



Bristol Local Plan

Main Modifications

Sustainability Appraisal Addendum

(April 2026)



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1. Introduction

1.1 The Bristol Local Plan Publication Version (November 2023) (BLPPV) was submitted to the Secretary of State on 25th April 2024.

1.2 The BLPPV was accompanied by [CSD004 Sustainability Appraisal of the Bristol Local Plan Pre-Submission Publication Version \(2023\)](#) and its appendices¹ (SA). This Sustainability Appraisal Addendum should be read alongside the SA for the legal basis, scope and definitions that frame the Sustainability Appraisal/Strategic Environmental Assessment process.

1.3 The Sustainability Appraisal is a legally required, plan-making process that integrates the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the ‘SEA Regulations’). Its purpose is to ensure the significant effects of the Local Plan (and reasonable alternatives) are identified, predicted, evaluated, and communicated in a proportionate and transparent manner.

1.4 Following the hearing sessions as part of the Examination in Public, which took place between 25th February 2025 and 23rd April 2025, a list of Main Modifications to the BLPPV are proposed. The proposed modifications are available:

- On the Council's website Local Plan Review: Examination – Bristol City Council
- At Bristol City Hall (College Green, Bristol, BS1 9NE) during regular opening hours

1.5 Main Modifications are material changes to the submitted plan which are necessary to make the Plan ‘sound’² and/or legally compliant.

2. Purpose of the Addendum

2.1 The purpose of this Addendum is to:

- identify whether Main Modifications could lead to likely significant effects against the SA framework (for individual policies, or in combination to the BLPPV);
- provide proportionate assessment findings on those modifications; and
- inform the consultation on the Main Modifications and subsequent finalisation of the Local Plan.

3. The Sustainability Appraisal Framework

3.1 Section 3 of the SA sets out the Sustainability Appraisal Framework which was used to test the Bristol Local Plan Pre-Submission Publication Version (2023). The framework is set out in more detail

¹ CSD004 Sustainability Appraisal of the Bristol Local Plan Pre-Submission Publication Version (2023) and its appendices (SA) can be viewed here: [Local plan examination library: core submission documents](#)

² Plans are ‘sound’ if they are: (a) Positively prepared, (b) Justified, (c) Effective, (d) Consistent with National Policy

in [CSD004b Sustainability Appraisal Appendix 2 Framework to inform prediction and evaluation \(2023\)](#).

3.2 The Framework has developed iteratively, accompanying the main plan-making stages. Previous versions of the Sustainability Appraisal and associated documents are available on the council's website.³ A summary of the Framework and its development is provided in Appendix 1 of this document.

3.3 The Framework sets out the Sustainability Appraisal objectives and associated decision-making criteria that are used to identify, predict and evaluate the likely significant effects of the Plan against the baseline.

3.4 It has not been necessary to update the Framework for this Addendum.

4. Methodology

4.1 The focus of this Addendum is the Main Modifications (as these form the subject of consultation). However, the Addendum also considers the effects of modifications in combination on the modified BLPPV.

4.2 This Addendum identifies and evaluates the likely significant effects of Main Modifications against the sustainability objectives identified in the Framework.

4.3 Effects are predicted and evaluated with reference to the criteria presented within Schedule 1 of the SEA Regulations, including consideration of probability, duration, frequency and reversibility of effects, as well as secondary, cumulative and synergistic effects, where applicable.

Screening

4.4 All proposed Main Modifications to the BLPPV have been reviewed. Each policy and development allocation has been screened to determine whether the proposed modifications warrant further reappraisal with regard to sustainability.

4.5 Planning Practice Guidance sets out that the Sustainability Appraisal should only be modified where appropriate and proportionate to the level of plan change. Further assessment should only be undertaken where changes are significant and likely to give rise to significant effects.

4.6 Modifications affecting policies and site allocations have therefore been screened out where;

- their aim and focus have not been materially altered by the modifications.
- modifications provide clarification, additional detail, or introduce cross-references to other Local Plan Policies or Site Allocations.
- modifications do not result in cumulative or synergistic effects on the overall Local Plan.

³ [Local plan examination library: examination documents](#)

4.7 Appendix 2 summarises the Main Modifications to the BLPPV Main Document (Policies) and Annex (Development Allocations) and indicates whether these modifications warrant the reappraisal of each respective policy and allocation. The final column presents a concise rationale for the screening decision.

Assessment and Reappraisal

4.8 For policies and allocations that are screened in, the Addendum presents proportionate assessment findings against the Sustainability Appraisal Objectives in Appendix 3 of this document. Where modifications result in revised Sustainability Appraisal conclusions, this is signposted.

4.9 Where policies have been reappraised, the Sustainability Appraisal findings available in Table 14 of the SA (Assessment of Appendix 3 Assessing the effects of the Bristol Local Plan Pre-Submission Publication Version (November 2023) policies) have been presented alongside the reappraisal for context.

4.10 Where allocations have been reappraised, the Sustainability Appraisal findings available in Table 15 of the SA (Predicting and evaluating the effects of Publication Version November 2023 Draft Local Plan Site Allocations against Appendix 2 Framework to inform the prediction and evaluation of the effects)) have been presented alongside the reappraisal for context.

Reasonable Alternatives

4.11 The SA sets out that where a policy approach aligns with the local evidence and strategy and is broadly in accordance with NPPF, a 'policy-off' option (to have no policy) is not considered further. The SA therefore does not consider reasonable alternatives where policy approaches meet these criteria.

4.12 Given modifications to the plan are suggested for soundness or legal compliance, it is not considered proportionate, or consistent with previous SA iterations, to consider reasonable alternatives in this Addendum.

4.13 As such, no reasonable alternatives are considered in this Addendum.

5. Consultation and Next Steps

5.1 The Main Modifications are subject to public consultation. This Addendum is published as a supporting document to that consultation, alongside the Habitats Regulations Assessment (HRA) Addendum.

5.2 Following adoption of the Local Plan, the Council will publish a Sustainability Appraisal (SEA) Adoption Statement setting out how environmental/sustainability considerations and consultation responses have been taken into account, the reasons for choosing the Plan as adopted, and the measures to monitor its significant effects.

6. How to use this document

- 6.1 Section 7 provides a non-technical summary of modifications to BLPPV Main Document (Policies) and potential sustainability implications.
- 6.2 Section 8 provides a non-technical summary of modifications to the BLPPV Annex (Development Allocations) and potential sustainability implications.
- 6.3 Appendix 1 sets out the Sustainability Appraisal Framework and how it has evolved over time.
- 6.4 Appendix 2 sets out the screening process.
- 6.5 Appendix 3 sets out a detailed reappraisal of screened-in policies and development allocations.

7. Non-technical summary of policy modifications

This section provides a summary of key modifications to the BLPPV Main Document (Policies) and potential sustainability implications. For further detail on individual policies, see Appendix 2 for screening process, and Appendix 3 for detailed reappraisal.

7.1 Uplift in Housing Requirement

H1: Delivery of new homes – Bristol’s housing requirement

7.1.1 Following the examination hearings, it was concluded that the council should seek to maximise housing delivery. Modifications to the plan have been proposed to increase the housing requirement from 34,650 dwellings to 39,915 dwellings. This increases the housing delivery minimum from 1,925 to 2,218 dwellings per year. This new figure reflects the overall housing capacity figure that was identified at submission in the evidence provided by the council. Accordingly, modifications to ‘Policy H1: Delivery of new homes – Bristol housing requirement’ were made reflecting this overall uplift in the stated housing requirement.

7.1.2 The publication version of Policy H1 was assessed as a strategic reasonable alternative (Option 2) for housing need and delivery in the SA. Option 2 sought to achieve an annual average minimum of 1,925 homes per year by 2040, and exceed where this is supported by service and infrastructure capacity. While 1,925 dwellings per year was defined as the minimum, the SA sets out that Option 2 could result in an additional 5,870 units being included to contribute towards the housing target (amounting to approximately 2,250 dwellings per year). This additional contribution towards the housing target indicated an annual average of 2,250 dwellings by the end of the plan period could be achieved.

7.1.3 While modifications to Policy H1 increase the minimum to 2,218 dwellings per year, this figure remains within the quantum assessed (albeit as aspirational) within the SA Option 2. Option 2

achieved minor negative/uncertain effects for Objectives 8, 10, 11, 12, 15, and neutral/uncertain effects on Objective 18.

7.1.4 The formalisation of the potential overall capacity identified in Option 2, to become the average minimum housing target in modified Policy H1 is not considered likely to have a significant effect or alter the assessment of Policy H1 against any of the sustainability objectives. This is especially given it has not been necessary to identify any additional allocations to accommodate this uplift at this time.⁴ Thus, the impact of the modified housing minimum target is, at most, that uncertainty is increased in the assessment against the SA objectives. This uncertainty is already accounted for in the SA assessment of Option 2 and would be most likely to affect the delivery in the latter part of the plan period.

7.1.5 It is concluded that it is unlikely that this modification would lead to significant sustainability effects outside of those already identified, given that the SA accounted for this additional development in its assessment of Policy H1. Furthermore, development will be governed by the Plan as a whole, thus likely mitigating any negative effects of this modification. As such, the policy, as proposed to be modified, has limited implications for the Sustainability Appraisal. Nevertheless, an updated assessment of Policy H1 has been undertaken for completeness (See Appendix 3).

7.2 New Policies

H11: Houseboat Dwellers

7.2.1 Policy H11: Houseboat Dwellers is a new policy that was introduced prior to the examination hearings as detailed in BCC02 – BCC’s response to Inspectors’ Matter 02⁵. It has been proposed to ensure decision makers have clarity on how they should react to development proposals for new moorings and reflects paragraph 60 of the NPPF (2024) and section 124 of the Housing Act 2016.

7.2.2 Given this is a new policy, a full reappraisal has been undertaken.

7.2.3 In line with the approach of previous SA reports, reasonable alternatives to this policy have not been considered, given the policy is required for accordance with the NPPF (2024) and section 124 of the Housing Act 2016.

7.2.4 The policy has minor positive impacts on the Sustainability Appraisal of the Plan. For full details of the appraisal, see Appendix 3.

7.3 Deleted Policies

SV1: Social Value

7.3.1 Following examination, it was concluded that ‘Policy SV1: Social Value’ was unclear in its delivery; the purpose of a ‘social value strategy’ in decision-making was unclear and the measurement of ‘social value’ was ambiguous. As such, it is proposed to be removed from the plan.

⁴ [IN11: Final advice and actions arising from the Council's responses to IN7 to IN10](#),

⁵ [BCC02 – BCC’s response to Inspectors’ Matter 02](#)

7.3.2 Policy SV1 is assessed as achieving minor positive effects for objectives 4, 5, 6, 7, and 18 across the short, medium, and long term, in the SA.

7.3.3 The deletion of this policy is not considered to have an impact on the Sustainability Appraisal of the Plan overall. This is because the issues it suggests it addresses are considered to be adequately covered by other policies.

E6: Affordable Workspace

7.3.4 Following examination, it was concluded that 'Policy E6: Affordable Workspace' lacked a reasonable and justified route to delivery. It was found to be ineffective, and inconsistent with National Policy. As such, it is proposed to be removed from the plan.

7.3.5 Policy E6 is assessed as achieving minor positive effects for objectives 4, 5, 8, and 10 across the short, medium, and long term, in the SA.

7.3.6 The deletion of this policy is not considered to have an impact on the Sustainability Appraisal of the Plan overall. The Local Plan overall continues to encourage the provision of a diverse range of employment space. Furthermore, its purported ineffective delivery implies that the benefits suggested in the SA were unlikely to be realised in practice.

SSE7: Provision of Public Toilets

7.3.7 Following examination, 'Policy SSE7: Provision Public Toilets' was not found to be justified or effective. As such, it is proposed to be removed from the plan.

7.3.8 Policy SSE7 is assessed as achieving minor positive effects for objectives 3, 4, and 6 across the short, medium, and long term, in the SA.

7.3.9 The deletion of this policy is not considered to have an impact on the Sustainability Appraisal of the Plan overall. The Local Plan overall continues to score highly against the identified objectives.

GI: Local Green Space

7.3.10 Following examination, it was concluded that the Council's methodology for identifying Local Green Space (LGS) was not aligned with the tests set out in National Policy and that the assessment of LGS sites was insufficient. As such, the policy is proposed to be removed from the plan.

7.3.11 All 174 sites previously identified as Local Green Space have been revised to Reserved Open Green Space (ROGS), and are subject to open space protections in 'Policy GI2: Protected Open Space' and national policy.

7.3.12 Given the sites identified remain protected under the ROGS designation, the deletion of this policy is not considered to have an impact on the Sustainability Appraisal of the Plan overall.

GI3: Incidental Open Space

7.3.13 Following examination, it was concluded that the substantive content of 'Policy GI3: Incidental Open Space' should be incorporated into 'Policy GI2: Protected Open Space'.

7.3.14 See Appendix 3 for full appraisal of Policy GI2 incorporating Policy GI3.

7.3.15 It is concluded that the sustainability implications of Policy GI2 remain largely unchanged through the incorporation of Policy GI3. The deletion of this policy strengthens the scope of Policy GI2. For full reappraisal see Appendix 3.

7.3.16 The deletion of this policy GI3 is therefore not considered to have an impact on the Sustainability Appraisal of the Plan overall.

NZC4: Adaptation to the Changing Climate

7.3.17 Following examination, it was concluded that the substantive content of 'Policy NZC4: Adaptation to the Changing Climate' should be incorporated into 'NZC1: Climate Change, Sustainable Design and Construction'.

7.3.18 See Appendix 3 for full appraisal of Policy NZC1 incorporating Policy NZC4.

7.3.19 It concludes that Policy NZC1 has been modified to incorporate an additional emphasis on adaptation and reducing vulnerability to climate change, positively affecting the policy's contributions towards a number of sustainability objectives across health, natural resource management, and green/blue infrastructure.

7.3.20 The deletion of Policy NZC4 is therefore not considered to impact the sustainability appraisal of the Plan overall as much of its substantive content has been retained in policy NZC1.

7.4 Additional development considerations

7.4.1 A number of policies have been modified to incorporate additional considerations. Generally, this takes the form of explicit reference to other policies within the plan, such as those relating to Flood Risk and Heritage. Given development is subject to policies across the plan, it was not considered necessary or proportionate to reappraise policies that have been modified in this way.

7.4.2 A minority of policies have been modified to incorporate additional, detailed considerations that go beyond those required by other policies. These are:

- DS2: Bristol Temple Quarter
- DS4: Western Harbour
- DS11: Development Allocations – South West Bristol
- E4: Avonmouth Industrial Area and Bristol Port
- HW2: Air Quality

7.4.3 These policies have all been subject to reappraisal (See Appendix 3).

7.4.4 The proposed modifications generally result in positive effects for the sustainability appraisal of each policy, and the plan as a whole.

7.5 Other Modifications

AH1: Affordable Housing

7.5.1 Following examination, it was concluded that 'Policy AH1: Affordable Housing' needed to reflect the viability evidence submitted at examination. As such, modifications were made that remove the general 35% requirement for affordable housing. Instead, the minimum percentages of affordable housing sought have been modified to reflect the examined evidence.

7.5.2 Reappraisal of Policy AH1 as modified is available in Appendix 3

7.5.3 The reappraisal concludes that the modifications do not change the sustainability appraisal scores of Policy AH1 as the policy remains effective in securing an appropriate amount of affordable housing provision.

7.5.4 As such, the modified policy does not impact the sustainability appraisal of the plan overall.

H10: Planning for Traveller Sites

7.5.5 'Policy H10: Planning for Traveller sites' has been modified to introduce a site allocation at Western Drive, Hengrove Way. This site allocation has been introduced as explained in the Inspectors letter IN11. This modification was based on the known availability of the site for traveller use, and the lack of allocations proposed in the plan to meet identified need. As a small site allocation (0.3 hectares 6 to 8 plots), the potential of the allocation for significant impacts on the sustainability of the plan as a whole is very limited. Nonetheless, as the site allocation forms a new element to the policy, this has been screened in for appraisal of its sustainability, and its performance assessed in line with the decision making criteria as set out in the Sustainability Appraisal Appendix 2, 'Sites Assessment Framework'.

7.5.6 In addition to the introduction of the site allocation, there has been a modification made to the decision making element of the policy text. This now includes a cross reference to policy FR1 Flood Risk and Water Management'. This element of the policy modification has been 'screened out' of requiring a reappraisal, as its effects would not cause a significance to the plan as a whole.

7.5.7 For full details of the appraisal, see Appendix 3. This appraisal considers the site allocation element of the policy, and as such is not a reappraisal of the decision-making criteria policy, but a stand-alone appraisal of the site in line with the approach set out in the SA Appendix 4 'Predicting and evaluating the effects of Site Allocations'.

E2: Economic Development Land Strategy

7.5.8 'Policy E2: Economic Development Land Strategy' has been modified to express the amount of additional office floorspace from 164,000m² to 316,895m².

7.5.7 The SA set out that the West of England ELSNA (2021) identified that the planning pipeline of approved permissions for office development would not be sufficient to meet the city's future needs for such space and that more would need to be found. In response to this evidence, Policy E2 identified the net additional office floorspace requirement as 164,000m². This meant in addition to

‘pipeline’ supply. This approach would enable future supply needs to be met and provide some additional capacity to deal with replacement needs and provide a benchmark to monitor the supply position.

7.5.8 Following examination, it was concluded that the floorspace figure should explicitly include both the pipeline floorspace (152,895m²) and the identified additional floorspace required (164,000m²), in order to provide a full overview of the office floorspace need across the whole plan period.

7.5.9 Given the additional office floorspace is within the existing pipeline of planning permissions, it is not considered proportionate to consider reasonable alternatives. While the increase to the presented floorspace figure is significant, it represents an incorporation of development previously assumed to come forward. It therefore does not change the aim or focus of the policy or the overall Local Plan strategy, including its locational strategy, and therefore does not require detailed reappraisal.

8. Non-technical summary of development allocation modifications

This section provides a summary of key modifications to the BLPPV Annex (development allocations) and potential sustainability implications. For further detail on individual allocations, see Appendix 2 for screening process, and Appendix 3 for detailed reappraisal.

8.1 Removal of Development Allocations

8.1.1 Five development allocations have been removed:

Site reference	Site address / location
BSA1115	Former Florence Brown School, west of Leinster Avenue
BSA1118	Broad Plain House and associated land, Broadbury Road
BSA1305	Land to the north-west of Vale Lane, Bedminster Down
SA202	Land to the west of Lodge Street
BDA3401	122 Bath Road, Totterdown

8.1.2 BSA1115 Former Florence Brown School, west of Leinster Avenue; BSA1118 Broad Plain House and associated land, Broadbury Road; and BDA3401 122 Bath Road, Totterdown, are proposed for removal because the sites are under construction or complete and therefore it is not necessary to progress them as allocations. This is not considered to affect the Sustainability Appraisal of the local plan.

8.1.3 BSA1305 Land to the north-west of Vale Lane, Bedminster Down is proposed for removal because it is designated as a Site of Nature Conservation Interest and development for industry is not essential for other policy objectives. SA202 Land to the west of Lodge Street is also suggested for removal as a main modification, as it is no longer considered suitable for allocation. The removal of these sites does not materially affect the Sustainability Appraisal of the local plan as the overall plan remains robust its approach to development allocation.

8.2 Modification of Site Boundaries

8.2.1 The boundaries of ten development allocations are proposed to be modified:

Site reference	Site address / location
SA509	Land at Wilder Street / Argyle Road
SA510	Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside
SA101	Wapping Wharf, Wapping Warf
SA608	Land and buildings at Victoria Street / Temple Street
BSA1109	Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court
BSA1120	Land and buildings between (2 to 20) 4-16 Filwood Broadway
BDA0801	The Grove Car Park, The Grove and Prince Street, Harbourside
BDA0802	Land at Redcliffe Way
BDA2301	Land to the South of Warwick Road / Oxford Place, Easton
BDA0302	Land to the west of Ashton Gate Stadium

8.2.2 Modified boundaries are accompanied by modifications to estimated capacities, allocated uses and development considerations where appropriate. These modifications ensure that the allocations are up to date in terms of their boundary reflecting any recent permissions or development progress. As such the modifications reflect development progress in accordance with the Local Plan and do not impact the Sustainability Appraisal.

