MM2

		<p>Background</p> <p>Economic development is a priority for North Somerset as it has suffered from low levels of economic activity in recent years relative to high levels of residential development. This has contributed to high levels of out-commuting, and unsustainable development patterns and a key objective of the Core Strategy is to address this imbalance.</p> <p>The Junction 21 Enterprise Area (J21EA) is stimulating economic growth in Weston-super-Mare, increasing investment in the area and the creation of new employment and enterprise. This is one of a number of Enterprise Areas established across the West of England and recognised by the West of England Local Enterprise Partnership (LEP) as priority areas for investment and business growth. The J21EA covers an area subject to significant change encompassing the Weston Villages development, and sites around Junction 21 of the M5 motorway.</p> <p>Planning has a key role in facilitating economic growth both in terms of the development strategy for this area as</p>	<p>purpose of the policy has also been more clearly defined. As a consequence of this change, Schedule 3 is deleted.</p>	
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		<p>identified through the various planning documents and in terms of any additional measures that can be utilised including the use of Local Development Orders.</p> <p>There are existing sites allocated within this area for business use and additional sites have been granted planning permission primarily at the Weston Villages for economic development. A revised set of land use allocations is proposed through this plan updating the employment allocations. These sites form the main planned business areas within the Enterprise Area where business growth will be located.</p> <p>The delivery of the ambitions at the J21EA is related to the wider development strategy in the town to secure employment-led growth where new housing will be provided in tandem with employment development. Significant investment has been made and is planned to enable employment site delivery.</p> <p><i>Requirements for allocated land</i> An Economic Development Needs Assessment (EDNA) has been prepared in 2016 to identify the need for economic</p>		
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		<p>land across the wider Functional Economic Market Area (FEMA) covering the West of England. A breakdown of need was also provided for each of the constituent authorities including North Somerset. This identified land requirements for the period 2016 to 2036 thereby including the 10 remaining years of the Site Allocations Plan.</p> <p>This updates earlier work the Council commissioned to ascertain economic growth to inform the preparation of the Core Strategy and indicates a marginally increased growth rate and resulting demand for land.</p> <p>The land supply provided in the Site Allocations Plan is sufficient to meet the requirements of the Core Strategy to achieve at least 10,100 jobs to 2026 taking into account that a significant proportion of these will already have been achieved between 2006 and 2015.</p> <p><i>Proposed Employment Sites</i> The Core Strategy set out the aspiration to create more sustainable places, both existing and new, by increasing the range of jobs and local prosperity in North Somerset. At the same time the influence of Bristol must be recognised</p>		
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		<p>as a major economic centre, and the choice, and mobility of residents and the labour force within the West of England sub-region. So whilst North Somerset operates in the context of a wider functional economic market characterised by clear and long established commuting patterns, there is a need to ensure development in North Somerset is sustainable and that residents have access to a range of local employment, and local businesses have opportunities to set-up, and expand whilst protecting the valued natural environment.</p> <p>Employment development is directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas. This has the potential to reduce the levels of out-commuting and increase self-containment bringing additional spin-off benefits including reducing carbon emissions from dispersed development due to increased car use.</p> <p>This is particularly relevant at Weston-super-Mare where the strategic policy approach has for many years sought to achieve a greater alignment between jobs and homes. The Core Strategy and</p>		
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		<p>other plans seek to reinforce this principle through ensuring that new housing is provided in step with job growth, that the existing backlog is addressed over the plan period and key under-represented sectors (particularly offices) are supported.</p> <p>Policy SA 4 below provides a schedule of proposed employment sites which are allocated for B1, B2 and B8 use.</p> <p>The Council will consider providing additional detail relating to the deliverability of the allocated employment land supply. It is clear that not all sites are equal and readily deliverable and therefore the overall supply is not always a reasonable indicator when considering the scale of land supply available for business needs at any one point in time. Sites may require significant investment to unlock and may have a long lead-in time particularly if linked to a wider regeneration strategy in an area.</p> <p>The allocations are mostly carried forward from the previous Replacement Local Plan (2007) amended to take into account any completed parts or further information. This has been informed by a</p>		
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		<p>review of the allocations that has considered the suitability of the sites for ongoing allocation in the Development Plan. A background evidence paper (Review of employment allocations Oct 2015) provides a qualitative assessment of the extant NSRLP employment allocations in order to help determine a realistic supply of potential employment land from this source and to inform decisions regarding their future allocation in the Site Allocations Plan.</p> <p>Each site has been assessed taking into account a range of factors to gain a broad understanding of the site characteristics and scope for future delivery. A broad guide to this assessment is whether, in line with the National Planning Policy Framework, the site has a 'reasonable prospect' of being delivered for its intended use. Each site is scored and ranked to provide a comparison across the range of sites.</p> <p>Factors that have been assessed to determine the suitability of each employment allocation are:</p> <ul style="list-style-type: none">• Proximity to urban areas (sequential approach)		