8.2.3 A further boundary alteration to BDA0801 The Grove Car Park, is suggested to exclude a potentially important tree. This modification results in minor positive effects for objectives 11, 12, and 18. Given the allocation already scores positively against these objectives, full reappraisal as a result of this modification is not considered proportionate.

8.2.4 A boundary change to BDA0802 Land at Redcliffe Way is also suggested as a main modification. This will ensure consistency with the approach taken in other comparable larger areas of the city centre. Redcliffe Wharf is retained as a discrete allocation under the reference BDA0802 with associated new development considerations, and the remainder of the area is

absorbed into Policy DS1: Bristol City Centre. This modification does not represent a material change to the substance of the policy approach for the area and therefore does not have a material impact upon the sustainability appraisal.

8.3 Modifications to Development Considerations

8.3.1 Most main modifications to the site allocations are minor changes to existing development considerations. These changes include ensuring consistent wording for development considerations relating to biodiversity, heritage and air quality. Modifications in relation to sites in close proximity to a main river have also been suggested, changing the reference from an 8-metre buffer to ‘a suitable’ buffer.

8.3.2 These changes are required for clarification and to ensure consistency in wording across the Allocations Annex and the Main Local Plan Policies documents. It is therefore not considered proportionate to reappraise these allocations on this basis, nor are they considered to affect the Sustainability Appraisal of the overall plan.

Deletion of development considerations

8.3.3 The deletion of individual development considerations is suggested as a modification to twelve allocations

Site reference	Site address / location
SA501	Lakota Nightclub / Former Coroner’s Court, Upper York Street / Backfields
SA510	Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside
SA512	109 – 119 Newfoundland Road
SA612	The Bell and adjoining buildings, Prewett Street
BDA1004	Barley House, Oakfield Grove, Clifton
BDA1101	Land at Gibson Road, Cotham
BDA1102	Land at Sydenham Lane, Cotham
BDA2101	94 – 96 and 119 Cumberland Road, Spike Island
BSA1109	Land adjoining Hartcliffe Way and Hengrove Way, Inn’s Court
BSA1116	Open spaces either side of Inn’s Court
BSA0502	Glenside Campus, Blackberry Hill, Fishponds
BDA2803	222 226 – 232 Church Road, St George

8.3.4 The modifications are proposed for consistency, clarification and to ensure the site allocation development considerations are justified and effective.

8.3.5 They do not affect the appraisal of sustainability of the individual sites or the wider local plan.

Additional development considerations

8.3.6 Additional development considerations are suggested as main modifications for sixteen allocations.

Site reference	Site address / location
SA404	Gap Site, 16 Narrow Quay
SA506	97 – 101 Stokes Croft
BSA1122	Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction.
BSA0513	Garage site, Woodland Way, Chester Park / Hillfields
SA101	Wapping Wharf North, Wapping Ward Road
SA102	Waterfront Site, Millennium Square
SA612	The Bell and adjoining buildings, Prewett Street
BSA1011	Site adjacent to Holy Cross Church, Dean Lane, Bedminster
BSA0906	Car sales site at 62 – 74 Bell Hill Road, St George
BSA1101	Bath Road Open Space (west of Totterdown Bridge), Totterdown
BDA0702	Land at Marmalade Lane (south), Brislington
BDA0703	Land at Marmalade Lane (north), Brislington
BDA0801	The Grove Car Park, The Grove and Prince Street, Harbourside
BDA1501	Land at College Road, Fishponds
BDA2502	Land at Cossin Road, Redland.
BDA2801	Land to the south of Blackswarth Road, St George

8.3.7 These additions are for consistency and for clarification to ensure the site allocation development considerations are aligned with policies in the plan. Additional development considerations generally provide more detail on the expectations of development. They often explicitly require adherence to other policies in the plan.

8.3.8 Additional modifications at most achieve neutral impacts against sustainability objectives, or suitable mitigation where an allocation has the potential to have a negative effect. Given these impacts are considered minimal, it is not considered proportionate to conduct a full reappraisal or these allocations.

8.3.9 The suggested modifications do not materially affect the Sustainability Appraisal with regard to the wider local plan.

8.4 Modifications to Allocated Uses

8.4.1 Allocated uses have been amended in a number of development allocations to reflect the most up to date planning position.

8.4.2 On eleven sites (listed below), main modifications make it clear that flexible workspace may form part of the mix for any development, but that it does not constitute a requirement.

Site reference	Site address / location
BDA0304	1 – 25 Bedminster Down Road, Bedminster
BDA0305	233 – 237 West Street, Bedminster
BDA1401	Previously developed land at Hartcliffe Way, Bedminster
BDA1402	Previously developed land to the west of Redford House, Nover's Hill
BDA1601	Land to the rear of 96 Church Road / Orchard Drive, Bishopsworth
BDA3002	1 – 7 Smyth Road, Ashton Gate
BSA0212	19 – 21 Pen Park Road, Southmead
BDA2601	Land at Two Mile Hill Road / Charlton Road, St George
BDA2603	Land at Two Mile Hill Road / Waters Road, St George
BDA2801	Land to the south of Blackswarth Road, St George
BDA2803	226 – 232 Church Road, St George

8.4.3 This modification has been included for clarity and is not considered to impact upon the sustainability assessment of the local plan.

8.5 Note on BSA1108A

8.5.1 Site allocation BSA1108A: Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane has been reappraised in this Addendum.

8.5.2 BSA1108A is an allocation that has been partially carried forward from the last plan period (2014-present). However, the adopted allocation is larger in terms of size and scale than BSA1108A

as proposed in the BLPPV. The adopted allocation therefore includes development considerations that are appropriate for a larger allocation (e.g. requirement of a Health Impact Assessment).

8.5.3 While the size and capacity of this allocation were shown as reduced in the BLPPV as intended, the development considerations from the adopted allocation were included in error. BSA1108A in the BLPPV therefore sets out development considerations that are disproportionate for a development of the expected size and capacity.

8.5.4 Modifications were made prior to the examination hearings (EXA002.1) to correct this error and remove these inappropriate development considerations. However, the SA assessed the allocation as published, meaning it assessed the allocation as if these development considerations would apply.

8.5.5 It is therefore considered proportionate to carry out a reappraisal of the allocation, with the removal of these development considerations. See Appendix 3 for detailed reappraisal.

9. Conclusion

9.1 Table 17 of the SA sets out how the BLPPV performs against the Sustainability Framework.

9.2 This addendum considers how the BLPPV as proposed to be modified performs against the Sustainability Framework and whether the modifications have led to significant changes which would affect the Sustainability of the plan overall.

9.3 This addendum concludes that the overall plan, as proposed to be modified, performs the same against the Framework. However, it recognises that, in some areas, additional commentary is necessary to account for the proposed modifications (see table below).

SEA Topic	Sub-Topic and Total Plan Impacts
Population, housing and community	Housing supply (Objective 1 and 2)
	<p>The overall effect of the plan as proposed to be modified is the same against these objectives as identified in the SA. The modified plan sets out suitable mechanisms and targets to secure new and affordable housing. The uplifted housing requirement remains within the spatial and policy parameters previously appraised.</p> <p>The modifications to Policy H10 and Policy H11 will further ensure a range of house types and sites to support needs of different communities and residents of the city.</p> <p>Modifications to Site Allocations ensure an appropriate amount and type of housing is proposed on each relevant site.</p>
	Community activities and key services (Objective 3 and 4)
	<p>The overall effect of the plan as proposed to be modified is the same against these objectives as identified in the SA. While modifications to Policy E4 encourage the provision of community activities and key services in this area, the effects of this are not considered to impact the assessment of the plan so significantly as to mean that the overall effect would be considered significantly more positive against these objectives.</p>

SEA Topic	Sub-Topic and Total Plan Impacts
Health and inequalities	Reducing inequality for those living in areas of concentrated disadvantage (Objective 5) and ensuring access to education (Objective 7)
	The overall effect of the plan as proposed to be modified is the same against these objectives as identified in the SA. The proposed modifications do not require reassessment of the plan against these objectives, nor the provision of any additional commentary to that set out in Table 17 in the SA.
	Healthy lifestyles (Objective 6)
	The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The deletion of policies GI1 and GI3 are not considered to impact the overall plan to such a degree as would mean the plan would have significant negative effects against this objective.
Economy and employment	Strategic employment (Objective 8)
	<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA.</p> <p>Proposed modifications to Policy E2 incorporate the existing pipeline of planning permissions, and, as such, do not represent a material increase in the amount of office floorspace expected to come forward across the plan period. Given the increase to the net additional office floorspace requirement represents the incorporation of development previously assumed to come forward, it is not considered to impact the sustainability of the overall plan.</p> <p>The deletion of policy E6A is not considered to impact the overall plan so significantly as would mean the plan would have significant negative effects against this objective.</p>
	Digital connectivity and zero-carbon employment spaces (Objective 8)
	The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The proposed modifications do not require reassessment of the plan against these objectives, nor the provision of any additional commentary to that set out in Table 17 in the SA.
Townscape and landscape	Historic environment, townscape, and landscapes (Objective 10)
	<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. Proposed modifications to Policies DS2 and DS4 ensure specific heritage assets within these development strategy areas are conserved and safeguarded. These modifications are not considered to impact the overall plan so significantly as would mean the plan would have significant positive effects against this objective.</p> <p>Furthermore, although the aspiration to exceed the minimum housing target was considered in the SA, the spatial distribution of this additional development remains unknown, thus the effect of this modification on this objective is uncertain. However, it is anticipated that any historic environment, townscape and landscape effects will be addressed through relevant policies.</p>
	Biodiversity and landscape (Objective 11)

SEA Topic	Sub-Topic and Total Plan Impacts
	<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. Proposed modifications to policy DS4 ensure that any potential impact of additional recreational pressures on the Avon Gorge Woodlands Special Area of Conservation are suitably mitigated for. These modifications are not considered to impact the overall plan so significantly as would mean the plan would have significant positive effects against this objective.</p> <p>Furthermore, although the aspiration to exceed the minimum housing target was considered in the SA, the spatial distribution of this additional development remains unknown, thus the effect of this modification on this objective is uncertain. However, it is anticipated that any biodiversity and landscape effects will be addressed through relevant policies.</p>
	<p>Green and Blue Infrastructure (Objective 12)</p>
	<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The deletion of policies GI1 and GI3 and NZC4 are not considered to impact the overall plan to such a degree as would mean the plan would have significant negative effects against this objective. This is because much of the substantive content from these policies has been relocated, where relevant, into Policy GI2, and Policy NZC1. All sites identified as Local Green Space in the BLPPV are proposed to be designated as Reserved Open Green Space and will continue to be safeguarded by Local and National Policy.</p>
<p>Transport and movement</p>	<p>Sustainable Transport (Objective 13)</p>
	<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The proposed modifications do not require reassessment of the plan against these objectives, nor the provision of any additional commentary to that set out in Table 17 in the SA.</p>
	<p>Active travel (Objective 14)</p>
<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The proposed modifications do not require reassessment of the plan against these objectives, nor the provision of any additional commentary to that set out in Table 17 in the SA.</p>	
<p>Climate, energy and waste</p>	<p>Flood risk (Objective 15)</p>
	<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The proposed modifications do not require reassessment of the plan against these objectives, nor the provision of any additional commentary to that set out in Table 17 in the SA.</p>
	<p>Sustainably manage natural resources (Objective 16)</p>
	<p>The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The proposed modifications do not require reassessment of the plan against these objectives, nor the provision of any additional commentary to that set out in Table 17 in the SA.</p>
<p>Air and noise pollution (Objective 17)</p>	

SEA Topic	Sub-Topic and Total Plan Impacts
	The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The proposed modifications do not require reassessment of the plan against these objectives, nor the provision of any additional commentary to that set out in Table 17 in the SA.
	Energy efficiency and renewable energy (Objective 18)
	The overall effect of the plan as proposed to be modified is the same against this objective as identified in the SA. The deletion of Policy NZC4 is not considered to impact the overall plan to such a degree as would mean the plan would have significant negative effects against this objective. This is because the substantive content from this policy has been addressed in Policy NZC1.

9.4 The modifications generally strengthen policy frameworks, clarify expectations in key regeneration areas, align affordable housing requirements with viability evidence and address specialist housing needs such as those of Houseboat Dwellers and Travellers.

9.5 While there remain some uncertainties regarding the uplift in housing requirement, it is expected that any negative spatial impacts will be appropriately mitigated when development comes forward through the application of national and local planning policy. Furthermore, the sustainability implications of this modification will be monitored through the immediate Local Plan Review.

9.6 Modifications to site allocations reflect development progress and ensure design considerations are consistent with development management policies.

9.7 Overall, this assessment of the modifications to the BLPPV indicates that no new significant adverse effects at plan level beyond those previously identified are likely. Residual uncertainties will be monitored and mitigated through the immediate Local Plan review under the new system.

Appendix 1: Iterative SA Framework

Topic	Key Sustainability Issues	Relevant Objective from Scoping Report 2018	Decision Making Criteria from Scoping Report 2018	Proposed Changes to Decision-Making Criteria based on Interim SA Report (2019)	Minor changes to Objectives and Decision Making Criteria (based on 2023 Scoping Report)	Final Objectives (used in this Report)	Final Decision-Making Criteria (DMC) (used in this Report)
Population, Housing and Communities	<ul style="list-style-type: none"> The city saw higher levels of population growth through the 2000s, particularly in central areas of Bristol. Since 2016, the population has grown at a slower rate in line with national trends. There has been above national average population growth for the ages 15 to 64 years. This has contributed to a high demand for new housing in an area with limited land supply. Bristol’s population has become increasingly diverse. The city has experienced an above national 	<ol style="list-style-type: none"> To ensure an adequate and diverse supply of housing that is affordable to everyone. 	<ul style="list-style-type: none"> Would development provide sufficient housing to meet the identified needs of all communities within the city? Would development provide an appropriate mix of types of housing to meet the identified needs of all communities within the city? 	<ul style="list-style-type: none"> Retain: Would development <u>or</u> <u>policy</u> provide sufficient housing to meet the identified needs of all communities within the city? Additional: <u>Would the development or policy ensure an adequate contribution to affordable housing?</u> Informed by: Planning for the Future: Preliminary Planning White Paper 2020; BCC Corporate Strategy 2018-2023; Bristol Housing Strategy 	<ul style="list-style-type: none"> No changes required. 	<ol style="list-style-type: none"> To ensure an adequate and diverse supply of housing that is affordable to everyone 	<ul style="list-style-type: none"> DMC1: Would development or policy provide sufficient housing to meet the identified needs of all communities within the city? DMC2: Would the development or policy ensure an adequate contribution to affordable housing? DMC3: Would the development or policy provide an appropriate mix of types of housing to meet the identified needs of all communities within the city, without resulting in harm to existing communities?

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	<p>average increase in house prices, with a higher housing affordability ratio than England’s average at 9.71 compared to 8.96, meaning the average house price is almost ten times higher than average earnings in the city. Affordable housing targets have not been met consistently in recent years. Since 2009/10 the proposed target has only been met in 2021/22.</p> <ul style="list-style-type: none"> • There has been a rapid rise in homelessness and households living in temporary accommodation. 			<p>2016-2020; Bristol Housing Delivery Plan 2017-2020; Homelessness and Rough Sleeping Strategy 2019-2024; Affordable Housing Practice Note 2018.</p> <ul style="list-style-type: none"> • Refinement: Would the development or policy provide an appropriate mix of types of housing to meet the identified needs of all communities within the city, <u>without resulting in harm to existing communities?</u> Informed by: Managing the development of HMOs – Draft SPD 			<ul style="list-style-type: none"> • DMC4: Would the development or policy enable alternative methods of delivery, including community-led and self-build?

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	<p>Sources: Office for National Statistics Census 2021; BCC The Population of Bristol 2022; Office for National Statistics EU Settlement Scheme quarterly statistic, March 2023; BCC Bristol Key Facts 2022; BCC Bristol Residential Development Survey 2022.</p>			<p>(Consultation Version).</p> <ul style="list-style-type: none"> Additional: <u>Would the development or policy enable alternative methods of delivery, including community-led and self-build?</u> Informed by: National Design Guide (2019). 			
		<p>2. Promote the conservation and wise use of land, maximising the reuse of previously developed land.</p>	<ul style="list-style-type: none"> Would development provide an opportunity for the reuse or regeneration of previously developed land and/or increase in density? Would development result in the loss of greenfield land? 	<ul style="list-style-type: none"> Refinement: Would development or policy provide an opportunity for the reuse or regeneration of previously developed land and/or increase in density? Additional: <u>Would development or policy provide an opportunity for a</u> 	<ul style="list-style-type: none"> No changes required. 	<p>2. Promote the conservation and wise use of land, maximising the re- use of previously developed land</p>	<ul style="list-style-type: none"> DMC5: Would development or policy provide an opportunity for the reuse or regeneration of previously developed land? DMC6: Would development or policy provide an opportunity for a higher density within a sustainable location?

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				<p><u>higher density within a sustainable location?</u></p> <p>Informed by: NPPF (February 2019); Urban Living SPD; Bristol Transport Strategy 2019; Planning for the Future: Preliminary Planning White Paper 2020.</p> <ul style="list-style-type: none"> Refinement: Would development or policy result in the loss of maintain greenfield land and maintain the openness and permanence of the Green Belt? <p>Informed by: NPPF (February 2019).</p>			<ul style="list-style-type: none"> DMC7: Would development or policy maintain greenfield land and maintain the openness and permanence of the Green Belt?

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		3. Ensure easy and affordable access to key services.	<ul style="list-style-type: none"> • Would development result in a net gain of community or service facilities? • Would development be ensured to be within easy walking distance of key services (e.g. GP, Post office, community centre)? 	<ul style="list-style-type: none"> • Retain: Would development <u>or policy</u> result in a net gain of community or service facilities? • Retain: Would <u>development be within, or would policy ensure development is within</u>, easy walking distance of key services (e.g. GP, Post office, community centre)? Informed by: BCC Corporate Strategy 2018 – 2023. 	<ul style="list-style-type: none"> • No changes required. 	3. Ensure easy and affordable access to key services	<ul style="list-style-type: none"> • DMC8: Would development be within, or would policy ensure development is within, easy walking distance of key services (e.g. GP, post office, community centre)?
		4. Increase participation in cultural and community activities.			<ul style="list-style-type: none"> • No changes required. 	4. Increase participation in cultural and community activities	<ul style="list-style-type: none"> • DMC9: Would development or policy result in a net gain of community or service facilities?
Health and Inequalities	<ul style="list-style-type: none"> • As reported in the Census 2021, Bristol has a higher percentage of households that are not affected by any measure of deprivation, than the national 	5. To reduce poverty and income inequality and improve the quality of life for those living in areas of	<ul style="list-style-type: none"> • Would development result in an improved built environment for deprived areas? • Would development offer potential for 	<ul style="list-style-type: none"> • Retain: Would <u>development or policy</u> contribute to improvements in the built environment in deprived areas? • Retain: Would <u>development or</u> 	<ul style="list-style-type: none"> • No changes required. 	5. To reduce poverty and income inequality and improve the quality of life for those living in areas of	<ul style="list-style-type: none"> • DMC10: Would development or policy contribute to improvements in the built environment in deprived areas? • DMC11: Would development or policy offer potential

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	<p>average. However, it also contains some of the most deprived areas in the country, with some areas within the 10% worst performing in the Indices of Deprivation.</p> <ul style="list-style-type: none"> The percentage of Bristol’s residents living in the most deprived areas in England fell slightly between the release of the 2015 indices and the 2019 indices, from 16% to 15%. There is a significant gap in healthy life expectancy between Bristol’s most and least deprived areas. Healthy life 	<p>concentrated disadvantage.</p>	<p>regeneration or investment in deprived areas?</p>	<p><u>policy</u> offer potential for regeneration or investment in deprived areas (i.e. <u>new homes, jobs and infrastructure</u>)?</p>		<p>concentrated disadvantage</p>	<p>for regeneration or investment in deprived areas (i.e. new homes, jobs and infrastructure?)</p>
		<p>6. To reduce health inequalities and promote healthy lifestyles across the city.</p>	<ul style="list-style-type: none"> Would development contribute to positive wellbeing, e.g. access to open space and pleasant surroundings and living conditions, freedom from noise and pollution? Would development make walking and cycling easy and attractive as 	<ul style="list-style-type: none"> Additional: <u>Would development or policy contribute to improving air quality?</u> Informed by: UK Clean Air Strategy; Bristol City Council Clean Air Plan. Refinement: <u>Would development or policy contribute to positive wellbeing and</u> 	<ul style="list-style-type: none"> No changes required. 	<p>6. To reduce health inequalities and promote healthy lifestyles across the city</p>	<ul style="list-style-type: none"> DMC12: Would development or policy contribute to improving air quality? DMC13: Would development or policy contribute to positive wellbeing and healthy lifestyles, including good living conditions and access to open spaces, pleasant surroundings and healthier food choices?⁶

⁶ Note that access to services and facilities (including healthcare facilities and GPs) is addressed through SA objective 3 and has not been considered through SA objective 6 to avoid ‘double counting’.

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	<p>expectancy is also lower than the national average for men and women in Bristol.</p> <ul style="list-style-type: none"> Bristol performs poorly in relation to the English average in terms of its 'life satisfaction score' and a sizeable proportion (21%) of Bristol residents have 'below average mental wellbeing', with a higher proportion (34.2%) reporting similar issues in the most deprived areas. There is disparity across the city in terms of educational attainment. Deprived areas perform more poorly than less deprived in terms of education 		<p>routine methods of transport, and also facilities healthy eating choices?</p>	<p><u>healthy lifestyles, including good living conditions and access to open spaces, pleasant surroundings and healthier food choices?</u></p> <p>Informed by: Updated PPG and Bristol Health and Well-being Strategy 2020-2025; New Protection for Open Space – Consultation.</p> <ul style="list-style-type: none"> Retained: Would development or policy make walking and cycling easy and attractive as routine methods of transport? 			<ul style="list-style-type: none"> DMC14: Would development or policy make walking and cycling easy and attractive as routine methods of transport?
		<p>7. Ensure access to education and learning</p>	<ul style="list-style-type: none"> Would development result in a net gain of 	<ul style="list-style-type: none"> Retain: Would development or policy result in a net gain of 	<ul style="list-style-type: none"> No changes required. 	<p>7. Ensure access to education and</p>	<ul style="list-style-type: none"> DMC15: Would development or policy result in a net gain of adequate

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	<p>attainment at GCSE level and those progressing to higher education.</p> <ul style="list-style-type: none"> Child poverty continues to be higher than the national average, although levels of fuel poverty are slightly lower than the national average. There has been a recent increase in the proportion of households who have experienced moderate to severe “food insecurity” in the 12 months up to 2022. In terms of active lifestyles and environment: <ul style="list-style-type: none"> Over half of the local population is classed as obese, although this lower than the national average. 	<p>for all sections of society.</p>	<p>educational facilities?</p> <ul style="list-style-type: none"> Would development be ensured to be within easy walking distance of educational services? 	<p>adequate educational facilities?</p> <ul style="list-style-type: none"> Retain: Would development <u>or</u> <u>policy</u> ensure that educational services are located within easy walking distance? 		<p>learning for all sections of society</p>	<p>educational facilities?</p> <ul style="list-style-type: none"> DMC16: Would development or policy ensure that educational services are located within easy walking distance?

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	<ul style="list-style-type: none"> - Air quality exceeds legal limits in parts of the city, which has health implications. - The percentage of people walking or cycling to work fell from 39% to 32% between 2021 and 2022. <p><i>Sources: Office for National Statistics Census 2021; Office for National Statistics English indices of deprivation 2019; BCC JSNA Health and Wellbeing Profile 2022/23; Office for National Statistics Personal well-being in the UK 2022.</i></p>						
Economy and Employment	<ul style="list-style-type: none"> • Bristol has a higher employment rate than the national average. Gross Value Added per 	8. To support the economy and ensure that there are suitable	<ul style="list-style-type: none"> • Would development provide a range of high-quality employment land 	<ul style="list-style-type: none"> • Refinement: Would development <u>or</u> <u>policy</u> provide a range of high 	<ul style="list-style-type: none"> • No changes required. 	8. To support the economy and ensure that there are suitable	<ul style="list-style-type: none"> • DMC17: Would development or policy provide a range of high quality employment

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	<p>hour worked rose from 2020 to 2021 but is lower than the higher for the UK.</p> <ul style="list-style-type: none"> • There is a strong community of enterprise in Bristol; with between 2,400 and 2,800 business created within the city each year between 2019 and 2021. • There are pressures on city centre land to meet the needs of commercial and residential space. In recent years there has been notable losses in office and industrial floorspace. There has been a net increase at Avonmouth in industrial and 	<p>opportunities for employment.</p>	<p>to meet the identified needs of all communities within the city</p> <ul style="list-style-type: none"> • Would development regenerate or provide employment opportunities in areas that are currently experiencing high rates of unemployment? • Would development result in the loss of any existing strategic employment opportunities? 	<p>quality employment spaces to meet the identified needs of all communities <u>and employers</u> within the city?</p> <p>Informed by: Draft SBSUD Strategy 2018.</p> <ul style="list-style-type: none"> • Additional: <u>Would development or policy support opportunities for growth (i.e. creation of employment spaces, supporting infrastructure etc.) in priority employment sectors?</u> <p>Informed by West of England Local Industrial Strategy 2019 (aerospace; creative, cultural</p>		<p>opportunities for employment</p>	<p>spaces to meet the identified needs of all communities and employers within the city?</p> <ul style="list-style-type: none"> • DMC18: Would development or policy support opportunities for growth (i.e. creation of employment spaces, supporting infrastructure etc.) in priority employment sectors? • DMC19: Would development or policy regenerate or provide employment opportunities in areas that are currently experiencing high rates of unemployment? • DMC20: Would development or policy maintain existing strategic

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	<p>warehousing during this period.</p> <ul style="list-style-type: none"> Footfall to the city centre is down in line with trends across regional city centres at which a 40% reduction in August 2020 was reported compared to pre-Covid levels. Variable levels of retail vacancy rates have been reported in the city centre with the Cabot Circus, Broadmead and The Galleries area reporting the highest rate at 17.7%. <p><i>Sources: Office for National Statistics Census 2021; Office for National Statistics Business demography, UK: 2020; Bristol Development Monitoring Report</i></p>			<p>and digital industries; and financial, business and legal ‘tech’ services); Draft SBSUD Strategy 2018 (low carbon, innovation and knowledge-based sectors)</p> <ul style="list-style-type: none"> Refinement: Would development <u>or</u> <u>policy</u> regenerate or provide employment opportunities in areas that are currently experiencing high rates of unemployment? Informed by: Draft SBSUD Strategy 2018; Bristol One City Plan Refinement: Would 			<p>employment opportunities?</p> <ul style="list-style-type: none"> DMC21: Would development or policy support delivery of carbon neutral employment, by reducing the need to travel for employment, improving digital connectivity or delivering low or zero carbon employment spaces?

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	<p><i>2021; West of England Combined Authority Bristol City Centre & High Streets Recovery and Renewal Programme 2021.</i></p>			<p>development or policy maintain result in the loss of any existing strategic employment opportunities?</p> <ul style="list-style-type: none"> • Additional: <u>Would development or policy support delivery of carbon neutral employment, by reducing the need to travel for employment, improving digital connectivity or delivering low or zero carbon employment spaces?</u> Informed by: BCC Climate Strategy; Draft SBSUD Strategy 2018; Bristol One City Plan 			

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		<p>9. Ensure access to a range of shopping facilities for all sections of society.</p>	<ul style="list-style-type: none"> • Would development offer the opportunity to support and enhance the vitality and viability of retail centres? • Would development be ensured to be within easy walking distance of retail services? 	<ul style="list-style-type: none"> • Refinement: Would development <u>or policy</u> enhance and <u>diversify</u> the vitality and viability of local / retail centres? • Refinement: Would <u>development be, or policy ensure, development is</u> within easy walking distance of retail services? 	<p>Update to decision making criterion to ensure that effects relating to the city centre (as well as local and retail centres) are appropriately addressed through the assessment work.</p>	<p>9. To ensure access to a range of shopping facilities for all sections of society</p>	<ul style="list-style-type: none"> • DMC22: Would development or policy enhance and diversify the vitality and viability of the city, local and / or retail centres? • DMC23: Would development be, or policy ensure, development is within easy walking distance of retail services?
<p>Townscape and Landscape</p>	<ul style="list-style-type: none"> • Balancing the need for providing new residential and commercial development with retaining the character of Bristol’s varied townscape and green infrastructure: <ul style="list-style-type: none"> - Bristol contains a substantial number of 	<p>10. To ensure the protection and enhance historic environment and its setting.</p>	<ul style="list-style-type: none"> • Would development result in the degradation of heritage assets? 	<ul style="list-style-type: none"> • Refinement: Would development or policy avoid result in the degradation of heritage assets, townscape and landscape? Informed by: Urban Living SPD. 	<ul style="list-style-type: none"> • Update to SA objective and decision making criteria to better reflect the requirement of the NPPF for planning policies to ensure the conservation and enhancement of the natural, 	<p>10. To ensure the conservation and enhancement of local character including important landscape features and the historic</p>	<ul style="list-style-type: none"> • DMC24: Would development or policy support the conservation and enhancement of heritage assets, townscape and landscape?

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	<p>designated heritage assets.</p> <ul style="list-style-type: none"> - Bristol has 33 Conservation Areas. • Green and blue infrastructure is a critical provision for a range of habitats and species, as well as the human population: <ul style="list-style-type: none"> - 15% of Bristol, or 1,787ha is protected for wildlife. - Development in the city has potential to impact upon the Natura 2000 sites Severn Estuary and the Avon Gorge Woodlands. - Habitats in Bristol form part of the 				<p>built and historic environment, including landscapes and green infrastructure.</p> <ul style="list-style-type: none"> • Update to the SA objective to ensure appropriate coverage of the decision making criterion which addresses the conservation and enhancement of landscape and townscape. 	<p>environment and its setting</p>	
		<p>11. To ensure the protection and enhancement biological and geological assets and improve the quality of wildlife habitats.</p>	<ul style="list-style-type: none"> • Would development result in the degradation of biological and geological assets? 	<ul style="list-style-type: none"> • Refinement: Would development or policy protect biological, geological and nationally or internationally designated nature conservation 	<ul style="list-style-type: none"> • Update to SA objective and decision making criterion to better reflect the requirement of the NPPF for planning policies to ensure the 	<p>11. To ensure the conservation and enhancement biological and geological assets and improve the quality of</p>	<ul style="list-style-type: none"> • DMC25: Would development or policy conserve and / or enhance biological, geological and nationally or internationally designated nature

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	<p>wider West of England Nature Recovery Network.</p> <ul style="list-style-type: none"> - Most local residents are satisfied with parks and open spaces, but this falls to a lower level in the most deprived areas. <p>Sources: BCC Bristol Key Facts 2022; West of England Nature Partnership Nature Recovery Network Map 2021.</p>	<p>12. To ensure the protection and enhancement green and blue infrastructure and ensure access to a variety of open space and recreation.</p>	<ul style="list-style-type: none"> • Would development offer the opportunity to enhance or result in a net gain to GI? 	<p>assets from adverse effects? Informed by: Natural England response to SA Scoping 2018</p> <ul style="list-style-type: none"> • Additional: <u>Would development or policy enable a net gain in biodiversity?</u> Informed by: NPPF 2019; National Design Guide; 25-Year Environment Plan. <p>• Refinement: <u>Would development or policy maximise the opportunity to provide multifunctional green infrastructure?</u> Informed by: BCC Climate Strategy; NPPF 2019;</p>	<p>conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure. Also to ensure non-statutory designations are appropriately addressed through the SA framework.</p> <ul style="list-style-type: none"> • No changes required. 	<p>wildlife habitats</p> <p>12. To ensure the protection and enhancement green and blue infrastructure and ensure access to a variety of open</p>	<p>conservation assets as well as non-statutory designations?</p> <ul style="list-style-type: none"> • DMC26: Would development or policy enable a net gain in biodiversity? <ul style="list-style-type: none"> • DMC27: Would development or policy maximise the opportunity to provide multifunctional green infrastructure?

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				National Design Guide; 25-Year Environment Plan.		space and recreation	
Transport and Movement	<ul style="list-style-type: none"> • Congestion continues to impede movement particularly in the city centre. • The level of car availability in Bristol is the highest of the Core Cities. With a number of new transport schemes coming forward (such as MetroWest), there is a need to ensure that growth is integrated. • With the exception of walking, the proportion of residents who travel regularly by all modes is reported to have 	13. To encourage a demonstrable modal shift and reduce the need to travel.	<ul style="list-style-type: none"> • Would development offer an opportunity to improve access to and quality of sustainable transport modes for all communities, to allow sustainable movement throughout the city? • Would development offer an opportunity to support the delivery of new transport infrastructure? 	<ul style="list-style-type: none"> • Refinement: Would development <u>or policy</u> offer an opportunity to improve access to and quality of sustainable transport modes (walking, cycling and public transport) for all communities, to allow sustainable movement throughout the city? <p>Informed by: BCC Climate Strategy; Bristol One City Plan; updated PPG and National Design Guide; Bristol Transport Strategy 2019; West of England</p>	<ul style="list-style-type: none"> • Update to decision making criteria to ensure that appropriate consideration is given to the viability of sustainable transport and the provision of infrastructure to support its functioning over the plan period. 	13. To encourage a demonstrable modal shift and reduce the need to travel	<ul style="list-style-type: none"> • DMC28: Would development or policy offer an opportunity to support improve access to and viability and quality of sustainable transport modes (walking, cycling and public transport) for all communities? • DMC29: Would development or policy offer an opportunity to support the delivery of new transport (including for sustainable transport) and digital infrastructure?

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	<p>fallen between 2019 and 2021.</p> <ul style="list-style-type: none"> The number of road miles travelled by motor vehicle in the city fell substantially in 2020 as a result of Covid-19. However, there was an increase in the figure reported in 2021 towards but not equivalent to the level reported in previous years. <p>Sources: Office for National Statistics Census 2021; Department for Transport Road Traffic Statistics: Local Authority City of Bristol 2021; BCC and Sustrans Bristol Walking and Cycling Index 2021.</p>			<p>Local Cycling and Walking Infrastructure Plan.</p> <ul style="list-style-type: none"> Refinement: Would development <u>or</u> <u>policy</u> offer an opportunity to support the delivery of new transport <u>and</u> <u>digital</u> infrastructure? Informed by: Bristol Transport Strategy 2019; Bristol One City Plan. 			
		<p>14. To maintain and improve the existing highway network.</p>	<ul style="list-style-type: none"> Would development likely bring an increase in levels of traffic, and is this in an area already experiencing congestion issues? 	<ul style="list-style-type: none"> Refinement: Would development <u>or</u> <u>policy</u> likely bring an increase in levels of traffic in an area already experiencing congestion issues? 	<ul style="list-style-type: none"> No changes required. 	<p>14. To maintain and improve the existing highway network</p>	<ul style="list-style-type: none"> DMC30: Would development or policy likely bring an increase in levels of traffic in an area already experiencing congestion issues? DMC31: Would development or policy offer an

Topic	Key Sustainability Issues	Relevant Objective from Scoping Report 2018	Decision Making Criteria from Scoping Report 2018	Proposed Changes to Decision-Making Criteria based on Interim SA Report (2019)	Minor changes to Objectives and Decision Making Criteria (based on 2023 Scoping Report)	Final Objectives (used in this Report)	Final Decision-Making Criteria (DMC) (used in this Report)
			<ul style="list-style-type: none"> • Would development offer an opportunity to enhance or improve the existing network? 	<ul style="list-style-type: none"> • Refinement: Would development <u>or policy</u> offer an opportunity to enhance or improve the existing highway network? 			<p>opportunity to enhance or improve the existing highway network?</p>
Climate, Energy and Waste	<ul style="list-style-type: none"> • A Climate Emergency was declared by BCC in 2015 setting the goal of making Bristol carbon neutral by 2030. • Total carbon emissions have fallen in recent years as have emissions per capita. Emissions per capita are also lower than the surrounding local authority areas of South Gloucestershire, North Somerset 	15. To reduce the risk of flooding from all sources.	<ul style="list-style-type: none"> • Would development be directed towards lower flood risk areas or offer opportunities to significantly reduce flood risk? • Would development promote the use of sustainable drainage systems? 	<ul style="list-style-type: none"> • Refinement: Would development <u>or policy</u> be directed towards lower flood risk areas <u>and/</u> or offer opportunities to significantly reduce flood risk? • Informed by: BCC Climate Strategy • Additional: <u>Would development or policy support sustainable and resilient flood risk management?</u> • Informed by: BCC Climate Strategy 	<ul style="list-style-type: none"> • No changes required. 	15. To reduce the risk of flooding from all sources	<ul style="list-style-type: none"> • DMC32: Would development or policy be directed towards lower flood risk areas and / or offer opportunities to significantly reduce flood risk? • DMC33: Would development or policy support sustainable and resilient flood risk management?

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	<p>and Bath and North East Somerset. While emissions from transport have fallen in recent years, they still comprise a large proportion of total emissions for the city.</p> <ul style="list-style-type: none"> Air pollution exceeds legal limits for NO2 and PM10 in parts of the city defined as AQMAs, which has adverse health implications and contribute to increased deaths. BCC has introduced a CAZ to ensure Bristol meets legal limits for air pollution within the shortest possible time. There are high flood risk areas situated around existing water 	<p>16. Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled.</p>	<ul style="list-style-type: none"> Would development have an effect on water resources? Would development likely have an effect on water quality and would it provide opportunity to improve water quality? 	<ul style="list-style-type: none"> Retain: Would development <u>or policy</u> have a <u>beneficial effect</u> on water resources? Informed by: 25-Year Environment Plan objectives; Updated PPG; Wessex Water Resources Management Plan (2019) Retain: Would development <u>or policy</u> likely have an effect on water quality, and would it provide opportunity to improve water quality? Additional: <u>Would development or policy ensure a high standard of sustainable design and construction</u> 	<ul style="list-style-type: none"> No changes required. 	<p>16. Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled</p>	<ul style="list-style-type: none"> DMC34: Would development or policy have a beneficial effect on water resources? DMC35: Would development or policy likely have an effect on water quality, and would it provide opportunity to improve water quality? DMC36: Would development or policy ensure a high standard of sustainable design and construction through minimising resource use, energy efficiency and waste production? DMC37: Would development or policy maximise opportunities to

Topic	Key Sustainability Issues	Relevant Objective from Scoping Report 2018	Decision Making Criteria from Scoping Report 2018	Proposed Changes to Decision-Making Criteria based on Interim SA Report (2019)	Minor changes to Objectives and Decision Making Criteria (based on 2023 Scoping Report)	Final Objectives (used in this Report)	Final Decision-Making Criteria (DMC) (used in this Report)
	<p>courses, and areas at risk of surface water flooding, particularly in the city centre and at Avonmouth.</p> <ul style="list-style-type: none"> No waterbodies in Bristol presently achieve ‘good’ water status as a result of impacts relating to flood protection / land drainage schemes and development⁷. There is a need to reduce non-renewable energy use as part of climate change mitigation and adaptation. <p>Adaptation to the potential effects of climate change, including flooding, sea level rise and</p>	<p>17. Minimise air and noise pollution</p>	<ul style="list-style-type: none"> Would development minimise exposure to pollution or offer 	<p><u>through minimising resource use, energy efficiency and waste production?</u></p> <p>Informed by: BCC Climate Strategy; Bristol One City Plan; Urban Living SPD</p> <ul style="list-style-type: none"> Additional: <u>Would development or policy maximise opportunities to support sustainable urban food production?</u> <p>Informed by: Bristol One City Plan.</p>	<ul style="list-style-type: none"> No changes required. 	<p>17.Minimise air and noise pollution</p>	<p>support sustainable urban food production?</p> <ul style="list-style-type: none"> DMC38: Would development minimise exposure to pollution or offer

⁷ Note that for the 2019 assessment of chemical status of waterbodies the Environment Agency changed some methods and increased the related evidence base. Due to these changes, all water bodies now fail chemical status and this assessment is not comparable to previous years assessments.