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		<ul style="list-style-type: none">• Site visibility• Market attractiveness• Strategic access• Proximity to train station and or bus connections• Development and environmental constraints• Compatibility with adjoining uses. <p>New allocations have been proposed including at Weston Villages to reflect the emerging development proposals there. These sites together with existing business sites in the B use classes will be protected under Policy SA4 and only when the policy criteria are satisfactorily addressed will it be justified to develop the site for alternative uses.</p> <p>Retention of Economic Uses In general it is desirable to maintain the overall stock of land and premises available to meet business needs over the plan period and beyond, not only those specifically allocated or safeguarded. It is recognised that due to pressures from competing, often higher value land uses, and weakened demand at periodic times throughout the economic cycle, that often such land is under pressure to be developed for other uses. This can threaten the sustainable</p>		
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		<p>balance of land uses in certain areas, reducing local employment opportunities, increasing the need to out-commute, and impacting on the vitality and viability of areas. It also tends to have a cumulative impact that can be problematic in certain locations affecting the ability to achieve policy aspirations.</p> <p>However under certain circumstances the loss of a site to other uses may be the only viable or suitable option for the site, particularly with a view to maximising the efficient use of land. Commercial property demands are changing both in terms of the types of premises and their location reflecting changing economic characteristics, not least the rapid increase in online shopping, the ability to work remotely including home-working, and more general shifts in the economy and implications for land supply.</p> <p>The planning system therefore has a role to play in recognising and facilitating these shifts and offering a land supply that can respond to these conditions. Policy SA4 therefore allows for existing business sites to be developed for other uses provided certain conditions are met. This is considered to be in line with</p>		
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		<p>the principles of the NPPF and reflects the earlier tried and tested policy approach established in the North Somerset Replacement Local Plan.</p> <p>Policy SA4</p> <p>Within existing B1–B8 business employment areas, as well as land identified on the Policies Map and in Schedule 2 for business employment development, proposals for unrelated non B1–B8 development will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none">i. the proposal would not harm the range or quality of land and premises available for business use development within existing employment areas or expressly identified in the Plan to meet business needs; andii. where there is a specific requirement associated with neighbouring business uses, and the development would not lead to the overall site becoming unsuitable for the current or allocated employment use, and,		
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		<p>iii. through demonstration of effective marketing of the site or premises, the site is no longer capable of offering accommodation for business use development, or that the proposals would lead to the removal of incompatible development, resulting in greater potential benefits to the community in terms of environmental benefits, significant improvements in the amenities of existing neighbouring residents or contribute to a more sustainable pattern of development that would outweigh the loss of employment capacity in the locality, and</p> <p>iv. the loss of the site would not adversely impact the ability to achieve wider economic aspirations including regeneration, business growth, and improved commuting patterns.</p> <p>The Council will consider removing certain Permitted Development rights</p>		
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		when granting planning permission for new business development in order to avoid the future loss of these uses.		
Paragraph 4.37 (page 28)	Local Green Space Background	Replace reference to 'Policy SA 7' with 'Policy SA 5'	Consequential numbering change	AM7
Paragraph 4.42 (page 29)	Local Green Space Background	Replace reference to 'Schedule 4' with 'Schedule 3'	Consequential numbering change	AM8
Paragraph 4.43 (page 29)	Local Green Space Background	Replace reference to 'Policy SA 8' with 'Policy SA 6'	Consequential numbering change	AM9
Policy SA7 (page 30)	Local Green Space Policy	Re-number policy from SA 7 to SA 5. Amend reference within policy from 'Schedule 4' to 'Schedule 3'	Consequential numbering changes	AM10
Paragraph 4.45 (page 30)	Policy SA8 undesignated green space	<p>Reword Policy SA8 as follows:</p> <p><u>Undesignated green space</u> 'Development proposals affecting undesignated green spaces will be acceptable provided they do not have a detrimental impact on green infrastructure by adversely affecting spaces which make a worthwhile contribution to amenity and/or the townscape, character, setting, visual attractiveness of the settlement.'</p> <p>Add new sentence at the end of paragraph 4.44 of the supporting text:</p>	Policy is reworded to make it more positive and to reflect NPPF paragraph 114 which emphasises the importance of planning positively for green infrastructure networks. Addition to supporting text to aid clarification in terms of the application of the policy.	MM3