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	<p>urban heat island effect also needs to be achieved.</p> <ul style="list-style-type: none"> Levels of waste being sent to landfill need to be further reduced while rates of recycling should continue to be promoted. <p><i>Sources: Department for Energy Security and Net Zero and Department for Business, Energy & Industrial Strategy UK local authority and regional greenhouse gas emissions national statistics 2022; BCC 2022 Air Quality Annual Status Report; Environment Agency Catchment Data Explorer: Avon Bristol Urban Operational</i></p>	<p>18. To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities can withstand the effects of climate change.</p>	<p>opportunity to reduce pollution?</p> <ul style="list-style-type: none"> Would aspirational targets for energy efficiency in new development be set? Would development provide opportunities for a net gain in renewable energy production within the Plan area? Does the option ensure that new development is resilient to the 	<p>opportunity to reduce pollutions?</p> <ul style="list-style-type: none"> Informed by: Updated PPG; Clean Air Strategy 2019; Air Quality Plan for NO2 in the UK; WHO Strategy⁸). Refinement: Would development <u>or policy</u> enable aspirational targets for energy efficiency to be achieved? Refinement: Would development <u>or policy</u> provide opportunities for a net gain in renewable energy <u>production and zero carbon energy supply</u> 	<ul style="list-style-type: none"> No changes required. 	<p>18. To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities can withstand</p>	<p>opportunity to reduce pollutions?</p> <ul style="list-style-type: none"> DMC39: Would development or policy enable aspirational targets for energy efficiency to be achieved? DMC40: Would development or policy provide opportunities for a net gain in renewable energy production and zero carbon energy supply within the Plan

⁸ The Strategy sets out a long-term target to reduce the population’s exposure to PM2.5.

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	<p><i>Catchment 2019; Department for Environment, Food & Rural Affairs Local authority collected waste: annual results 2022.</i></p>		<p>effects of climate change?</p>	<p>within the Plan area? Informed by: Updated PPG; BCC Climate Strategy; West of England Industrial Strategy 2019; updated PPG; SUD Strategy 2018; updated PPG and incoming Planning White Paper⁹</p> <ul style="list-style-type: none"> Additional: <u>Would development or policy provide opportunities for the use of low carbon and decentralised energy sources (including energy networks)?</u> Informed by: BCC Climate Strategy. 		<p>the effects of climate change</p>	<p>area?</p> <ul style="list-style-type: none"> DMC41: Would development or policy provide opportunities for the use of low carbon and decentralised energy sources (including energy networks)? DMC42: Would development or policy increase resilience to the effects of climate change?

⁹ Aspiration set out within Planning for the Future (March 2020) for housing to meet or exceed the 80% lower carbon emissions threshold for new housing development by 2025.

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				<ul style="list-style-type: none"> Refine: Would development or policy <u>increase resilience</u> to the effects of climate change? 			

Appendix 2: Screening of Policies and Site Allocations

Screened in policies and allocations are written in bold and colour coded blue.

Table 1: Policies

Policy	Summary of modifications	Screened in?	Rationale
DS1: Bristol City Centre	Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes expected; clarify that developments impeding the expansion of university/hospital sites will not be permitted; refer to specific infrastructure requirements; removing unclear reference to ‘inclusive’ ground floor uses; remove references to areas that are covered by other DS policies; set out an approach to Redcliffe	No	<p>The 7,500 homes figure aggregates figures from policies DS1A, DS2, DS4 and DS5, although no specific capacity is stated for development at Redcliffe Way (which was also the case for the development allocation).</p> <p>Modifications do not change the overall amount of development proposed by the plan or its intended location.</p>

Policy	Summary of modifications	Screened in?	Rationale
	Way within the main document; emphasises the weight given to the conservation of heritage assets.		<p>Modifications provide clarity and additional detail to the policy, ensuring a consistent approach is taken across the DS Policies and the Local Plan as a whole.</p> <p>Cross-reference to other policies provides additional clarity on how these policies will be applied.</p>
DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City	Clarify the vision for the area in terms of the types of uses sought or permitted; specify the mixed-use facilities that will be sought; specify the number of homes expected; explain the approach to supporting independent retail; set out the approach to residential densities; clarify the approach to flood risk assessments.	No	<p>The introduction of housing figures into the policy text, while providing more specific information, does not change the mix of uses or the overall scale of development previously proposed by the policy (as this number was lifted from the explanation text). Cross-reference to other policies provides additional clarity on how these policies will be applied.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
DS2: Bristol Temple Quarter	Specify the number of homes and amount of workspace expected in the policy text; specifically addressing the historic significance of Bristol Temple Meads station; referencing the approved	Yes	<p>The introduction of a specific workspace figure provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p> <p>The change of estimated housing capacity from 2,500 to 3,000 homes represents a</p>

Policy	Summary of modifications	Screened in?	Rationale
	<p>infrastructure delivery plan and the need for improved station access.</p>		<p>limited adjustment in the context of the wider regeneration area. These modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p> <p>Modifications specifically address heritage considerations in relation to Bristol Temple Meads station which may impact the Sustainability Appraisal of this policy.</p>
<p>DS3: St Philip’s Marsh</p>	<p>Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes and workspaces expected; refer to specific infrastructure requirements; clarify whether other, non-residential led mixed uses would be resisted; refer to the delivery of flood defences in accordance with FR2; include the enhancement of Sparke Evans Park</p>	<p>No</p>	<p>The introduction of specific workspace and housing figures provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p> <p>Reference to the provision of Flood Defences provides further clarification of the application of Policy FR2.</p> <p>Modifications clarify implementation without altering the likely significant environmental effects previously identified in the SA. As such, modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
<p>DS4: Western Harbour</p>	<p>Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes expected; refer to specific infrastructure</p>	<p>Yes</p>	<p>The introduction of specific housing figures provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p>

Policy	Summary of modifications	Screened in?	Rationale
	<p>requirements; respond to heritage assets at risk, e.g. Brunel’s Swing Bridge; address potential impacts on Avon Gorge Woodlands SAC; refer to the delivery of flood defences in accordance with FR2.</p>		<p>Cross reference to other policies provides better clarity on how these policies will be applied.</p> <p>Introduction of suitable mitigation strategy for Avon Gorge Woodlands SAC may impact the Sustainability Appraisal of this policy.</p>
<p>DS5: Frome Gateway</p>	<p>Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes and workspaces expected in the policy text; specify the need to have regard to the Frome Gateway Spatial Regeneration Framework since it was approved in 2024.</p>	<p>No</p>	<p>The introduction of specific workspace figures provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p> <p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>Modifications enhance policy clarity and strengthen alignment with up-to-date guidance and evidence without materially affecting sustainability performance.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
<p>DS6: Lawrence Hill</p>	<p>Clarify the vision for the area in terms of the types of uses sought or permitted; specify</p>	<p>No</p>	<p>The introduction of specific workspace figures provides additional clarity on the mix</p>

Policy	Summary of modifications	Screened in?	Rationale
	<p>the number of homes and workspaces expected in the policy text</p>		<p>of uses and overall scale of development proposed by the policy.</p> <p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>These figures clarify capacity assumptions rather than increase development potential. No changes have been made to the site boundary, or infrastructure requirements, meaning the sustainability effects remain consistent with those assessed previously.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
<p>DS7: Central Fishponds</p>	<p>Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes and workspaces expected in the policy text; explain the approach to density.</p>	<p>No</p>	<p>The introduction of specific workspace figures provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p> <p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>These figures clarify capacity assumptions rather than increase development potential. No changes have been made to the site</p>

Policy	Summary of modifications	Screened in?	Rationale
			<p>boundary, or infrastructure requirements, meaning the sustainability effects remain consistent with those assessed previously</p> <p>Cross reference to other policies provides clarification on how these policies will be applied.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
<p>DS8: Central Bedminster</p>	<p>Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes and workspaces expected in the policy text; set out a specific approach to density.</p>	<p>No</p>	<p>The introduction of specific workspace figures provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p> <p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>These figures clarify capacity assumptions rather than increase development potential. No changes have been made to the site boundary, or infrastructure requirements, meaning the sustainability effects remain consistent with those assessed previously</p>

Policy	Summary of modifications	Screened in?	Rationale
			<p>Cross reference to other policies provides clarification on how these policies will be applied.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
DS9: Brislington	Specify the number of homes and workspaces expected in the policy text; set out a specific approach to density; ensure a consistent approach to flood risk is taken; set out a specific approach to density taking into account constraints such as heritage assets; refer to the delivery of flood defences in accordance with FR2.	No	<p>The introduction of specific workspace figures provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p> <p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>These figures clarify capacity assumptions rather than increase development potential. No changes have been made to the site boundary, or infrastructure requirements, meaning the sustainability effects remain consistent with those assessed previously</p> <p>Cross reference to other policies provides clarification on how these policies will be applied.</p>

Policy	Summary of modifications	Screened in?	Rationale
			Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
DS10: The Green Belt	Ensure consistency with national planning policy; remove repetition describing land to be removed from the green belt.	No	<p>Modifications ensure Local Plan is consistent with National Policy</p> <p>Modifications do not constitute a material change in the overall aim or focus of the policy of Local Plan Strategy.</p>
DS11: Development allocations – south west Bristol	Provide detail and clarity on the scale of proposed development at Ashton Vale and Elsbert Drive; set out development considerations, including ecological surveys and assessment of impacts, mitigation and compensation strategies, public rights of way, and affordable housing; safeguard the setting of heritage assets; set out the relationship to the functional linkage between the sites and The North Somerset and Mendip Bats SAC.	Yes	Modifications comprise of additional specific development considerations which may impact the Sustainability Appraisal of the policy.
DS12: New neighbourhood – Bath Road, Brislington	Provide clarity on the scale and type of development expected, and what non-residential uses would be considered acceptable; provide clarity on the scope of the masterplan; ensure consistency across the plan; remove the specific affordable	No	<p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>Additional detail and clarification to design considerations and role of a Masterplan is incorporated into the policy.</p>

Policy	Summary of modifications	Screened in?	Rationale
	housing requirement, referring only to Policy AH1; provide clarity on the park and ride site		<p>Cross reference to other policies provides clarification on how these policies will be applied.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
DS13: Lockleaze	Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes and workspaces expected in the policy text; set out a specific approach to density.	No	<p>The introduction of specific workspace figures provides additional clarity on the mix of uses and overall scale of development proposed by the policy.</p> <p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
DS14: Central Southmead	Clarify the vision for the area in terms of the types of uses sought or permitted; specify the number of homes expected in the policy text; set out a specific approach to density.	No	<p>The incorporation of specific housing figures into the policy text from the explanatory text serves to clarify the overall vision.</p> <p>Modifications do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
Policy IDC1: Development contributions and CIL	Specifying that contributions sought should be proportionate to the impact of development;	No	Comprises changes to the policy text to provide additional clarity. Does not constitute

Policy	Summary of modifications	Screened in?	Rationale
			a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy SV1: Social value and inclusion	Deleted Policy	No	Policy is not considered justified or effective. It is not a strategic policy. Deletion is not considered to have a significant effect on the overall sustainability appraisal of the plan as a whole.
Policy UL1: Effective and efficient use of land	More detail given regarding how sites (both residential and non-residential) can meet desired densities and inclusion of reference to Policy UL2.	No	Comprises changes to the policy text to provide additional clarity. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy UL2: Residential densities	Provide further detail regarding application of policy	No	Comprises changes to the policy text to provide additional clarity. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy H1: Delivery of new homes – Bristol’s housing requirement	Modifications increase the average annual minimum housing requirement from 1,925 homes a year to 2,218 homes, noting that the overall target for the Plan Period has increased to 39,915	Yes	Increased annual average minimum housing requirement constitutes a change that could affect the Sustainability Appraisal of this policy.
Policy AH1: Affordable housing provision	Modifications remove a blanket requirement of 35% affordable homes and the threshold approach. Instead, sought out percentages of affordable homes have been modified to reflect development viability assessments undertaken in 2023 that show different	Yes	Comprises changes to the policy text that alter the minimum percentage of affordable housing sought.

Policy	Summary of modifications	Screened in?	Rationale
	<p>percentages are appropriate in different areas.</p> <p>Additionally, conditions and mechanisms for Viability Assessments have been set out in the policy.</p> <p>Other modifications are consequential or for better clarity and readability.</p>		
Policy H2: Preventing the loss of residential accommodation	No modifications	No	No changes
Policy H4: Housing type and mix	Modifications provide further detail on other policies, data, documents, and guidance that should be considered as part of the application of this policy	No	Comprises changes to the policy text to provide additional clarity and detail regarding assessment. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy H5: Self-build and community-led housing	<p>Modifications provide further detail on how proposals subject to this policy will be assessed.</p> <p>Modifications set out that Policy AH1 will not apply to proposals for homes defined as self-build and custom housebuilding and/or community-led housing.</p> <p>Modifications also provide a mechanism where the requirement for self-build housing</p>	No	<p>Changes reflect modified approach to affordable housing. As self-build contributes only a small proportion of overall supply of housing and the policy continues to facilitate diverse housing delivery, the changes do not significantly alter the policy’s role or its sustainability effects.</p> <p>The policy continues to contribute to the provision of an adequate and diverse supply of housing. Overall, changes do not constitute a significant change in the overall</p>

Policy	Summary of modifications	Screened in?	Rationale
	provision could/would be set aside in certain circumstances		aim or focus of the policy or Local Plan Strategy that would require detailed reappraisal.
Police H6: Houses in multiple occupation and other shared houses	Modifications provide further detail and clarification regarding assessment of HMOs and shared housing, including bringing some of the guidance set out in the HMO SPD into policy.	No	Comprises changes to the policy text to provide additional clarity and detail regarding assessment. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy H7: Managing the development of purpose-built student accommodation	Modifications provide detail and clarity on what type of development is assessed under this policy. Modifications also set out requirements where the number of student beds is in excess of the provision identified in the policy.	No	<p>Comprises changes to the policy text that provide additional detail on scenarios where student-bed numbers exceed indicative provision. However, the modifications maintain the requirement that proposals must not compromise wider Local Plan objectives, including non-student housing delivery and amenity. As such, the policy’s strategic purpose and the likely sustainability effects remain unchanged.</p> <p>Modifications therefore do not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>
Policy H8: Older people’s and other specialised needs housing	Modifications clarify applications of building standards	No	Comprises changes to the policy that clarify the application of building standards. Does not constitute a material change in the overall aim and focus of the police of Local Plan Strategy.

Policy	Summary of modifications	Screened in?	Rationale
Policy BTR1: Build to Rent housing	Modifications remove reference to SPDs and guidance.	No	Comprises changes to the policy text to give focus to the policy aims. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy H9: Accessible Homes	Modifications clarify applications of building standards	No	Comprises changes to the policy that clarify the application of building standards. Does not constitute a material change in the overall aim and focus of the policy or Local Plan Strategy.
Policy H10: Planning for traveller sites	<p>Modifications provide information on level of provision needed for traveller sites, and introduce flood risk considerations</p> <p>Modifications introduce a site allocation for 6-8 pitches at Land at Western Drive, Hengrove Way.</p>	Yes	<p>Comprises of changes to policy text which provide additional detail and clarity on flood risk considerations.</p> <p>A new site allocation is made which contributes towards meeting the requirements of the Planning Policy for Travellers Sites in terms of identifying a supply of specific, developable sites. Although the size and scale of the site does not materially change the aim or focus of the policy or Local Plan as whole, the site is assessed for its performance against the appraisal objectives.</p>
Policy H11: Houseboat dwellings	New Policy	Yes	New policy
Policy E1: Inclusive economic development	Modifications remove reference to Policy SV1	No	Comprises changes to the policy text to remove reference to a deleted policy. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.

Policy	Summary of modifications	Screened in?	Rationale
Policy E2: Economic development land strategy	The modifications explicitly incorporate the existing pipeline of planning permissions within the office requirement, which were previously assumed to come forward alongside the office requirement as originally published. Modifications remove reference to the content of Policies E4, E5, and DA1 as this is covered later in the plan.	No	Comprises changes to the policy text that explicitly incorporate the existing pipeline of planning permissions within the office requirement. Given these were previously assumed to come forward alongside the office requirement as originally published, this modification does not change the mix of uses or the overall scale of development previously proposed by the policy or the Local Plan. Modifications do not constitute a change in the overall aim and focus of the policy or the Local Plan Strategy
Policy E3: Location of office development	Modifications ensure consistency in policy text wording and clarify what is meant by other areas suitable for office development	No	Comprises changes to the policy text to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy E4: Avonmouth Industrial Area and Bristol Port	Modifications include allowance for ancillary uses in Avonmouth Industrial Area and Bristol Port	Yes	Comprises changes to the policy text that make provision for ancillary facilities in this location which may impact the Sustainability Appraisal of the policy.
Policy E5: Industry and Distribution Areas	Modifications provide clarity and rationalise the policy requirements	No	Comprises changes to the policy text to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy E6A: New workspaces within mixed use development	Modifications set out circumstances where provision of new workspaces would not be a reasonable requirement	No	Comprises changes to the policy text for clarity and to ensure the policy is effective and applied in justified and reasonable circumstances. Does not constitute a change

Policy	Summary of modifications	Screened in?	Rationale
	Modifications remove unclear requirements for development and set out appropriate thresholds to trigger the policy.		in the overall aim and focus of the policy or Local Plan Strategy.
Policy E6: Affordable workspace	Deleted Policy	No	Policy is not considered justified or effective. It is not a strategic policy. Deletion is not considered to have a significant effect on the overall sustainability appraisal of the plan as a whole.
Policy E8: Digital Connectivity and Inclusion	Modifications clarify the policy text, and move submission requirements from the policy text to explanatory text	No	Comprises changes to the policy text to provide clarification and consistency. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy SSE1: Supporting Bristol's Centres - network and hierarchy	Modifications add reference to the policies map and provide clarification on terms used in the policy text	No	Comprises additional detail to the policy text to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy SSE2: Development in Bristol's centres	Modifications provide clarification on terms used in the policy text and make reference to permitted development rights	No	Comprises changes to the policy to provide clarification. Does not constitute a material change in the overall aim or focus of the policy or Local Plan Strategy
Policy SSE3: Supporting Bristol's evening, night-time and culture economy	Modifications provide clarification on terms used in the policy text	No	No modifications to the policy text. Modifications to the explanatory text provide additional detail and clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy SSE4: Town centre first approach to development	Modifications move reference to Impact assessments from the explanation into policy text.	No	Comprises changes to the policy to provide clarification and further detail. Does not constitute a material change in the overall

Policy	Summary of modifications	Screened in?	Rationale
			aim or focus of the policy or Local Plan Strategy
Policy SSE5: Temporary uses in centres	Modifications clarify policy text.	No	Changes to the explanatory text introduce more flexibility in the policy by addressing exceptional circumstances where temporary parking may be acceptable.
Policy SSE6: Retaining and enhancing markets	Modifications clarify policy text.	No	Comprises additional detail to the explanatory text to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy SSE7: Provision of public toilets	Deleted Policy	No	Policy is not considered justified or effective. It is not a strategic policy. Deletion is not considered to have a significant effect on the overall sustainability appraisal of the plan as a whole.
Policy SSE8: Public Houses	Modifications provide further detail regarding how 'adequate' will be assessed with regard to existing public house provision. Modifications remove the requirement that proposals should demonstrate there is a 'diverse range' of alternative provision within the locality.	No	Comprises changes that remove the requirement to demonstrate a diversity of alternative public house provision. However, the policy still specifies that there should be adequate provision of alternatives within the locality. Overall therefore, does not constitute a material change in the overall aim or focus of the policy or Local Plan Strategy.
Policy BG1: Green infrastructure and biodiversity in new development	Modifications ensure submission documents are in the explanatory text, that voluntary elements are in the explanatory text, and that the policy text includes the most up-to-date reference to other policy documents	No	Comprises changes to the policy to provide clarification, consistency, and ensure that reference is made to correct and most relevant documents. Does not constitute a

Policy	Summary of modifications	Screened in?	Rationale
			change in the overall aim and focus of the policy or Local Plan Strategy.
Policy BG2: Nature conservation and recovery	Modifications ensure that the policy is consistent with NPPF	No	Comprises changes to the policy to provide clarification and consistency with NPPF. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy BG3: Achieving biodiversity gains	Modifications are to better reflect the Environmental Act 2021 and National Planning Policy without repetition.	No	Comprises changes to the policy to provide clarification and consistency with national legislation. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy BG4: Trees	Modifications add additional detail and ensure policy is consistent with NPPF and BNG legislation	No	Comprises changes to the policy to provide clarification and consistency with NPPF. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy BG5: Biodiversity and access to Bristol's waterways	No modifications	No	No modifications
Policy BG6: Private gardens	Modifications rationalise criteria whereby development involving the loss of gardens would not be permitted.	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy BG7: The St. Paul's green link	No modifications	No	No modifications
Policy GIA: Open space for recreation	Modifications move text regarding suitable mitigation measures where recreational space cannot be provided from the	No	Comprises changes to the policy that ensure policy is adhered to or suitable mitigation provided. Does not constitute a change in the

Policy	Summary of modifications	Screened in?	Rationale
	explanatory text to the policy text. They also offer clarity and consistency with the NPPF		overall aim and focus of the policy or Local Plan Strategy
Policy GI1: Local Green Space	Deleted Policy	No	All sites previously identified as Local Green Space are now proposed through these modifications as Reserved Open Green Space (Policy GI2). Sites retain protection through Policy GI2 and the open space provisions set out in National Policy. As such, the deletion of this policy does not constitute a significant change in the overall Local Plan Strategy that would warrant reappraisal.
Policy GI2: Protected Open Space (Previously named: Reserved Open Green Space)	Modifications ensure policy is consistent with NPPF and incorporate Policy GI3: Incidental Open Space into policy text and explanation. The modified policy also applies to all previously proposed Local Green Space designations which are now designated as Reserved Open Green Space.	Yes	Comprises changes that incorporate Policy GI3 into the policy text. This may impact the Sustainability Appraisal of the policy.
Policy GI3: Incidental open spaces	Deleted Policy	No	Substantive content has been incorporated into Policy GI2: Protected open space.
Policy GI4: Stapleton allotments and holdings – food growing Local Green Space	Modifications remove identification of Stapleton Allotments as a Local Green Space.	No	Consequential modification as a result of deletion of Policy GI1. Adequate protection of site remains in place. Does not constitute a material change in the aim of the policy or Local Plan Strategy.
T1: Development and transport principles	Modifications clarify requirements for Policy T1	No	Comprises changes to the policy text to provide clarification. Does not constitute a

Policy	Summary of modifications	Screened in?	Rationale
			material change in the aim of the policy or Local Plan Strategy
T2: Transport infrastructure improvements	Modifications clarify the details of how, and who, will be implementing these improvements and at what stage of the development process.	No	Comprises changes to explanatory text that provide additional detail regarding the implementation of the policy. Does not constitute a material change in the aim or focus of the policy or Local Plan Strategy.
T2A: Protected transport and movement routes	Modifications provide additional detail regarding when development is expected to take place (during the plan period)	No	Comprises changes to explanatory text that add additional detail regarding the expected time frame of the proposed development. Does not constitute a material change in the aim of the policy or Local Plan Strategy.
T3A: Transport development management	Modifications provide clarity and consistency with the NPPF. Submission requirements are moved to the explanatory text for consistency across the plan and repetition of information regarding this is deleted.	No	Comprises changes to policy that provide clarity and consistency with the NPPF and Local Plan as a whole. Does not constitute a material change in the aim of the policy or Local Plan strategy
T4A: Paring, servicing and the provision of infrastructure for electric vehicles	Modifications ensure that development has regard to the Transport SPD	No	Comprises changes to policy that provide clarification and detail the role of the Transport SPD. Does not constitute a material change in the aim of the policy or Local Plan Strategy.
T5: Public rights of way	Modifications clarify policy text and remove reference to process by which PROWs can be diverted (as this is a separate process to the planning process)	No	Comprises changes to policy that provide clarification and ensure consistency with NPPF. Does not constitute a material change in the aim of the policy or Local Plan Strategy.
T6: Active travel routes	Modifications provide clarity and state that development should have regard to Transport Development Management	No	Comprises changes to the policy that provide clarification and ensure development adheres to up-to-date standards set out in

Policy	Summary of modifications	Screened in?	Rationale
	Guidance as opposed to ‘latest design standards’.		TDM guidance. Does not constitute a material change in the aim of the policy or Local Plan Strategy.
CF1: Provision of community facilities	Modifications clarify the relevant types of community facility; provide clarity and flexibility on the provision of community facilities, as well as alternative methods of provision; reference to a ground floor space requirement moved from policy to explanatory text.	No	Comprises changes to the policy that provide clarification on provision of community facilities and ensure the policy is effective and justified. Does not constitute a material change in the aim or focus of the policy or Local Plan Strategy.
CF2: Retention of community facilities	Modifications clarify the relevant types of community facility; provide clarity on how suitable locations would be identified and replacement facilities assessed	No	Comprises changes to the policy text to provide clarification. Does not constitute a material change in the aim of the policy or Local Plan Strategy
NZC1: Climate change, sustainable design and construction	Modifications mainly relate to retaining appropriate content from the deleted NZC4 policy. It rationalises policy to remove repeated sections as well as reference to Sustainability Statements. Further, reference to alternative, optional standards has been removed.	Yes	The addition of content from deleted policy NZC4 relating to green and blue infrastructure, flooding and heat risk, and natural resource management may impact the Sustainability Appraisal of the policy.
NZC2: Energy efficient buildings- operational carbon	Modifications change the methodology used to assess the energy efficiency of new development from one based on energy use intensity, to one expressed in terms of percentage uplift over the buildings target emission rate. Subsequent removal of space	No	Although the modifications to the policy are substantive, development will still be required to meet a standard that exceeds building regulations. Energy efficiency of new development will need to meet 100% reductions compared to the TER; a substantive improvement over building

Policy	Summary of modifications	Screened in?	Rationale
	<p>heating target and references to unregulated energy consumption.</p> <p>Removal of reference to sustainability statements.</p> <p>Price value of CO₂ tonnes have been removed.</p> <p>Additional clarification of the heating and cooling hierarchy.</p> <p>Removes reference to PassivHaus as an alternative route to policy compliance.</p> <p>Allows flexibility where connection to a heat network is demonstrated to be neither feasible nor viable or allows assessment of the effectiveness of an applicant’s approach to heating and cooling to be assessed in relation to the heat network.</p>		<p>regulations. The heat hierarchy remains largely as before, prioritising connections to existing classified heat networks or new networks where possible. Communal or individual renewable solutions are sought by the policy where this is demonstrated to not be feasible or viable, or where an alternative renewable system is demonstrated to provide at least the same level of benefit as a connection to the heat network. The policy continues to have positive effects against objective 18. The changes do not constitute a change in the overall aim or focus of the policy or the Local Plan Strategy.</p>
<p>NZC3: Embodied carbon, materials and circular economy</p>	<p>Clarification of term ‘feasibly’ to include technically unfeasible, which RICS Carbon Assessment.</p> <p>Removes price figure from Treasury’s Green Book as may change over time.</p>	<p>No</p>	<p>Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.</p>

Policy	Summary of modifications	Screened in?	Rationale
	Imbedding GWP figure into policy wording-developer using refrigerants with global warming over 750 need to provide full justification (including whole-life carbon modelling).		
NZC4 Adaptation to a changing climate	Deleted policy	No	Substantive content has been incorporated into Policy NZC1: Climate change, sustainable design and construction.
NZC5: Renewable energy and energy efficiency	Modifications remove repeated statements and clarify how retrofitting intersects with heritage assets.	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
FR1: Flood risk and water management	Modifications provide clarity and consistency with national planning policy in relation to the sequential approach and SUDS. Deletion of a paragraph not required for the application of the policy.	No	Comprises changes to the policy to provide clarification and consistency with national planning policy. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
FR2: Bristol Avon Flood Strategy	No modifications	No	No modifications
Policy DPM1: Delivering well-designed, inclusive places	Modifications clarify the type and scale of development subject to this policy, align policy wording with the NPPF, and provide clarification on how public art provision can be incorporated.	No	Comprises changes to the policy to provide clarification and consistency with the NPPF. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy DC1: Liveability in residential development including space standards,	Modifications provide more detail on how other specialist forms of residential development should be assessed.	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.

Policy	Summary of modifications	Screened in?	Rationale
aspect and private outdoor space			
Policy DC2: Tall buildings	Modifications move clarifications on building height, Heritage Statement submission, TVIA imagery and microclimate impact from the explanatory text to the policy text. Modifications add reference to 'townscape' and provide clarity on the function of the Urban Living SPD.	No	Comprises changes to the policy that provide additional detail and clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy
Policy DC3: Alterations to existing buildings	Modifications clarify the scope of when traditional or distinctive architectural features should be retained	No	Comprises changes to ensure the policy is justified. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy DC4: Recycling and refuse provision in new development	Modifications provide clarification in determining the form and scale of recycling and refuse facilities.	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy CHE1: Conservation and the historic environment	Modifications provide consistency with NPPF as well as reflecting its approach to weight and harm; correct reference to outdate guidance; clarify how the policy applies to non-heritage assets and when a heritage statement is required. Modifications more clearly reflect the role of Bristol's heritage strategy and the importance of the Heritage and Risk Register.	No	Comprises changes to the policy to provide clarification, consistency with the NPPF and removal of reference to outdated guidance. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy AD1: Advertisements	Modifications provide additional wording to clarify meaning of 'clutter'.	No	Comprises changes to the policy to provide clarification. Does not constitute a change in

Policy	Summary of modifications	Screened in?	Rationale
			the overall aim and focus of the policy or Local Plan Strategy.
HW1: Pollution Control and Water Quality	No modifications to the Policy text. Modifications to the explanatory text clarify key frameworks (such as the Water Framework Directive) and policies (the Severn River BV Basin Management Plan) as well as further expanding on terminology, such as ‘good ecological status’ for water bodies. Modification examples relating to water pollution diffusion methods.	No	Comprises changes that provide additional detail and clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
HW2: Air Quality	Modifications clarify key terms. Modifications also introduce reference to relationship between air quality and biodiversity.	Yes	Modifications ensure that development that could have a harmful impact on biodiversity appropriately mitigate this impact. May have an impact on the Sustainability Appraisal.
HW1A: Noise	Modifications provide additional detail regarding assessment of noise, clarifying that noise during construction should be considered and appropriately mitigated	No	Comprises changes to the policy to provide additional detail and clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
HW1B: Contaminated Land	No modifications	No	No modifications
HW2B: Health and development	Modifications move information regarding Health Impact Assessments to the explanatory text and provide further on their	No	Comprises changes to the policy to provide clarification. Does not constitute a change in

Policy	Summary of modifications	Screened in?	Rationale
	scope and when the need for a HIA is triggered.		the overall aim and focus of the policy or Local Plan Strategy.
HW3: Takeaways	Modifications relate to clarification of scope of policy	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy FS1: The provision of allotments	No modifications to policy text. Modifications to explanatory text provide further clarity to applicants how they should demonstrate that on-site provision of allotments is not practicable	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
Policy FS2: Provision of food growing space in new developments	No modifications	No	No modifications
Policy FS3: The protection of existing food growing enterprises and allotments	Modifications remove unnecessary wording.	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
UM1: Telecommunications	Modifications ensure policy aligns with the wording of the NPPF	No	Comprises changes to the policy to ensure it is consistent with the NPPF. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
UM2: Unstable land	No modifications to the policy text. Modifications relate to clarifying scope of policy (to cover entire city) and key terms, such as 'reason to suspect' and 'materially affect', as well as updated name for Mining Remediation Authority	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.

Policy	Summary of modifications	Screened in?	Rationale
UM3: Minerals Safeguarding Areas	No modifications to the policy text. Modifications reflect updated name of Mining Remediation Authority	No	Comprises changes to the policy to provide clarification. Does not constitute a change in the overall aim and focus of the policy or Local Plan Strategy.
UM4: Sewage Treatment Works	No modifications	No	No modifications
DA1: Proposed Development Allocations	Modifications are consequential. See the assessment of site allocations for further detail	No	Modifications are consequential. See screening of Site Allocations for assessment of impact on the Sustainability Appraisal.

Table 2: Site Allocations

Site reference	Site address / location	Summary of modifications	Screened in?	Rationale
BDA0103	Land at Cheltenham Road / Bath Buildings, Montpelier	Modifications provide clarity with regard to heritage, arboriculture considerations, and air quality	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA0105	Land to the rear of 64-68 Stokes Croft, St. Paul's	Modifications provide clarity with regard to heritage, and air quality	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
SA501	Lakota Nightclub / Former Coroner's Court, Upper York Street / Backfields	Modifications provide clarity with regard to heritage, removes the encouragement of active ground floor uses to Upper York Street. Lower estimated homes from 60 to 46.	No	Modifications are for clarity. The lower estimated homes capacity reflects development progress in accordance with the Local Plan. As such, modifications do not have an impact on the sustainability appraisal of the Local Plan overall.
SA509	Land at Wilder Street / Argyle Road	Modifications provide clarity with regard to heritage and enable boundary changes and reduce estimated capacity of site	No	Modifications are for clarity and reflect development progress in accordance with the Local Plan. As such, modifications do not have an impact on the sustainability appraisal of the Local Plan overall.
SA510	Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside	Modifications enable boundary changes and increase estimated capacity of site. Modifications remove flood risk requirement.	No	Modifications are for clarity. The higher estimated capacity reflects development progress in accordance with the Local Plan. As such, modifications do not have an impact on the sustainability appraisal of the Local Plan overall.
SA511	F C Hammonds, 13-17 Dove Lane	No modifications	No	No modifications
SA512	109 – 119 Newfoundland Road	Modifications remove requirement to provide a cycle route along Concorde Way as requirement is not considered necessary for this site	No	Modification is to ensure the site allocation development considerations are justified and effective. It does not have an impact on the sustainability appraisal of the Local Plan overall

BSA0103	Land to the west and south-west of Deering Close, Lawrence Weston	Modifications provide clarity on ecological and heritage development considerations	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA0111	Land off Ermine Way, Shirehampton	Modifications provide clarity on ecological development considerations	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA0302	Land to the west of Ashton Gate Stadium, Marsh Road / Winterstoke Road, Ashton Gate	Modifications provide clarity and further detail on the type of uses expected and development considerations. Boundary changes reflect development progress	No	Modifications are for clarity and reflect development progress in accordance with the Local Plan. As such, modifications do not have an impact on the sustainability appraisal of the local plan overall.
BDA0304	1 – 25 Bedminster Down Road, Bedminster	Modifications provide clarity on air quality development considerations.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA0305	233 – 237 West Street, Bedminster	Modifications ensure that the development considerations regarding workspace are justified and effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA0401	Land at Gloucester Road / Merton Road, Horfield	Modifications provide clarity on the type of development expected and ensure that development considerations are justified and effective	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1305	Land to the north-west of Vale Lane, Bedminster Down	Deleted allocation	No	The site is designated as a Site of Nature Conservation Interest and development for industry is not essential for other policy objectives. Its removal is not considered to have significant effects on the sustainability appraisal of the Local Plan overall.
BDA0601	Land at Latimer Close, Brislington	Modifications ensure that development considerations related to ecological concerns are effective	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.

BDA0702	Land at Marmalade Lane (south), Brislington	Modifications ensure that development considerations related to ecological concerns are effective. Additional modification related to the agent of change principle aligns with the requirements of Policy HW1	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA0703	Land at Marmalade Lane (north), Brislington	Modifications ensure that development considerations related to ecological concerns are effective. Additional modification related to the agent of change principle aligns with the requirements of Policy HW1	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1207	493 – 499 Bath Road, Kensington Park, near Arno's Vale	Modifications provide further clarity and detail on the pollution consideration, reflecting that the site is within an Air Quality Management Area	No	Modifications are for clarity and do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA0801	The Grove Car Park, The Grove and Prince Street, Harbourside	Modifications provide further clarity and detail on heritage development considerations, and ensure development considerations are justified. Modifications also provide clarification on the provision of suitable access and revise the boundary to exclude a tree	No	Modifications are for clarity and do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA0802	Redcliffe Wharf	Modification of site boundary and allocated uses and development considerations for consistency and clarification to ensure the site allocation is justified and effective.	No	Modifications ensure a consistent approach towards sites of this scale, with Redcliffe Wharf retained as a discrete allocation and the wider site and associated development considerations integrated into Policy DS1: Bristol City Centre. As such, they do not represent a material change to the policy approach for the area, and so do not have an impact on the sustainability appraisal of the Local Plan overall.
SA101	Wapping Wharf North, Wapping Road	Modifications reduce the site boundary and the scale and type of development expected to reflect development progress.	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do

		Modifications provide further clarity on development considerations and ensure they are consistent with Local Plan Policies.		not have an impact on the sustainability appraisal of the Local Plan overall.
SA202	Land to the west of Lodge Street	Deleted allocation	No	The site is not suitable for allocation given its very small scale and the unlikelihood of development. As such, the removal of the site as an allocation is not considered to significantly affect the sustainability appraisal of the Local Plan overall.
SA301	55 – 59 St. Michael’s Hill	Modifications provide clarity on heritage development considerations. Additional modification in relation to the retention and re-provision of existing trees on site.	No	Modifications are for clarity and to ensure the development considerations are justified and effective and aligned with main Local Plan policies. They do not have an impact on the sustainability appraisal of the Local Plan overall.
SA403	Old Seaman’s Chapel, Royal Oak Avenue, fronting Princes Street	Modifications provide clarity on heritage and flood risk development considerations	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
SA404	Gap Site, 16 Narrow Quay	Modifications provide clarity on heritage and flood risk development considerations. Additional modification related to the agent of change principle aligns with the requirements of Policy HW1.	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do not have an impact on the sustainability appraisal of the Local Plan overall.
SA506	97 – 101 Stokes Croft	Modifications provide clarity on heritage, and ecological development considerations. Additional modification related to the agent of change principle aligns with the requirements of Policy HW1.	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do not have an impact on the sustainability appraisal of the Local Plan overall.
SA507	27 – 33 Jamaica Street	Modifications provide clarity and detail on heritage development considerations, and	No	Modifications are for clarity and to ensure the development considerations are justified and effective.

		ensure development considerations are justified.		They do not have an impact on the sustainability appraisal of the Local Plan overall.
SA608	Bristol House, Victoria Street / Temple Street	Modifications to site boundary, allocated uses and development considerations reflects that development has progressed on much of the site and therefore it is not necessary to progress allocation of all of the original site. Modifications provide clarity and detail on heritage and flood risk development considerations and ensuring they are effective. Additional development consideration relates to the agent of change principle aligns with the requirements of Policy HW1.	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do not have an impact on the sustainability appraisal of the Local Plan overall.
SA610	Railway Cutting, Lower Guinea Street	Modifications provide clarity and detail on heritage and amenity development considerations and ensuring they are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
SA612	The Bell and adjoining buildings, Prewett Street	Modifications provide clarity and detail on ecological development considerations, ensuring they are effective. Remove requirement to retain public house to reflect its increasing state of disrepair.	No	Modifications are to reflect the current situation on the site in terms of the current state of the building and ecology. They do not have an impact on the sustainability appraisal of the local plan overall.
BDA0901	2 – 16 Clifton Down Road, Clifton	Modifications provide clarity and detail on heritage development considerations and ensuring they are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1001	Land west of Hampton Lane, Cotham	Modifications provide clarity and detail on heritage development considerations and ensuring that access considerations are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.