		<p>‘Such green spaces often make an important contribution to the network of green infrastructure within settlements and the approach is consistent with NPPF paragraph 114 and paragraph 027 of the natural environment section of the National Planning Practice Guidance.’</p> <p>Add new sentence at the end of paragraph 4.45 of the supporting text: ‘The assessment of whether the effect of the development is acceptable or not in terms of the impact on green infrastructure should be made with regard to its effect on the value of the site for amenity, and/or the townscape, character, setting and visual attractiveness of the settlement.’</p>		
Paragraph 4.45 (page 30)	Undesignated Green Space	Replace reference to ‘Policy SA 7’ with ‘Policy SA 5’	Consequential numbering change	AM11
Policy SA 8 (page 30)	Undesignated Green Space	Renumber policy from SA 8 to SA 6	Consequential numbering change	AM12
Paragraph 4.46 (page 31)	Strategic Gaps background	Replace reference to ‘Policy SA 9’ with ‘Policy SA 7’	Consequential numbering change	AM13
Paragraph 4.50 (page 32)	Strategic Gaps background	Replace reference to ‘Policy SA 9’ with ‘Policy SA 7’	Consequential numbering change	AM14

Policy SA 9 (page 33)	Strategic Gaps Policy	Renumber policy from SA 9 to SA 7	Consequential numbering change	AM15
Policy SA 10 (page 34)	Community Use Allocations Policy	Renumber policy from SA 10 to SA 8. Amend reference to 'Schedule 5' to read 'Schedule 4'	Consequential numbering changes	AM16
Policy SA11 (page 35)	Weston Regeneration Area Policy	Renumber policy from SA 11 to SA 9	Consequential numbering change	AM17
Policy SA 12 (page 36)	A370 corridor into Weston-super-Mare Policy	Renumber policy from SA 12 to SA 10	Consequential numbering change	AM18
Schedule references (page 37)	List of schedules	Delete reference to 'Schedule 3 Safeguarded Employment Sites'. Change 'Schedule 4' to 'Schedule 3'. Change 'Schedule 5' to 'Schedule 4'.	Consequential numbering changes	AM19
Schedule 1 (page 38)	Proposed large sites for residential development - Schedule 1	Revisions to reflect updated housing land supply information at April 2017 and any other minor consequential amendments.	Factual changes to update schedule of housing sites.	AM20
Schedule 1 (page 38)	Proposed large sites for residential development - Schedule 1	Add in introductory text: A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local	Incorporate standard NPPF text to reflect comments of EA.	AM21

		planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.		
Schedule 1 (page 38)	Winterstoke Village	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM22
Schedule 1 (page 38)	Parklands Village	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM23
Schedule 1 (page 39)	Westacres Caravan Park	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM24
Schedule 1 (page 39)	Ebdon Court, Trenleigh Drive	Delete site	Site has been built out	AM25
Schedule 1 (page 39)	Dorville Hotel	Delete site	Site has been built out	AM26
Schedule 1 (page 39)	85-89 Bristol Road Lower	Delete site	Site has been built out	AM27
Schedule 1 (page 40)	Orchard House, Ebdon Road	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM28
Schedule 1 (page 40)	Land to the rear of Locking Road	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM29
Schedule 1 (page 41)	Land to the west of Winterstoke Road	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM30
Schedule 1 (page 41)	Land to the west of Winterstoke Road	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM31

Schedule 1 (page 42)	Bridge Farm, Bristol Road	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM32
Schedule 1 (page 42)	Bridge Farm, Bristol Road	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM33
Schedule 1 (page 42)	Birnbeck Pier	<p>Add to the final column:</p> <ul style="list-style-type: none"> • Great weight should be given to the conservation of heritage assets. • Special regard must be given to desirability of preserving the setting of a listed building; and preserving or enhancing the character or appearance of the Birnbeck Conservation Area. • Development will be expected to avoid or minimise conflict with the conservation of any heritage asset. • Harm should always be avoided in the first instance. Only where this is not possible should mitigation be considered. • Landside development to ensure renovation of Birnbeck Pier. • 50 dwelling capacity is an indicative assessment which will be subject to detailed appraisal against the objectives set out in 	Amendments as set out in SoCG but Historic England's objection remains.	AM34