BDA1002	Land at Whiteladies Gate, Cotham	Modifications provide clarity and detail on arboriculture, heritage and ecology development considerations and ensuring they are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1003	Land adjacent to Alma Vale Road and Alma Court, Clifton	Modifications provide clarity and detail on heritage development considerations and ensure that all considerations are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1004	Barley House, Oakfield Grove, Clifton	Modifications provide clarity and detail on heritage development considerations and ensure that all considerations are effective.	No	Modifications are for clarity, correction, and to ensure the development considerations are justified and effective. As such, modifications do not have an impact the sustainability appraisal of the Local Plan overall.
BDA1101	Land at Gibson Road, Cotham	Modifications provide clarity and detail on arboriculture and heritage development considerations, ensuring they are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1102	Land at Sydenham Lane, Cotham	Modifications provide clarity and detail on arboriculture and heritage development considerations, ensuring they are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1201	16 – 20 Fishponds Road, Eastville	Modifications provide clarity and detail on access, flood risk, and air quality development considerations, ensuring they are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1301	Stapleton Road Cricket Club, Park Road, Stapleton Road	Modifications provide clarity and detail on heritage and air quality development considerations, ensuring they are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1302	Land south of Rose Green Close, Clay Hill	No Modifications	No	No Modifications
BDA1303	Land at Hendys Yard, Lower Grove Road, Fishponds	Modifications provide clarity and detail on ecological development considerations	No	Modifications are for clarity and to ensure the development considerations are justified and effective.

		and ensure that all considerations are effective.		They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1304	Land to the rear of Rose Green Road, Clay Hill	Modifications reflect updated name for the Mining Remediation Authority	No	Modifications are for consistency. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1305	525 Stapleton Road, Eastville	Modifications provide clarity and detail on the adaptive reuse and air quality development considerations and ensure that all considerations are effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1401	Previously developed land at Hartcliffe Way, Bedminster	Modifications ensure that all development considerations, including those related to workspace, and expected uses are justified and effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1402	Previously developed land to the west of Redford House, Nover's Hill	Modifications ensure that all development considerations, including those related to workspace, ecology, and air quality, and expected uses are justified and effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1108A	Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane	Modifications to the development considerations were submitted prior to the examination hearings (September 2024, EXA002.1), as the adopted development considerations were included in error at the publication and submission stages. The modifications update the development considerations to provide clarity and detail on ecological development considerations and ensure that all considerations are effective and consistent. Removal of development considerations regarding playground and health impact assessment correct	Yes	Modifications are for clarity and to ensure development considerations are justified and effective, and that they reflect the change in scale of development. However, the SA assesses the allocation with development considerations that are more appropriate for a larger allocation. Given this, it is considered proportionate to conduct a reappraisal of the site, with these development considerations removed (as proposed via modification).

		the above error and reflect the proposed scale of development.		
BSA1109	Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court	<p>Modifications provide clarity and detail on ecological development considerations and ensure that all considerations are effective and consistent.</p> <p>Reduction in site boundary and housing capacity reflects development progress</p>	No	<p>Modifications are for clarity and to ensure the development considerations are justified and effective. The changes in site boundary and capacity reflect development progress in accordance with the Local Plan.</p> <p>As such, modifications do not have an impact on the sustainability appraisal of the Local Plan overall.</p>
BSA1115	Former Florence Brown School, west of Leinster Avenue	Deleted allocation	No	Modifications reflect development progress in accordance with the Local Plan. As such, its removal as an allocation does not have a bearing on the sustainability appraisal of the Local Plan overall.
BSA1116	Open spaces either side of Inn's Court	Modifications provide clarity and detail on ecological development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1118	Broad Plain House and associated land, Broadbury Road	Deleted allocation	No	Modifications reflect development progress in accordance with the Local Plan. As such, its removal as an allocation does not have a bearing on the sustainability appraisal of the Local Plan overall.
BSA1120	4-16 Filwood Broadway	Modifications facilitate a boundary change to reflect that part of the site is under construction and it is not necessary to progress the entire site as an allocation	No	Modifications reflect development progress in accordance with the Local Plan. As such, its removal as an allocation does not have a bearing on the sustainability appraisal of the Local Plan overall.
BSA1122	Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction.	Modifications provide clarity and detail on ecological development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1123	Filwood Library and adjoining land, Filwood Broadway	No modifications	No	No modifications

BDA1501	Land at College Road, Fishponds	Modifications provide clarity and detail on ecology and heritage development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA0502	Glenside Campus, Blackberry Hill, Fishponds	Modifications provide clarity and detail on arboriculture, ecology and heritage development considerations and ensure that all considerations are effective and consistent. Removal of health impact assessment consideration	No	Modifications are for clarity, consistency across the plan, and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the local plan overall.
BDA1601	Land to the rear of 96 Church Road / Orchard Drive, Bishopsworth	Modifications ensure that all development considerations, including those related to workspace and heritage, and expected uses are justified and effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1702	14 Wyck Beck Road, Brentry	Modifications provide clarity and detail on air quality development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1402	Former New Fosseway School, Hengrove	Modifications provide clarity and detail on ecology development considerations and ensure that all considerations are effective and consistent. Increased capacity reflects development progress.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. The increased capacity reflects development progress in accordance with the Local Plan. As such, modifications do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA1901	Land at the corner of Lodge Causeway / Berkeley Road, Fishponds	Modifications reflect updated name for the Mining Remediation Authority	No	Modifications are for clarity. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA0513	Garage site, Woodland Way, Chester Park / Hillfields	Modifications provide clarity on heritage, and ecological development considerations. Additional consideration	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do

		relates to the agent of change principle aligns with the requirements of Policy HW1.		not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2001	3 Kelston Road, Horfield	No modifications	No	No modifications
BDA2002	290 – 294 Southmead Road	Modifications are for clarity and correction	No	Modifications are for clarity. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA0404	BT Depot, Filton Road, Horfield	No modifications	No	No Modifications
BDA2101	94 – 96 and 119 Cumberland Road, Spike Island	Modifications provide clarity and detail on heritage and air quality development considerations and ensure that all considerations are effective and consistent. Removal of flood risk design consideration to reflect level of flood risk on the site.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. As such, they do not have an impact on the sustainability appraisal of the local plan overall.
BDA2102	Maritime Heritage Centre Public Car Park, Gas Ferry Road.	Modifications provide clarity and detail on heritage and biodiversity development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
SA102	Waterfront Site, Millennium Square	Modifications provide clarity on heritage development considerations. Additional consideration makes sure development is in accordance with Policy BG4.	No	Modifications are for clarity and to ensure the development considerations are justified, effective and aligned with main Local Plan policies. As such, they do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1103	Red Lion Works, Greenleaze Road / Wells Road, Knowle Park	No modifications	No	No modifications
BDA2301	Land to the South of Warwick Road / Oxford Place, Easton	Boundary change and change to site area and reduction in estimated capacity to reflect that part of the site has planning permission. Modifications are for	No	Modifications are for clarity and to ensure the development considerations are justified and effective. Modifications reflect development progress in accordance with the local plan. As such, modifications

		consistency and clarification to ensure the site allocation development considerations are justified and effective.		do not have an impact the sustainability appraisal of the Local Plan overall.
BDA2302	Former Barton Hill Nursery School, Queen Ann Road, Barton Hill	Modifications provide clarity and detail on heritage, ecology, and flood risk development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2401	Bridge Farm, Land at South Hayes, Eastville.	Modifications provide clarity and detail on heritage, ecology, and air quality development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2501	Land south of Zetland Road, Redland	Modifications provide clarity and detail on heritage and ecology development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2502	Land at Cossins Road, Redland	Modifications provide clarity and detail on heritage and ecology development considerations and ensure that all considerations are effective and consistent. Additional consideration relates to land stability and a slight decrease in housing capacity is proposed	No	Modifications reflect land stability matters and are for consistency and clarification to ensure the site allocation development considerations are justified and effective.
BDA2901	Land at Lanercost Road, Southmead	Modifications provide clarity and detail on ecology development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2902	Works at Felstead Road, Southmead	Modifications provide further clarity and ensure that all development considerations, including those related to	No	Modifications are for clarity and to ensure the development considerations are justified and effective.

		workspace and flood risk, and expected uses, are justified and effective.		They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA0212	19 – 21 Pen Park Road, Southmead	Introduction of mixed use capacity	No	Modifications clarify that flexible workspace may, but is not required to, form part of the development mix. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA3002	1 – 7 Smyth Road, Ashton Gate	Modifications provide further clarity and ensure that all development considerations, including those related to workspace, and expected uses, are justified and effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA1011	Site adjacent to Holy Cross Church, Dean Lane, Bedminster	Modifications provide clarity and detail on ecology and flood risk development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2601	Land at Two Mile Hill Road / Charlton Road, St George	Modifications provide further clarity and ensure that all development considerations, including those related to workspace, heritage, and air quality, and expected uses, are justified and effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2602	81 – 83 Two Mile Hill Road, St George	Modifications reflect updated name for the Mining Remediation Authority	No	Modifications are for consistency. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2603	Land at Two Mile Hill Road / Waters Road, St George	Modifications provide further clarity and ensure that all development considerations, including those related to workspace, and flood risk, and expected uses, are justified and effective.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2605	Land at Broad Road / Lodge Road, St George	Modifications reflect updated name for the Mining Remediation Authority and ensure consistent wording across allocations	No	Modifications are for consistency. They do not have an impact on the sustainability appraisal of the Local Plan overall.

BSA0906	Car sales site at 62 – 74 Bell Hill Road, St George	Modifications introduce flood risk development consideration.	No	Modification is for consistency across allocations. It does not materially alter the allocation or the local plan overall and therefore will not have an impact on the sustainability appraisal.
BSA0907	47 – 49 Summerhill Road, St George	No modifications	No	No modifications
BDA2702	Land at the corner of Bryants Hill and Furber Road, St George	Modifications provide clarity and detail on ecology development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2703	Land at Nags Head Hill, St George	Modifications reflect updated name for the Mining Remediation Authority and ensure consistent wording across allocations	No	Modifications are for consistency. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2801	Land to the south of Blackswarth Road, St George	Modifications provide further clarity and ensure that all development considerations, including those related to workspace, heritage and flood risk, and expected uses, are justified and effective. Additional development consideration regarding the Bristol Avon Flood Strategy.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2802	Part of Soaphouse Industrial Estate, Howard Street, Whitehall	Modifications provide clarity and detail on heritage and flood risk development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA2803	226 – 232 Church Road, St George	Modifications provide correction of address and further clarity and detail on air quality development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for correction and clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.

		Removal of development consideration regarding active frontages		
BDA3101	Greville building, Lacey Road, Stockwood	Modifications provide clarity and detail on ecology development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA3201	Land at Sanctuary Gardens, Sneyd Park	Modifications provide clarity and detail on ecology and heritage development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA3301	Former St Ursula's High School, Brecon Road	Modifications provide clarity and detail on heritage and arboriculture development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BSA0302	Coombe House Elderly Persons' Home, Westbury-on-Trym	Modifications provide clarity and detail on ecology development considerations and ensure that all considerations are effective and consistent.	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.
BDA3401	122 Bath Road, Totterdown	Deleted allocation	No	Modifications reflect development progress in accordance with the Local Plan. As such, its removal as an allocation does not have a bearing on the sustainability appraisal of the Local Plan overall.
BSA1101	Bath Road Open Space (west of Totterdown Bridge), Totterdown	Modifications provide clarity and detail on ecology development considerations and ensure that all considerations are effective and consistent. Modifications introduce additional development consideration related to access and air quality	No	Modifications are for clarity and to ensure the development considerations are justified and effective. They do not have an impact on the sustainability appraisal of the Local Plan overall.

Appendix 3: Detailed Appraisal

This section sets out the detailed reappraisal of modified policies and allocations. For clarity and comparison, the findings for the unmodified policy published in the BLPPV (as identified in the SA), have been presented alongside the findings for the policy as proposed to be modified.

Where policies GI2 and NZC1 incorporate content from deleted policies, the findings for deleted policies is provided alongside the modified policy findings.

The same process detailed in SA has been used to assess the modified policies and allocations.

The categories of significance are summarised below:

Symbol	Meaning	Description of effect (used in this report)
++	Significant positive	Proposed development or policy likely to have a potentially significant positive effect
+	Minor positive	Proposed development or policy likely to have a potentially minor positive effect
0	Neutral	Neutral, not considered likely to have an effect
?	Uncertain	Uncertain or unknown effects (based on final implementation or further information needed)
-	Minor negative	Proposed development or policy likely to result in a potentially minor negative effect
--	Significant negative	Proposed development or policy would be likely to have a potentially significant negative effect

DS2: Bristol Temple Quarter

Policy DS2: Bristol Temple Quarter			
SA Objective	Unmodified policy findings	Policy as proposed to be	Commentary

			modified findings	
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	++/?	++/?	The modified policy clarifies the estimated housing capacity from 2,500 to 3,000 homes which represents a limited adjustment in the context of the wider regeneration area, and contributes towards the effective delivery of this objective.
2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	++/?	++/?	The modified policy makes reference to policy UL2, which clarifies the appropriate high-density approach.
3	Ensure easy and affordable access to key services	++/?	++/?	
4	Increase participation in cultural and community activities	+/?	+/?	
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	++/?	++/?	
6	To reduce health inequalities and promote healthy lifestyles across the city	-/?	-/?	
7	Ensure access to education and learning for all sections of society	++/?	++/?	
8	To support the economy and ensure that there are suitable opportunities for employment	+/?	+/?	The modified policy specifies the exact provision of office floorspace, does not constitute a change in the scope or mix, but may contribute towards more effective delivery of economic opportunities.
9	Ensure access to a range of shopping facilities for all sections of society	+/?	+/?	
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	--/?	-/?	With several listed features within the GRA site boundary, including both Grade I and Grade II* listed buildings, there remains potential for impact of redevelopment or new development on the historic environment (DMC24). This is particularly the case given for proposals for ‘imaginative enhancement’ of the northern access to the Grade I Listed Temple Meads Station and location of tall buildings within its setting. However, the modified policy incorporates references to Policy CHE1 and details the need to give great weight to the historic

				significance of Temple Meads Station and its setting. This provides some mitigation against any significant negative effects on these heritage assets. As such, the modified policy is concluded to potentially result in minor significant effects against Objective. However, effects are unknown until site-specific proposals and proposed mitigation come forward.
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	-/?	-/?	
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	+/?	+/?	
13	To encourage a demonstrable modal shift and reduce the need to travel	++/?	++/?	
14	To maintain and improve the existing highway network	+/?	+/?	
15	To reduce the risk of flooding from all sources	--/?	--/?	
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	?	?	
17	Minimise air and noise pollution	-/?	-/?	
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	+/?	+/?	
Potential mitigation				
Cumulative and Synergistic Effects				Minimal cumulative effect given the increased housing number represents a limited adjustment in the context of the wider regeneration area

SA Conclusion	The modified policy comprises additional policy references and specific expected capacity and densities that contribute towards the effective delivery of sustainability objectives. Modifications ensure that the conservation of heritage assets is given great emphasis in development considerations.
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DS4: Western Harbour

Policy DS4: Western Harbour				
SA Objective		Unmodified policy findings	Policy as proposed to be modified findings	Commentary
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	++/?	++/?	The modified policy specifies the number of homes that are expected to be developed in the area. Whilst this does not change the scope of the policy, the additional clarity provided may make for more effective housing delivery.
2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	+/?	+/?	The modified policy makes reference to policy UL2, which clarifies the appropriate high-density approach.
3	Ensure easy and affordable access to key services	+/?	+/?	
4	Increase participation in cultural and community activities	+/?	+/?	
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	+/?	+/?	
6	To reduce health inequalities and promote healthy lifestyles across the city	-/?	-/?	
7	Ensure access to education and learning for all sections of society	+/?	+/?	

8	To support the economy and ensure that there are suitable opportunities for employment	+/?	+/?	
9	Ensure access to a range of shopping facilities for all sections of society	+/?	+/?	
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	--/?	-/?	The modified policy identifies the need to have regard to the conservation and enhancement of the Grade II* listed Brunel's Swing Bridge. Along with the additional cross-reference to policy CHE1, there is a greater emphasis on responding to the area's heritage assets, which has potential to enable more effective conservation of the historic environment. However, effects are unknown until site-specific proposals and proposed mitigation come forward.
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	--/?	-/?	The modified policy calls for development to accord with a mitigation strategy for additional recreational pressures on the Avon Gorge Woodlands SAC. This ensures that where there is potential for development to impact these ecological assets, appropriate and proportionate ecological mitigation is required (DMC25). As such, while there remains potential negative effects against this objective, the modified policy is more robust in its requirement for mitigation. However, effects are unknown until site specific proposal and proposed mitigation come forward. Furthermore, the delivery, scale, and location of any biodiversity net gain remains subject to any future development proposals and therefore remains unknown until this stage (DMC26).
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	+/?	+/?	
13	To encourage a demonstrable modal shift and reduce the need to travel	+/?	+/?	
14	To maintain and improve the existing highway network	+/?	+/?	
15	To reduce the risk of flooding from all sources	--/?	--/?	Flood risk within the GRA is considered to be very high, with significant areas located within Flood Risk Zones 2 and 3. While the exact location of new development within the GRA boundary is unknown, the potential for negative effects of development to be impacted by flood risk or create risks elsewhere is considered to be high when appraised against SA Objective 15. The proposed modification which introduces a cross-reference to Policy FR2 and refers to specific infrastructure requirements in the form of flood defences could serve to

				mitigate flood risk issues and ensure that development accounts for future climate change scenarios.
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	?	?	
17	Minimise air and noise pollution	-/?	-/?	
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	+/?	+/?	
Potential mitigation				
Cumulative and Synergistic Effects				
SA Conclusion				The proposed main modifications to the policy strengthen its protection of heritage and nature conservation assets and ensure suitable flood risk mitigation is secured. By incorporating specific references to expected development outcomes, the policy presents an overall higher likelihood of contributing to the demands of sustainable development.

DS11: Development Allocations – South West Bristol

Policy DS11: Development allocations - south west Bristol				
SA Objective		Unmodified policy findings	Policy as proposed to be modified findings	Commentary
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	++/?	++/?	The modified policy sets out the housing capacity of the site within the policy text and clarifies the approach towards policies AH1 and H5, ensuring the effective delivery of a diverse and affordable range of housing.

2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	--/?	--/?	
3	Ensure easy and affordable access to key services	?	?	
4	Increase participation in cultural and community activities	?	?	
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	+/?	+/?	
6	To reduce health inequalities and promote healthy lifestyles across the city	?	?	
7	Ensure access to education and learning for all sections of society	+/?	+/?	
8	To support the economy and ensure that there are suitable opportunities for employment	?	?	
9	Ensure access to a range of shopping facilities for all sections of society	?	+/?	The modified policy calls for the development at 'Longmoor Village' to include proportionate, supporting retail uses, ensuring access to a limited range of shopping facilities.
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	?	0/?	None of the sites proposed for residential development under DS11 are located within a designated Conservation Area or contain any listed features within their respective site boundaries. Longmoor Village is located within close proximity of Grade II* Listed Ashton Court. and as such there is some potential for impact of new development on the historic environment/setting of this asset (DMC24). However, the proposed modifications introduce specific reference to the necessity of development to safeguard this heritage asset. Effects remain unknown until site-specific development proposals come forward. .
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	?	0/?	The modified policy sets out the requirements for an ecological survey and assessment of impacts, specifying the aim and scope of the assessments as they relate to Land North of Ashton Vale SNCI, and the functionally linked North Somerset and Mendip Bats SAC.