		<p>the emerging Birnbeck Conservation Area Appraisal.</p> <ul style="list-style-type: none"> • Innovative car parking solutions to accommodate the increase in cars to the area. Underground car parking will be required on a number of sites. • High quality public realm throughout the area. • Improve pedestrian access to and along the water front, particularly in terms of disabled access from Marine Parade to Birnbeck Road and the steps by the Royal Pier Hotel. • Protect important views and vistas within the area, as identified in the Birnbeck Conservation Area Appraisal. • Conserve and enhance key historic features within the area. 		
Schedule 1 (page 42)	Birnbeck Pier	Add to final column: 'The island part of this allocation is surrounded by the Severn Estuary European site. Should development take place on the island it will need to take account of the sensitivity of the location and the need for suitable mitigation measures.'	As required by Natural England.	AM35
Schedule 1 (page 43)	Gas Works, Winterstoke Road	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM36

Schedule 1 (page 43)	Gas Works, Winterstoke Road	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM37
Schedule 1 (page 43)	Nightingale Close, Mead Vale	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM38
Schedule 1 (page 44)	South of Herluin Way, Avoncrest site	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM39
Schedule 1 (page 44)	South of Herluin Way, Avoncrest site	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM40
Schedule 1 (page 44)	Former Bournville School site, Sellworthy Road	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM41
Schedule 1 (page 44)	Former Sweat FA site, Winterstoke Road	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM42
Schedule 1 (page 45)	Station Gateway	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM43
Schedule 1 (page 45)	Land at Bridgwater Road	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM44
Schedule 1 (page 45) and addition to Policies Map	Land north of Oldmixon Road	Add new site into schedule to reflect current planning permission and amend Strategic Gap on Policies Map.	Site granted outline consent for residential development on appeal. Will require amendment to Policies Map.	MM4

Schedule 1 (page 45) and addition to the Policies Map	Land at Wentwood Drive	Add new site into schedule to reflect current planning permission	Site granted outline consent for residential development on appeal.	MM5
Schedule 1 (page 45) and addition to the Policies Map	Dauncey's Hotel, Claremont Crescent	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM6
Schedule 1 (page 45) and addition to the Policies Map	26 Bristol Road Lower	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM7
Schedule 1 (page 45) and addition to the Policies Map	Queensway/Midhaven Rise	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM8
Schedule 1 (page 45) and addition to	Land at Wilson Gardens/Scot Elm Drive	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion	MM9

the Policies Map			following Executive Committee 5 September 2017	
Schedule 1 (page 46)	Royal Pier, Clevedon	Delete site	Site has been built out	AM45
Schedule 1 (page 46)	Highcliffe Hotel, Clevedon	Delete site	Site has been built out	AM46
Schedule 1 (page 46)	Yeolands Farm	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM47
Schedule 1 (page 46)	North of Churchill Avenue	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM48
Schedule 1 (page 47)	Waverley House, Clevedon	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM10
Schedule 1 (page 47)	2-6 Bay Road, Clevedon	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM11
Schedule 1 (page 47)	Court Farm, All Saints Lane, Clevedon	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM12
Schedule 1 (page 47)	Sycamore House, Nailsea	Delete site	Site has been built out	AM49

Schedule 1 (page 47)	Trendlewood Way	Delete 'land to be made available for local shop unit.'	Retail no longer required.	AM50
Schedule 1 (page 48)	West of Engine Lane	Delete 'Strong hedge boundaries to be retained' and replace with 'Strong hedge boundaries to be retained where practicable. Where this is not possible, replacement hedgerows should be provided.'	To reflect National Grid proposals relating to the site.	AM51
Schedule 1 (page 48)	West of Engine Lane	Delete phrase 'housing mix to meet local needs' Replace with: 'Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Part 1: Development Management Policies.'	To clarify policy on housing mix by cross reference to Policy DM35 Nailsea Housing Type and Mix.	AM52
Schedule 1 (page 48)	West of Engine Lane	Add to final column: Proposals will require a Coal Mining Assessment.	Site within Coal Authority Low Risk Development Area	AM53
Schedule 1 (page 48)	West of Engine Lane	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM54
Schedule 1 (page 48)	Land south of The Uplands	Delete phrase 'housing mix to meet local needs' Replace with: 'Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Part 1: Development Management Policies.'	To clarify policy on housing mix by cross reference to Policy DM35 Nailsea Housing Type and Mix.	AM55
Schedule 1 (page 48)	Land south of The Uplands	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM56

Schedule 1 (page 49)	Land at North West Nailsea	Delete 'New Primary School to be included as part of development' and replace with 'The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required'.	As agreed with the developers of the site.	AM57
Schedule 1 (page 49)	Land at North West Nailsea	Delete phrase 'housing mix to meet local needs' Replace with: 'Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Part 1: Development Management Policies.'	To clarify policy on housing mix by cross reference to Policy DM35 Nailsea Housing Type and Mix.	AM58
Schedule 1 (page 49)	Land at North West Nailsea	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM59
Schedule 1 (page 49)	Land at North West Nailsea	Add to final column: Comprehensive approach to mitigation to protect water quality and drainage in respect of the SSSI	To reflect Natural England concerns.	AM60
Schedule 1 (page 49)	Land at North West Nailsea	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM61
Schedule 1 (page 49)	Weston College site, Somerset Square, Nailsea	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM13
Schedule 1 (page 49)	Youngwood Lane, Nailsea	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion	MM14

			following Executive Committee 5 September 2017	
Schedule 1 (page 49)	St Josephs RC School, West Hill, Portishead	Delete site	Site has been built out	AM62
Schedule 1 (page 50)	Severn Paper Mill	Amend to reflect that a small part of housing site will be reserved for employment.	In accordance with approved consent for the site.	AM63
Schedule 1 (page 50)	Severn Paper Mill	Add to final column: 'Flood plain compensation required (fluvial FZ3)'.	To reflect EA comments.	AM64
Schedule 1 (page 50)	Old Mill Road	Add to final column: 'Flood plain compensation required (fluvial FZ3).'	To reflect EA comments.	AM65
Schedule 1 (page 50)	Old Mill Road	Amend boundary of allocated site.	To reflect land controlled by Standard Life (see CS/10).	MM15
Schedule 1 (page 50)	Old Mill Road	Amendment to the proposed SD/20 wording as follows: 'Proposed as a mix of employment uses, retail, leisure, café's, bars, restaurants and some residential.'	Amendment to SD/20 to remove proposed reference to a 'small amount' of residential as it is not clear at this stage what the scale of any residential component may be.	MM16
Schedule 1 (page 51)	Harbour Road/Gordano Gate, Portishead	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM17
Schedule 1 (page 51)	Land at Wyndham Way, Portishead	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion	MM18

			following Executive Committee 5 September 2017	
Schedule 1 (page 51)	Site V2, Harbour Road, Portishead	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM19
Schedule 1 (page 51)	Land to the east and west of Wemberham Lane, Yatton	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM66
Schedule 1 (page 51)	Land to the east and west of Wemberham Lane, Yatton	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM67
Schedule 1 (page 51)	Oxford Plasma, Yatton	Add to final column: 'Higher standard of surface water attenuation will be required.'	To reflect IDB comments.	AM68
Schedule 1 (page 52)	Yatton Station	Add to final column: 'The west part of the allocated housing site includes a small part of a very large local Wildlife Site (the Congresbury Yeo, adjacent land and rhyes Wildlife Site). West of but adjacent to the allocated housing site, and also partly falling within the Wildlife Site, is the Cheddar Valley Railway Walk Local Nature Reserve (along the Strawberry Line cycle path). Given the existence of these designated areas, it is important that development proposals for the allocated housing site incorporate an appropriate wildlife buffer to be safeguarded and managed for the	To address ecological concerns.	AM69

		benefit of wildlife. Ecological issues will be a significant factor in any future planning application.'		
Schedule 1 (page 52)	Yatton Station	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM70
Schedule 1 (page 52)	Moor Lane Backwell	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM71
Schedule 1 (page 53)	Cobthorn Way, Congresbury	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM72
Schedule 1 (page 53)	Venus Street, Congresbury	Add to final column: 'Higher standard of surface water attenuation and run off required.'	To reflect IDB comments.	AM73
Schedule 1 (page 54)	Land at North End, Yatton	Replace reference to 'Tree Preservation Orders' with reference to 'trees'	For clarity, the requirement is for the trees to be retained, not necessarily the Tree Preservation Orders	AM74
Schedule 1 (page 54)	Land at North End, Yatton	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM75
Schedule 1 (page 54)	Land at North End, Yatton	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM76
Schedule 1 (page 55)	Arnolds Way (Phase 2), Yatton	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM77
Schedule 1 (page 55)	Arnolds Way (Phase 2), Yatton	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM78