				While there is potential for negative effects for SA Objective 11, the modifications ensure appropriate and proportionate ecological mitigation is secured (DMC25). The delivery, scale and location of any net gain in biodiversity is subject to future development proposals and therefore remains uncertain (DMC26)
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	?	?	
13	To encourage a demonstrable modal shift and reduce the need to travel	?	+/?	The modified policy ensures that the provision of public rights of way is retained and are complemented by high quality linkages for pedestrians and cyclists that provide access to the adjacent Town and Village Green, and the wider area, reducing residents' car dependency (DMC28). Effects remain unknown until site-specific development proposals come forward.
14	To maintain and improve the existing highway network	?	+/?	The modified policy, through the provision of high-quality pedestrian and cycling routes, would contribute towards making active travel a routine form of transport.
15	To reduce the risk of flooding from all sources	-/?	0/?	The modified policy details the requirement for a flood risk assessment and drainage strategy, setting out the expected aims for the site. The proposed modifications mitigate flood risk issues and ensure that development accounts for future climate change scenarios.
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	?	?	
17	Minimise air and noise pollution	?	?	
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	+/?	+/?	
Potential mitigation				

Cumulative and Synergistic Effects	
SA Conclusion	The modified policy sets out detailed development considerations across both development allocations that clarify the expected development outcomes, and how they will accord with relevant ecological, heritage, access and flood risk objectives.

H1: Delivery of new homes – Bristol’s housing requirement

Policy H1: Delivery of new homes – Bristol’s housing requirement				
	SA Objective	Unmodified policy findings	Policy as proposed to be modified findings	Commentary
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	++/?	++/?	The modified policy increases the annual average minimum of new homes that will be delivered over the plan period from 1,925 to 2,218. This modification strengthens the significant positive effects assessed against Objective 1.
2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	+/?	+/?	It is anticipated that the majority of the additional housing required through modification will be delivered in the Development Strategy Areas as this is where the capacity was identified in the supporting evidence. It is therefore likely that this increase will be delivered primarily on brownfield land.
3	Ensure easy and affordable access to key services	+/?	+/?	It is anticipated that the majority of the additional housing required through modification will be delivered in the Development Strategy Areas as this is where the capacity was identified at submission. It is therefore likely that this increase will be delivered in areas with easy and affordable access to key services, consistent with other national and local plan policies.

4	Increase participation in cultural and community activities	n/a	n/a	
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	+/?	+/?	Many sites and locations identified for housing provision overall are located in areas of deprivation, and therefore offer opportunities for regeneration and investment in deprived areas.
6	To reduce health inequalities and promote healthy lifestyles across the city	?	?	
7	Ensure access to education and learning for all sections of society	+/?	+/?	
8	To support the economy and ensure that there are suitable opportunities for employment	-/?	-/?	Modifications which increase the average minimum of homes delivered could increase the positive effects associated with alleviating housing pressure on economic growth (SA Objective 8). However, conversely, the increased focus on housing delivery, optimisation of densities and preventing the loss of residential accommodation could result in impacts on employment space across the City (DCM17, DCM18 and DCM19); therefore, the potential negative effects are considered to remain.
9	Ensure access to a range of shopping facilities for all sections of society	+/?	+/?	
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	-/?	-/?	The effects of the modified policy against Objective 10 largely remain the same as the unmodified Policy H1 given all sources of housing supply may have effects on the historic environment if these do not conserve or enhance the historic or landscape character or setting. Therefore, the effects of the modified policy against Objective 10 will be dependent on both the significance of the asset and the overall ability to conserve and enhance the setting or character through site-specific design details. The overall effect is generally uncertain: in some instances, this will be mitigatable through reference to conserving and enhancing the historic environment; however, in other instances the effect may be negative overall. Compared to the SA (2023), the potential for negative effects may be sooner, given the overall minimum housing requirement is higher.

11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	-/?	-/?	Some sources of housing supply may have effects on the protection and enhancement of biological and geological assets. There is some potential for greater negative effects in the long term to arise with an increased annual housing delivery minimum (as required by modification). The effect of this increased requirement on Designated European Sites is assessed within the addendum to the HRA, where no significant impact is identified
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	-/?	-/?	Some sources of housing supply may have effects on the protection and enhancement of green and blue infrastructure. Given the level of uncertainty as to how densities would be optimised, it is considered that there is increased potential for negative effects in the long term to arise with an increased annual housing delivery minimum (as required by modification).
13	To encourage a demonstrable modal shift and reduce the need to travel	?	?	
14	To maintain and improve the existing highway network	?	?	
15	To reduce the risk of flooding from all sources	-/?	-/?	The overall effect could be negative but uncertain as higher levels of development would be accommodated. Development would however be expected to be supported by site-specific flood mitigation
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	n/a	n/a	
17	Minimise air and noise pollution	?	?	
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	0/?	0/?	

Potential mitigation	
Cumulative and Synergistic Effects	
SA Conclusion	<p>The policy, as proposed to be modified, strengthens significant positive effects against Objective 1. Overall, the policy, as proposed to be modified, is considered a sustainable approach, which maximises housing delivery capacity. Any negative effects of the additional housing identified are not considered to be so significant as to affect the original assessment.</p>

AH1: Affordable Housing

Policy AH1: Affordable housing provision				
	SA Objective	Unmodified policy findings	Policy as proposed to be modified findings	Commentary
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	++/?	++/?	The modified policy alters the blanket 35% requirement for affordable housing and instead aligns the percentage of affordable housing sought in different areas of the city with the levels identified in viability testing evidence. The modified policy is clearer on the amount to be secured through developer contributions via legal agreement, and the minimum percentages now reflect the examined evidence. The modified policy will continue to have a positive impact on the delivering a contribution to the provision of appropriate, adequate, and diverse supply of housing that is affordable to everyone.

2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	?	?
3	Ensure easy and affordable access to key services	n/a	n/a
4	Increase participation in cultural and community activities	n/a	n/a
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	++/?	++/?
6	To reduce health inequalities and promote healthy lifestyles across the city	+/?	+/?
7	Ensure access to education and learning for all sections of society	n/a	n/a
8	To support the economy and ensure that there are suitable opportunities for employment	n/a	n/a
9	Ensure access to a range of shopping facilities for all sections of society	n/a	n/a
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	n/a	n/a
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	n/a	n/a
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	n/a	n/a
13	To encourage a demonstrable modal shift and reduce the need to travel	n/a	n/a
14	To maintain and improve the existing highway network	n/a	n/a
15	To reduce the risk of flooding from all sources	n/a	n/a

16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	n/a	n/a	
17	Minimise air and noise pollution	n/a	n/a	
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	n/a	n/a	
Potential mitigation				
Cumulative and Synergistic Effects				
SA Conclusion				The modified policy alters the approach to securing affordable housing from the policy as submitted. The modified policy is effective in ensuring that there is an appropriate amount of affordable housing provision and/or suitable mitigation where the target provision is not viable.

H10: Planning for traveller sites

H10: Western Drive, Hengrove Way			
SA objective	Decision Making Criteria	Modified findings	Commentary
1	DMC1: Would development or policy provide sufficient housing to meet the identified needs of all communities within the city?	++	The policy would go some way toward providing a sufficient supply of housing for the specific needs of the Gypsy and Traveller community as set out in the GTAA. Whilst the modification does not meet the needs of this group in full, the inclusion of a specific site

			allocation will go some towards achieving this objective, particularly with regard to DMC1.
	DMC2: Would the development or policy ensure an adequate contribution to affordable housing?	++/?	The development of the site would be likely achievable via Homes England Affordable Homes programme, providing 100% affordable housing for this group in housing need, achieving DMC2
	DMC3: Would the development or policy provide an appropriate mix of types of housing to meet the identified needs of all communities within the city, without resulting in harm to existing communities?	+/?	The site will provide a housing to meet identified needs and the location of the site is not considered to result in harm to existing communities, with the nearest residential neighbours located over 150m away
	DMC4: Would the development or policy enable alternative methods of delivery, including community-led and self-build?	0/?	Details of development are not known at this stage
2	DMC5: Would development or policy provide an opportunity for the reuse or regeneration of previously developed land?	+	The site historically formed part of developed land for Whitchurch Airport. The site has been vacant and unused for many years and has become overgrown with scrub and vegetation. This is considered to remain within the NPPF's definition of previously developed land; though the fixed surface structure has become covered with vegetation, this site is not considered to have 'blended into the landscape'. This is on account of the distinction between the scrubland of the site, (which occupied a corner of the adjacent active industrial uses) and the surrounding landscape of formally maintained public open space of Hengrove Park. It is noted that the site was allocated as a Principal Industrial and Warehousing Area in the adopted Local Plan, however this site boundary was amended as part of the submission version of the Local Plan Review; the replacement policy (Policy E5: Industry and Distribution Areas) sought to rationalise

			these areas with reference to land that was actively contributing the existing supply
	DMC6: Would development or policy provide an opportunity for a higher density within a sustainable location?	0	The nature of a requirements for traveller site cannot be assessed against traditional density standards.
	DMC7: Would development or policy maintain greenfield land and maintain the openness and permanence of the Green Belt?	0	No impact on Green Belt
3	DMC8: Would development be within, or would policy ensure development is within, easy walking distance of key services (e.g. GP, post office, community centre)?	+/?	The assessment metric considers proximity to the closest Local Centre - Filwood Broadway. This is accessible by foot at around 850m, approximately a 11-minute walk. As a local centre does not contain a full range of key services listed however, many of which such as GP and Hospital) are found a little beyond the 800m defined by the assessment criteria.
4	DMC9: Would development or policy result in a net gain of community or service facilities?	?	The nature of the small site allocation is such that it is unlikely to result in the development of a net gain in community or service facilities as outlined in DMC9.
5	DMC10: Would development or policy contribute to improvements in the built environment in deprived areas?	0	The site is located within an LSOA 047A, which itself is not within the top 30% most deprived LSOA based on the IMD 2025. (However, the LSOA is neighbored by those which do fall into this category of deprivation). This assessment criteria does not easily align with assessing the impact of the provision of permanent accommodation for travellers
	DMC11: Would development or policy offer potential for regeneration or investment in deprived areas (i.e. new homes, jobs and infrastructure?)	0	The site is located within an LSOA 047A, which itself is not within the top 30% most deprived LSOA based on the IMD 2025. (However, the LSOA is neighbored by those which do fall into this category of deprivation). This assessment criteria does not easily align with assessing the impact of the provision of permanent accommodation for travellers

	DMC12: Would development or policy contribute to improving air quality?	0	
6	DMC13: Would development or policy contribute to positive wellbeing and healthy lifestyles, including good living conditions and access to open spaces, pleasant surroundings and healthier food choices?	++	Located immediately adjacent to Hengrove Park, designated as Reserved Open Green Space for general recreation. This also provides a playground and skatepark. Filwood Park is a 500m walk to the north, with a further playground and a number of playing pitches. The opportunity for healthy lifestyles is furthered by proximity to Hengrove Park Leisure Centre. Opportunities for onsite food growing could be possible dependant on the design of the scheme. It is important to consider the additional benefits of this objective with regard to improving specific health outcomes experienced by gypsy and traveller needs group, which are known to be significantly lower than the wider population.
	DMC14: Would development or policy make walking and cycling easy and attractive as routine methods of transport?	++	There are immediate segregated walking and cycling opportunities along Hengrove Way as well as local routes through Hengrove Park to access services and facilities. The cycle opportunities feature in the LCWIP route 5. Filwood Green Business park opposite the site on Hengrove Way is well served bus route with the current 74 service runs between Hengrove and Bradley Stoke, passing through Bedminster, Bristol City Centre, Horfield, and Bristol Parkway

7	DMC15: Would development or policy result in a net gain of adequate educational facilities	+/?	Details related to planning obligations remain unknown until submission and determination of a relevant application. It is therefore unclear whether the site allocation would generate a 'net gain' in educational facilities. However, as development of the site allocation has the potential to contribute to the delivery of educational facilities across the plan area, the site could generate small positive, unknown effects for DMC15.
	DMC16: Would development or policy ensure that educational services are located within easy walking distance?	+/?	There are no Primary School within 800m, the closest is located under 1km walking distance. Oasis Academy (secondary school) is approximately 1500m from the site of City of Bristol College – Skills Academy is a similar distance which provides post 16 education opportunities
8	DMC17: Would development or policy provide a range of high-quality employment spaces to meet the identified needs of all communities and employers within the city?	n/a	
	DMC18: Would development or policy support opportunities for growth (i.e. creation of employment spaces, supporting infrastructure etc.) in priority employment sectors?	n/a	
	DMC19: Would development or policy regenerate or provide employment opportunities in areas that are currently experiencing high rates of unemployment?	n/a	
	DMC20: Would development or policy maintain existing strategic employment opportunities?	n/a	

	DMC21: Would development or policy support delivery of carbon neutral employment, by reducing the need to travel for employment, improving digital connectivity or delivering low or zero carbon employment spaces?	n/a	
9	DMC22: Would development or policy enhance and diversify the vitality and viability of the city, local and / or retail centres?	n/a	
	DMC23: Would development be, or policy ensure, development is within easy walking distance of retail services?	+	Development is approximately 800m from the local centre at Filwood Broadway. This provides a limited selection of shopping experiences, with further additional ground floor commercial units expected completion.
10	DMC24: Would development or policy avoid degradation support the conservation and enhancement of heritage assets, townscape and landscape?	0	Not located within an area of heritage sensitivity. Development will be expected to adhere to proposed design policies, thus ensuring the conservation of the townscape and landscape. The closest asset is the monument of the Whitchurch Airfield Runway is located to the south of the site within Hengrove Park. This features on the local list. Due to the distance and screening of the site by trees this is not likely to have a significant impact on the heritage asset.
11	DMC25: Would development or policy protect conserve and / or enhance biological, geological and nationally or internationally designated nature conservation assets as well as non-statutory designations from adverse effects?	-/?	There are no nationally or internationally designated nature conservation assets likely to be affected by the allocation. the woodland to the southern boundary of the site is covered by a Local non-statutory designation, identified as Priority Deciduous Woodland Habitat. The site is shown as part of 'Wildlife Network', also known as Wildlife Corridor. The parkland adjacent to the site forms part of the mapped nature Recovery Network. Any planning application would need to set appropriate mitigation.

	DMC26: Would development or policy enable a net gain in biodiversity?	+/?	Details of development are not known at this stage, however development will be subject to Biodiversity Net Gain regulations.
12	DMC27: Would development or policy maximise the opportunity to provide multifunctional green infrastructure?	?	The design of a development will ultimately guide the extent to which a site contributes to multi-functional green infrastructure, and as such, all effects are uncertain at this stage
13	DMC28: Would development or policy offer an opportunity to support improve access to and viability and quality of sustainable transport modes (walking, cycling and public transport) for all communities?	+	The site is situated within the defined distances of 3 of the 4 sustainable transport modes
	DMC29: Would development or policy offer an opportunity to support the delivery of new transport (including for sustainable transport) and digital infrastructure?	+ / ?	There are major transport schemes which are listed within the adopted JLT4 for the West of England, including MetroWest and Mass Transit options. Given alignments are 'corridor' focussed and illustrative, it is not possible at this stage to set out exactly which sites will be impacted until scheme detail becomes clearer. Effects of site allocations are therefore currently unknown for DMC29 with potential for positive effects, however due to the scale of the site this is not significant.
14	DMC30: Would development or policy likely bring an increase in levels of traffic in an area already experiencing congestion issues?	-/?	All new development, unless required to be car-free which would otherwise be positive in effect, has the potential for increasing the number of vehicle journeys and therefore contributing to congestion issues in the city. Therefore, proposals are generally considered to score negatively with an unknown effect.

	DMC31: Would development or policy offer an opportunity to enhance or improve the existing highway network?	+/?	Draft Policies for Development and Transport, including those to limit parking and increase cycling provision, will likely result in an overall positive effect on levels of vehicular movements associated with new development and therefore effects for DMC31 are minor positive, however unknown dependent on the design of proposals coming forward on the allocated site.
15	DMC32: Would development or policy be directed towards lower flood risk areas and / or offer opportunities to significantly reduce flood risk?	++	The site is located within Flood Zone 1 which is appropriate for Highly Vulnerable users including residential mobile homes) (++)
	DMC33: Would development or policy support sustainable and resilient flood risk management?	?	Details of development are not known at this stage
16	DMC34: Would development or policy have a beneficial effect on water resources?	0	All draft site allocations are considered to be unknown in their sustainability effects for several decision-making criteria under SA Objective 16, based on the extent to which development would minimise resource use and waste production, while increasing energy efficiency of development, is dependent upon final constructed design / operation, directed by other Local Plan policies.
	DMC35: Would development or policy likely have an effect on water quality, and would it provide opportunity to improve water quality?	0	
	DMC36: Would development or policy ensure a high standard of sustainable design and construction through minimising resource use, energy efficiency and waste production?	0	
	DMC37: Would development or policy maximise opportunities to support sustainable urban food production?	0	
17	DMC38: Would development minimise exposure to pollution or offer opportunity to reduce pollutions?	0	Allocation is not located within an AQMA.

18	DMC39: Would development or policy enable aspirational targets for energy efficiency to be achieved?	?	All draft site allocations are considered to be unknown in their sustainability effects for several decision-making criteria under SA Objective 18, because the extent to which development would reach energy efficiency targets, climate resilient design and/or use of renewable energy is dependent upon final constructed design / operation and is directed by other Local Plan policies.
	DMC40: Would development or policy provide opportunities for a net gain in renewable energy production and zero carbon energy supply within the Plan area?	?	
	DMC41: Would development or policy provide opportunities for the use of low carbon and decentralised energy sources (including energy networks)?	?	
	DMC42: Would development or policy increase resilience to the effects of climate change?	?	
Potential mitigation		The allocation results in unknown effects against DMC25 (biodiversity), the details of which would be dealt with at the planning application stage and supported by survey information. DMC30, (potential to increase traffic) is a matter which affects all allocations and the site performs well in terms of sustainable transport options available. The proximity to key services is suitable (DMC8/16), however it is noted that whilst some services are within the defined 800m, others are slightly beyond this therefore the site scores both positively and slightly negatively. All key services are within 1.5km of the site, though this is not under consideration through the criteria.	
Cumulative and Synergistic Effects			
SA Conclusion		The modification of policy H10 introduces an allocation. The allocation of the site is not found to have any negative impact on the overall sustainability of the location or the Local Plan as a whole. The allocation will contribute positively to the objective delivery of homes to meet identified needs.	