Schedule 1 (page 55)	Land to the east of Wolvershill Road, Banwell	Add to final column: 'Higher standard of surface water attenuation and reduction in existing flood risk required.'	To reflect IDB comments.	AM79
Schedule 1 (page 55)	Land to the east of Wolvershill Road, Banwell	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM80
Schedule 1 (page 56)	Moor Road, Yatton	Add to final column (after 'No development in the orchard'): 'The provision of an access road across the orchard will only be considered if alternative access arrangements cannot be made and subject to a suitable scheme being agreed with Natural England. Should a suitable scheme not be agreed, alternative access arrangements must be made.'	As agreed at the 7 th February 2017 Executive Committee in response to Natural England concerns.	AM81
Schedule 1 (page 56)	Moor Road, Yatton	Add to final column: 'Higher standard of surface water attenuation and reduction in existing flood risk required.'	To reflect IDB comments.	AM82
Schedule 1 (page 56)	Moor Road, Yatton	Add to final column: 'Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.'	To reflect IDB comments.	AM83
Schedule 1 (page 56)	Land off Wrington Lane, Congresbury	Add new site into schedule to reflect current planning permission	Site granted outline consent for residential development.	MM20
Schedule 1 (page 56)	Land south of Cadbury Garden Centre, Congresbury	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM21

Schedule 1 (page 56)	Land at Shipham Lane, Winscombe	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM22
Schedule 1 (page 56)	Land adjoining Coombe Farm, Winscombe	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM23
Schedule 1 (page 56)	Broadleaze Farm, Winscombe	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM24
Schedule 1 (page 56)	Land at Cox's Green, Wrington	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM25
Schedule 1 (page 56)	Land south of Bristol Road, Churchill	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM26
Schedule 1 (page 56)	Bleadon Quarry, Bleadon	Add to final column: 'Higher standard of surface water attenuation required.'	To reflect IDB comments.	AM84
Schedule 1 (page 56)	Land north of Greenhill Road, Sandford	Add new site into schedule to reflect current planning permission	Site granted outline consent for residential development on appeal.	MM27
Schedule 1 (page 57)	Tickenham Garden Centre	Add new site into schedule to reflect current planning permission	Site granted outline consent for residential development.	MM28

Schedule 1 (page 57)	F Sweeting and Son site, Station Road, Sandford	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM29
Schedule 1 (page 57)	Barrow Hospital (1)	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM30
Schedule 1 (page 57)	Barrow Hospital (2)	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM31
Schedule 1 (page 57)	Winford Coach Station, 10 High Street, Winford	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM32
Schedule 2 (page 58)	Weston Gateway, South of A370	Delete site from Schedule 2	Site has been added to Schedule 1 as a residential allocation	MM33
Schedule 2 (page 58)	Moor Park, A371	Amendment to site area: Replace 5.3 with 4.5 ha.	To correct error in site size.	AM85
Schedule 2 (page 58)	Proposed Employment Sites	Amend total employment allocation for Weston-super-Mare from 70.5 to 69.7 ha.	Consequential change following Moor Park amendment to site area.	AM86
Schedule 2 (page 59)	Land to the west of Kenn Road	Add to final column: 'Higher standard of surface water attenuation and reduction in existing flood risk required.'	To reflect IDB comments.	AM87

Schedule 2 (page 59)	Gordano Gate	Amend site area: Replace 1.6 with 1.1ha.	Part of site is now proposed as a housing allocation, reduction in employment allocation site area to reflect this.	MM34
Schedule 2 (page 59)	Gordano Gate	Add to final column: 'Flood plain compensation required (fluvial FZ3).'	To reflect EA comments.	AM88
Schedule 2 (page 59)	Gordano Gate	Add comment: 'Part of the site is located within the town centre (Policy DM60).'	To clarify policy position.	AM89
Schedule 2 (page 59)	Proposed Employment Sites	Amend total employment allocation for Portishead from 1.6 to 1.1ha.	Consequential change following Gordano Gate amendment to site area.	AM90
Schedule 2 (page 59)	Elliott Medway, Congresbury	Add to final column: 'Higher standard of surface water attenuation and reduction in existing flood risk required.'	To reflect IDB comments.	AM91
Schedule 2 (page 60)	Park Farm, Yatton	Add to final column: 'Higher standard of surface water attenuation and reduction in existing flood risk required.'	To reflect IDB comments.	AM92
Schedule 2 (page 60)	Proposed Employment Sites	Amend total employment allocation figure to 83.01 ha.	Consequential change following amendment to Weston-super-Mare and Portishead figures	AM93
Schedule 3 (pages 61-63)	Safeguarded employment sites	Delete Schedule 3.	This schedule safeguarded sites in terms of Policy SA5, which has been deleted.	MM35
Schedule 4 (page 64)	Local Green Space Schedule	Change schedule from 'Schedule 4' to 'Schedule 3'. Change policy reference from 'SA 7' to 'SA 5'.	Consequential numbering changes	AM94