H11: Houseboat Dwellers

As discussed in section 4 (Reasonable Alternatives) of this Addendum, reasonable alternatives to this policy have not been considered further given this policy is required for accordance to the NPPF (2024) and section 124 of the Housing Act 2016

H11: Houseboat Dwellers		
SA Objective	Findings	Commentary
1 To ensure an adequate and diverse supply of housing that is affordable to everyone	+/?	While houseboats are not considered dwellings under the Housing Act 1985, this policy is considered to make positive contributions to the diverse supply of living arrangements and ensures that moorings provide appropriate resources to anyone choosing to use a houseboat as a dwelling.
2 Promote the conservation and wise use of land, maximising the reuse of previously developed land	+/?	The policy is encouraging of development within the Floating Harbour thereby increasing density in a sustainable location.
3 Ensure easy and affordable access to key services	+	The policy only refers to the Floating Harbour which benefits from a variety of key services thereby development in this location ensures easy and affordable access to these services. The policy details requirements regarding the proximity of houseboats to key services such as electricity and water points, waste and recycling, facilities such as showers
4 Increase participation in cultural and community activities	?	
5 To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	n/a	
6 To reduce health inequalities and promote healthy lifestyles across the city	n/a	
7 Ensure access to education and learning for all sections of society	n/a	
8 To support the economy and ensure that there are suitable opportunities for employment	n/a	

9	Ensure access to a range of shopping facilities for all sections of society	n/a	
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	0	The policy sets out that development will only be permitted where there are no adverse impacts on the visual amenity and heritage functions of the Floating Harbour which cannot be appropriately mitigated, thus ensuring the conservation of the setting of the Floating Harbour.
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	0	The policy sets out that development will only be permitted where there are no adverse impacts on the biodiversity functions of the Floating Harbour which cannot be appropriately mitigated, thus ensuring the conservation of the setting of the Floating Harbour.
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	+/?	The policy sets out that proposals for live aboard and leisure moorings in Floating Harbour have no adverse impacts on amenity, recreation, heritage, biodiversity and operational functions which cannot be mitigated, and that navigation channels need to remain open and accessible. This ensures the conservation and accessibility of blue infrastructure.
13	To encourage a demonstrable modal shift and reduce the need to travel	+/?	This policy is encouraging of development in a sustainable location thereby offering opportunities to improve access to sustainable transport modes
14	To maintain and improve the existing highway network	n/a	
15	To reduce the risk of flooding from all sources	0	The policy supports development in a high-risk flood area, however policy sets out that appropriate flood risk mitigation measures are required for approval.
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	n/a	
17	Minimise air and noise pollution	0	The policy sets out that appropriate mitigation will be required for any harmful noise pollution.
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	n/a	
Potential Mitigation			

Cumulative and Synergistic Effects	
SA Conclusion	The proposed policy has overall positive impacts on the Sustainability Appraisal of the overall Local Plan.

E4: Avonmouth Industrial Area and Bristol Port

Policy E4:Avonmouth Industrial Area and Bristol Port					
SA Objective		Unmodified policy findings	Policy as proposed to be modified findings	Commentary	
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	n/a	n/a		
2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	-/?	-/?		
3	Ensure easy and affordable access to key services	n/a	+/?	The modified policy supports non-employment land exceptions for ancillary uses that directly support the main function of the site (i.e. on-site hot food provision and creches) for proposed uses that are beyond walking distance of Avonmouth	
4	Increase participation in cultural and community activities	n/a	n/a		
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	+/?	+/?		
6	To reduce health inequalities and promote healthy lifestyles across the city	?	?		
7	Ensure access to education and learning for all sections of society	n/a	n/a		

8	To support the economy and ensure that there are suitable opportunities for employment	++/?	++/?	
9	Ensure access to a range of shopping facilities for all sections of society	n/a	+/?	The modified policy supports non-employment land exceptions for ancillary uses that directly support the main function of the site (i.e. on-site hot food provision and creches) for proposed uses that are beyond walking distance of Avonmouth
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	-/?	-/?	
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	--/?	--/?	
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	?	?	
13	To encourage a demonstrable modal shift and reduce the need to travel	?	?	
14	To maintain and improve the existing highway network	?	?	
15	To reduce the risk of flooding from all sources	--/?	--/?	
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	?	?	
17	Minimise air and noise pollution	0/?	0/?	
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	+/?	+/?	
Potential mitigation				
Cumulative and Synergistic Effects				

SA Conclusion	The policy as proposed to be modified has improved positive effects in terms of improving access to key services and shopping facilities. The modifications are supportive of ancillary uses such as small-scale retail and childcare facilities.
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GI2: Protected Open Space

Policy GI2: Protected Open Space (MMX)					
SA Objective		GI2 unmodified findings	GI3 unmodified findings	GI2 modified findings	Commentary
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	0/?	n/a	0/?	
2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	+/?	n/a	+/?	
3	Ensure easy and affordable access to key services	n/a	n/a	n/a	
4	Increase participation in cultural and community activities	+/?	n/a	+/?	
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	n/a	n/a	n/a	
6	To reduce health inequalities and promote healthy lifestyles across the city	+	+/?	+	
7	Ensure access to education and learning for all sections of society	n/a	n/a	n/a	
8	To support the economy and ensure that there are suitable opportunities for employment	0/?	n/a	0/?	
9	Ensure access to a range of shopping facilities for all sections of society	n/a	n/a	n/a	

10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	+/?	+/?	+/?	
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	+/?	+/?	+/?	
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	+/?	+/?	+/?	
13	To encourage a demonstrable modal shift and reduce the need to travel	n/a	n/a	n/a	
14	To maintain and improve the existing highway network	n/a	n/a	n/a	
15	To reduce the risk of flooding from all sources	+/?	+/?	+/?	
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	+/?	n/a	+/?	
17	Minimise air and noise pollution	+/?	+/?	+/?	
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	+/?	+/?	+/?	
Potential mitigation					
Cumulative and Synergistic Effects					The modified policy applies to all Open Spaces that were identified as Local Green Space in the publication version (2023).
SA Conclusion					The policy implications remain largely unchanged through the incorporation of Policy GI3. Modifications strengthen protection of a variety of open spaces within this policy.

NZC1: Climate change, Sustainable Design and Construction

Policy NZC1: Climate change, sustainable design and construction				
SA Objective	NZC1 unmodified findings	NZC4 unmodified findings	NZC1 modified findings	Commentary
1 To ensure an adequate and diverse supply of housing that is affordable to everyone	+	-/?	+/?	Policy NZC1 as proposed to be modified is expected to have a positive effect in relation to SA Objective 1 given that it could support the development of adaptable and resilient housing. These effects are partly unknown given that the additional requirements of the policy, particularly those introduced through modification, may mean that some potential proposals for development (including residential, cultural, retail, educational and employment uses) are no longer viable.
2 Promote the conservation and wise use of land, maximising the reuse of previously developed land	0/?	n/a	0/?	
3 Ensure easy and affordable access to key services	n/a	n/a	n/a	
4 Increase participation in cultural and community activities	n/a	n/a	n/a	
5 To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	+/?	+/?	+/?	The modified policy requires development proposals to mitigate and adapt to a changing climate. The requirements from both policies NZC1 and NZC4, now in the modified policy NZC1 continue to achieve this and will ensure that all development, regardless of whether it is in areas of concentrated disadvantage, will ensure its occupants are able to live in climate adapted homes. The policy will also ensure that new development, by being designed in a fashion to minimise overheating and water consumption, will have lower operating costs overall.
6 To reduce health inequalities and promote healthy lifestyles across the city	+/?	+	+	The modified policy requires new development to avoid increasing the vulnerability of current and future occupants to risks from local climate impacts. Measures to manage heat risk and improve thermal comfort are embedded in development design requirements, which ensures that the

					health and well-being of occupants is considered in terms of the impact of a changing climate.
7	Ensure access to education and learning for all sections of society	n/a	n/a	n/a	
8	To support the economy and ensure that there are suitable opportunities for employment	+/?	?	+/?	The modified policy supports the delivery of low carbon employment space by requiring development to incorporate adaptation measures that avoid increased energy use and CO ₂ emissions such as through the need for mechanical ventilation systems or other carbon intensive adaptations likely to be required in ill-adapted buildings. Ill adapted buildings requiring such measures are also likely to have higher energy demands as a result, resulting in higher operating costs.
9	Ensure access to a range of shopping facilities for all sections of society	n/a	n/a	n/a	
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	?	?	?	The policy effect against this objective is unknown. However, the policy ensures that development, including that which involves existing buildings and those of historic value, is properly adapted to a changing climate, ensuring their continued usability and therefor likelihood to continue to be used and maintained.
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	n/a	+/?	+/?	The modified policy ensures that development limits its impact on the natural environment through its design and water conservation measures, supporting the protection of habitats from adverse effects.
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	n/a	+/?	+/?	The modified policy requires new development to reduce adverse heat impacts and improve thermal comfort through the incorporation of green/blue infrastructure.

13	To encourage a demonstrable modal shift and reduce the need to travel	+/?	n/a	+/?	The modified policy does not explicitly require developments to encourage active travel; however, the required sustainable design standards for large developments necessitate the fulfilment of certain sustainable and active travel criteria, contributing towards a modal shift in travel behaviour.
14	To maintain and improve the existing highway network	n/a	n/a	n/a	
15	To reduce the risk of flooding from all sources	n/a	+/?	+/?	The modified policy references the incorporation of green/blue infrastructure, which have the ability to reduce surface water run-off rates, thereby functioning as sustainable forms of flood management.
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	+/?	++	++	The modified policy does not introduce a higher water efficiency standard, but does incorporate guidance for those undertaking BREEAM assessments, and states that other developments should provide the performance of proposed fixtures, and details of any rainwater or greywater recycling system to demonstrate that water efficiency has been properly considered. Further guidance on water-efficient fixtures and water use for landscaping has been provided.
17	Minimise air and noise pollution	+/?	+/?	+/?	The modified policy includes measures which will improve the energy efficiency of buildings both by setting standards for certain types of development and by reducing the likelihood that carbon intensive adaptation measures like mechanical ventilation are required in the future. By doing so, it will result in lower energy demand and less pollution required to meet that energy demand, improving air quality. The policy is unlikely to have a direct impact on noise pollution; however, reduced noise and air pollution can be a co-benefit of incorporating green and blue infrastructure measures.
18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	+/?	+/?	+/?	The policy sets out how development should incorporate adaptation measures that avoid or minimise energy use and CO2 emissions, such as energy-efficient cooling systems. The modified policy as a whole emphasises the need to design adaptively to climate change, ensuring that the effects on occupants and communities are minimised.

Potential mitigation	
Cumulative and Synergistic Effects	
SA Conclusion	The policy has been modified to incorporate an additional emphasis on adaptation and reducing vulnerability to climate change, positively affecting the policy's contributions towards a number of sustainability objectives across health, natural resource management, and green/blue infrastructure.

HW2: Air Quality

Policy HW2: Air Quality					
SA Objective		Unmodified policy findings	Policy as proposed to be modified findings	Commentary	
1	To ensure an adequate and diverse supply of housing that is affordable to everyone	0/?	0/?		
2	Promote the conservation and wise use of land, maximising the reuse of previously developed land	0/?	0/?		
3	Ensure easy and affordable access to key services	+/?	+/?		
4	Increase participation in cultural and community activities	n/a	n/a		
5	To reduce poverty and income inequality and improve the quality of life for those living in areas of concentrated disadvantage	+/?	+/?		

6	To reduce health inequalities and promote healthy lifestyles across the city	+/?	+/?	
7	Ensure access to education and learning for all sections of society	+/?	+/?	
8	To support the economy and ensure that there are suitable opportunities for employment	+/?	+/?	
9	Ensure access to a range of shopping facilities for all sections of society	+/?	+/?	
10	To ensure the conservation and enhancement of local character including important landscape features and the historic environment and its setting	?	?	
11	To ensure the conservation and enhancement of biological and geological assets and improve the quality of wildlife habitats	?	0/?	The policy as proposed to be modified refers to biodiversity within the policy text. The modified policy makes reference to mitigation of air quality (e.g. acidification) impacts in respect of the natural environment, including for sensitive species and habitats. The delivery, scale and location of any net gain in biodiversity is subject to future development proposals and therefore remains uncertain (DMC26).
12	To ensure the protection and enhancement of green and blue infrastructure and ensure access to a variety of open space and recreation	?	?	
13	To encourage a demonstrable modal shift and reduce the need to travel	+/?	+/?	
14	To maintain and improve the existing highway network	+	+	
15	To reduce the risk of flooding from all sources	n/a	n/a	
16	Sustainably manage natural resources, including water demand and quality and reducing waste being landfilled	+/?	+/?	
17	Minimise air and noise pollution	+	+	

18	To maximise the potential for energy efficiency, reduce greenhouse gas emissions and ensure that the built and natural environment and its communities can withstand the effects of climate change	+/?	+/?	
Potential mitigation				
Cumulative and Synergistic Effects				
SA Conclusion				The policy as proposed to be modified ensures that schemes that may negatively impact biodiversity are required to adequately mitigate these impacts. This has a neutral impact on Objective 11.

BSA1108A: Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane

BSA1108A: Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane			
SA objective	Decision Making Criteria	Modified findings	Commentary
1	DMC1: Would development or policy provide sufficient housing to meet the identified needs of all communities within the city?	+	Allocated for 60 Homes, thus making contribution to housing provision in the community
	DMC2: Would the development or policy ensure an adequate contribution to affordable housing?	+/?	Contribution to affordable housing provision is subject to AH1
	DMC3: Would the development or policy provide an appropriate mix of types of housing to meet the identified needs of all communities within the city, without resulting in harm to existing communities?	0/?	Details of development are not known at this stage

	DMC4: Would the development or policy enable alternative methods of delivery, including community-led and self-build?	0/?	Details of development are not known at this stage
2	DMC5: Would development or policy provide an opportunity for the reuse or regeneration of previously developed land?	++	Allocation is located on brownfield land.
	DMC6: Would development or policy provide an opportunity for a higher density within a sustainable location?	++	Allocation presents opportunity for development at a higher density within a sustainable location.
	DMC7: Would development or policy maintain greenfield land and maintain the openness and permanence of the Green Belt?	0	No impact on Green Belt
3	DMC8: Would development be within, or would policy ensure development is within, easy walking distance of key services (e.g. GP, post office, community centre)?	++	Located within suitable distance to Leinster Avenue, Filwood, Local Centre
4	DMC9: Would development or policy result in a net gain of community or service facilities?	?	Detail of development not known at this stage
5	DMC10: Would development or policy contribute to improvements in the built environment in deprived areas?	++	Allocation located in Novers LSOA - England Deprivation Percentile 3
	DMC11: Would development or policy offer potential for regeneration or investment in deprived areas (i.e. new homes, jobs and infrastructure?)	++	Allocation located in Novers LSOA - England Deprivation Percentile 3
6	DMC12: Would development or policy contribute to improving air quality?	0	

	DMC13: Would development or policy contribute to positive wellbeing and healthy lifestyles, including good living conditions and access to open spaces, pleasant surroundings and healthier food choices?	++	Allocation located in close proximity to Pigeonhouse Stream and adjacent meadows SNCI and both Western Slopes and Greenfield Primary School Reserved Open Green Spaces.
	DMC14: Would development or policy make walking and cycling easy and attractive as routine methods of transport?	++	Green Infrastructure Links are retained.
7	DMC15: Would development or policy result in a net gain of adequate educational facilities	+/?	Details related to planning obligations remain unknown until submission and determination of a relevant application. It is therefore unclear whether the site allocation would generate a 'net gain' in educational facilities. However, as development of the site allocation has the potential to contribute to the delivery of educational facilities across the plan area, it is considered that the majority of sites could generate positive, unknown effects for DMC15.
	DMC16: Would development or policy ensure that educational services are located within easy walking distance?	+	The Allocation is located within appropriate walking distance of both primary and secondary schools in the area.
8	DMC17: Would development or policy provide a range of high quality employment spaces to meet the identified needs of all communities and employers within the city?	n/a	
	DMC18: Would development or policy support opportunities for growth (i.e. creation of employment spaces, supporting infrastructure etc.) in priority employment sectors?	n/a	

	DMC19: Would development or policy regenerate or provide employment opportunities in areas that are currently experiencing high rates of unemployment?	n/a	
	DMC20: Would development or policy maintain existing strategic employment opportunities?	n/a	
	DMC21: Would development or policy support delivery of carbon neutral employment, by reducing the need to travel for employment, improving digital connectivity or delivering low or zero carbon employment spaces?	n/a	
9	DMC22: Would development or policy enhance and diversify the vitality and viability of the city, local and / or retail centres?	n/a	
	DMC23: Would development be, or policy ensure, development is within easy walking distance of retail services?	++	Located within suitable distance to Leinster Avenue, Filwood, Local Centre
10	DMC24: Would development or policy avoid degradation support the conservation and enhancement of heritage assets, townscape and landscape?	0	Not located within an area of heritage sensitivity. Development will be expected to adhere to proposed design policies, thus ensuring the conservation of the townscape and landscape.
11	DMC25: Would development or policy protect conserve and / or enhance biological, geological and nationally or internationally designated nature conservation assets as well as non-	-/?	Located within 10 metres of Pigeonhouse Stream and adjacent meadows SNCI, however design considerations set out suitable mitigation measures to ensure protection of SNCI.

	statutory designations from adverse effects?		
	DMC26: Would development or policy enable a net gain in biodiversity?	+/?	Details of development are not known at this stage, however development will be subject to Biodiversity Net Gain regulations.
12	DMC27: Would development or policy maximise the opportunity to provide multifunctional green infrastructure?	+/?	Allocation sets out that green infrastructure links should be retained.
13	DMC28: Would development or policy offer an opportunity to support improve access to and viability and quality of sustainable transport modes (walking, cycling and public transport) for all communities?	+	Allocation located within 400 metres of bus stop.
	DMC29: Would development or policy offer an opportunity to support the delivery of new transport (including for sustainable transport) and digital infrastructure?	++ / ?	There are major transport schemes which are listed within the adopted JLTP4 for the West of England, including MetroWest and Mass Transit options. Given alignments are 'corridor' focussed and illustrative, it is not possible at this stage to set out exactly which sites will be impacted until scheme detail becomes clearer. Effects of site allocations are therefore currently unknown for DMC29 with potential for significant effects.

14	DMC30: Would development or policy likely bring an increase in levels of traffic in an area already experiencing congestion issues?	-/?	While existing congestion / traffic data did not form part of the assessment, it is considered that the site allocation does have the potential to increase the level of congestion above the existing baseline. Effects are also unknown at this stage, as the uptake of active travel use or public transport modes may help to alleviate additional trip generation.
	DMC31: Would development or policy offer an opportunity to enhance or improve the existing highway network?	+/?	Draft Policies for Development and Transport, including those to limit parking and increase cycling provision, will likely result in an overall positive effect on levels of vehicular movements associated with new development and therefore effects for DMC31 are minor positive, however unknown dependent on the design of proposals coming forward on the allocated site.
15	DMC32: Would development or policy be directed towards lower flood risk areas and / or offer opportunities to significantly reduce flood risk?	-/?	Development should consider the impacts of the development on the wider Malago catchment to ensure that proposed and existing properties are not subject to increased flood risk.
	DMC33: Would development or policy support sustainable and resilient flood risk management?	?	Details of development are not known at this stage
16	DMC34: Would development or policy have a beneficial effect on water resources?	0	All draft site allocations are considered to be unknown in their sustainability effects for several decision-making criteria under SA Objective 16, based on the extent to which development would minimise resource use and waste production, while increasing energy efficiency of development, is dependent upon final constructed design / operation, directed by other Local Plan policies.
	DMC35: Would development or policy likely have an effect on water quality, and would it provide opportunity to improve water quality?	0	
	DMC36: Would development or policy ensure a high standard of sustainable design and construction through	0	

	minimising resource use, energy efficiency and waste production?		
	DMC37: Would development or policy maximise opportunities to support sustainable urban food production?	0	
17	DMC38: Would development minimise exposure to pollution or offer opportunity to reduce pollutions?	0	Allocation is not located within an AQMA.
18	DMC39: Would development or policy enable aspirational targets for energy efficiency to be achieved?	?	All draft site allocations are considered to be unknown in their sustainability effects for several decision-making criteria under SA Objective 18, because the extent to which development would reach energy efficiency targets, climate resilient design and/or use of renewable energy is dependent upon final constructed design / operation and is directed by other Local Plan policies.
	DMC40: Would development or policy provide opportunities for a net gain in renewable energy production and zero carbon energy supply within the Plan area?	?	
	DMC41: Would development or policy provide opportunities for the use of low carbon and decentralised energy sources (including energy networks)?	?	
	DMC42: Would development or policy increase resilience to the effects of climate change?	?	
Potential mitigation			Where the allocation results in negative effects, namely against DMC25, DMC30 and DMC32, suitable mitigation is set out in the development considerations of the allocation.
Cumulative and Synergistic Effects			

SA Conclusion	The changes made to the development considerations to correctly reflect the size and scale of development have no negative impact on the overall sustainability of the location or the Local Plan as a whole.
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