Local Green Space Schedule (page 67)	Land at Brookfield Walk	Delete site from Local Green Space Schedule.	It was proposed that land at Brookfield Walk be allocated for Local Green Space in the Publication version of the Plan, in response to a comment by Clevedon Town Council. It is understood that the Town Council may consider allotments on the site - but allotments are not normally be appropriate for LGS designation. Also the site is in the Green Belt and therefore has a significant level of protection from development already, comparable with that which the LGS designation would provide.	MM36
Schedule 5 (page 83)	Community Facilities Schedule	Change schedule from 'Schedule 5' to 'Schedule 4'. Change policy reference from 'SA 10' to 'SA 8'.	Consequential numbering changes	AM95
Community Facilities Schedule (page 83)	Primary school – land next to the Village Hall, Kewstoke	Add to final column: 'Higher standard of surface water attenuation and reduction in existing flood risk required.'	To reflect IDB comments.	AM96
Community Facilities Schedule (page 83)	Primary school – Arnolds Way Phase 1	Amend site location description to 'Arnolds Way, Yatton'.	School site now likely to be in phase 2, so delete reference to any specific phase.	AM97

Community Facilities Schedule (page 83)	Primary school – land at The Batch, Yatton	Add to final column: ‘Higher standard of surface water attenuation and reduction in existing flood risk required.’	To reflect IDB comments.	AM98
Community Facilities Schedule (page 83)	Primary school – Winterstoke Village West (former Weston Airfield)	Delete site allocation.	School constructed.	AM99
Community Facilities Schedule (page 83)	Allotments - Mendip Road, Yatton	Delete allotment allocation.	Whole site now to be safeguarded for cemetery use.	AM100
Community Facilities Schedule (page 84)	Cemetery – Mendip Road, Yatton	Delete ‘land also allocated for allotments’.	Whole site now to be safeguarded for cemetery use.	AM101
Community Facilities Schedule (page 84)	Community hall – Kenn Street, Kenn	Delete community hall allocation.	Land is privately owned and proposal not funded or in any programme.	AM102
Community Facilities Schedule (page 84)	Strategic Open Space - West of Bridge Road, Bleadon.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM103
Community Facilities Schedule (page 84)	Strategic Open Space - East and North of Brookfield walk, Clevedon.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM104
Community Facilities Schedule (page 84)	Strategic Open Space - North of Greenfield Crescent, Nailsea.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM105

Community Facilities Schedule (page 84)	Strategic Open Space - North of Woodland Road, Nailsea.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM106
Community Facilities Schedule (page 84)	Strategic Open Space - South of Rickyard Road, Wrington.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM107
Community Facilities Schedule (page 84)	Strategic Open Space - West of Mendip Road, Yatton.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM108
Community Facilities Schedule (page 84)	Strategic Open Space - Wemberham Lane, Yatton.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM109
Community Facilities Schedule (page 84)	Strategic Open Space - Stream Cross, Claverham.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM110
Community Facilities Schedule (page 84)	Strategic Open Space - Land adjacent to Flax Bourton C of E Primary School, Flax Bourton.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	AM111
Policies Map	Thatchers at Sandford	Settlement Boundary to revert back to that shown in the North Somerset Replacement Local Plan	To reflect resolution of 18 October 2016 Executive Committee (see paragraph 3.32 Appendix 5).	MM37
Policies Map	Weston/Locking Strategic Gap	Extension to the proposed Strategic Gap south and south east of Oaktree Park (see map in SD/20).	The Strategic Gap to be amended to include land south and south east of	MM38

			Oaktree Park. This is a logical southern extension of the part of the strategic gap between Oaktree Park and Locking (see paragraph 5.7 of the October 2016 Background Paper on Strategic Gaps). Inclusion of the extension area within the strategic gap would help to retain the separate identity, character and landscape setting of the settlements.	
Policies Map	Weston/Hutton Strategic Gap	Amendment to strategic gap.	Strategic gap amended to reflect appeal decision.	MM39
Policies Map	Safeguarded employment sites	Delete the safeguarded employment sites.	Notation no longer required following amendments to employment policies.	MM40
Policies Map	Land north of Oldmixon Road, Weston-super-Mare	Add new housing site.	Planning appeal allowed – also amendment to Strategic Gap.	MM41
Policies Map	Land at Wentwood Drive, Weston-super-Mare	Add new housing site	Planning appeal allowed.	MM42
Policies Map	Land off Wrington Lane, Congresbury	Add new housing site	Planning permission granted.	MM43
Policies Map	Land north of Greenhill Road, Sandford	Add new housing site	Planning appeal allowed.	MM44
Policies Map	Tickenham Garden Centre, Tickenham	Add new housing site	Planning permission granted.	MM45

Policies Map	Dauncey's Hotel, Claremont Crescent	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM46
Policies Map	26 Bristol Road Lower	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM47
Policies Map	Queensway/Midhaven Rise	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM48
Policies Map	Land at Wilson Gardens/Scot Elm Drive	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM49
Policies Map	Waverley House, Clevedon	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM50
Policies Map	2-6 Bay Road, Clevedon	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM51
Policies Map	Court Farm, All Saints Lane, Clevedon	Add new residential site into schedule	Site identified through further assessment process and	MM52

			recommended for inclusion following Executive Committee 5 September 2017	
Policies Map	Weston College site, Somerset Square, Nailsea	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM53
Policies Map	Youngwood Lane, Nailsea	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM54
Policies Map	Harbour Road/Gordano Gate, Portishead	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM55
Policies Map	Land at Wyndham Way, Portishead	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM56
Policies Map	Site V2, Harbour Road, Portishead	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM57
Policies Map	Land south of Cadbury Garden Centre, Congresbury	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion	MM58

			following Executive Committee 5 September 2017	
Policies Map	Land at Shipham Lane, Winscombe	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM59
Policies Map	Land adjoining Coombe Farm, Winscombe	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM60
Policies Map	Broadleaze Farm, Winscombe	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM61
Policies Map	Land at Cox's Green, Wrington	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM62
Policies Map	Land south of Bristol Road, Churchill	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM63
Policies Map	F Sweeting and Son site, Station Road, Sandford	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM64

Policies Map	Barrow Hospital (1)	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM65
Policies Map	Barrow Hospital (2)	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM66
Policies Map	Winford Coach Station, 10 High Street, Winford	Add new residential site into schedule	Site identified through further assessment process and recommended for inclusion following Executive Committee 5 September 2017	MM67
Policies Map	Old Mill Road, Portishead.	Amend boundary of allocated site.	To reflect land controlled by landowner.	MM68
Policies Map	Gordano Gate employment allocation	Amend boundary to reflect reduced size of residual site.	Part of site has been identified as a housing allocation.	MM69
Policies Map	Weston Gateway employment allocation	Delete employment allocation	Site is now proposed as a residential site	MM70
Policies Map	Ebdon Court, Trenleigh Drive, Weston-super-Mare	Delete housing allocation	Site has been built out.	AM112
Policies Map	Dorville Hotel, Weston-super-Mare	Delete housing allocation	Site has been built out.	AM113
Policies Map	85-89 Bristol Road Lower, Weston-super-Mare	Delete housing allocation	Site has been built out.	AM114

Policies Map	Royal Pier, Clevedon	Delete housing allocation	Site has been built out.	AM115
Policies Map	Highcliffe Hotel, Clevedon	Delete housing allocation	Site has been built out.	AM116
Policies Map	Sycamore House, Nailsea	Delete housing allocation	Site has been built out.	AM117
Policies Map	St Josephs RC School, West Hill, Portishead	Delete housing allocation	Site has been built out.	AM118
Policies Map	Land at Brookfield Walk.	Delete as Local Green Space.	Site in Green Belt with potential alternative use being considered.	MM71
Policies Map	Primary school – Winterstoke Village West	Delete allocation.	School constructed.	MM72
Policies Map	Allotments – Mendip Road, Yatton.	Delete allotment allocation (but retain as proposed cemetery).	Proposal is for cemetery only.	MM73
Policies Map	Community hall – Kenn Street, Kenn.	Delete community hall allocation.	Land is privately owned and proposal not funded or in any programme.	MM74
Policies Map	Strategic Open Space - West of Bridge Road, Bleadon.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM75
Policies Map	Strategic Open Space - East and North of Brookfield walk, Clevedon.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM76
Policies Map	Strategic Open Space - North of Greenfield Crescent, Nailsea.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM77

Policies Map	Strategic Open Space - North of Woodland Road, Nailsea.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM78
Policies Map	Strategic Open Space - South of Rickyard Road, Wrington.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM79
Policies Map	Strategic Open Space - West of Mendip Road, Yatton.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM80
Policies Map	Strategic Open Space - Wemberham Lane, Yatton.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM81
Policies Map	Strategic Open Space - Stream Cross, Claverham.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM82
Policies Map	Strategic Open Space - Land adjacent to Flax Bourton C of E Primary School, Flax Bourton.	Delete the strategic open space allocation.	Land is privately owned and proposal not funded or in any programme.	MM83