

SCHEDULE OF CHANGES TO LOCAL PLAN OPTIONS DOCUMENT CONSIDERED BY CABINET ON 31ST OCTOBER 2018

Delegated authority was given to the Director of Development and Public Protection to make minor changes to the Local Plan Options document considered by Cabinet on 31st October for the purposes of clarification and accuracy prior to publication. The schedule below lists the minor changes to be made, which have been reviewed and agreed by the Director.

Lisa Bartlett, Director Development & Public Protection, 9th November 2018

Plan Reference	Change	Reason for change
All approaches/policies	Include the title in all approaches/policies	Clarity and ease of reference.
Para 1.1.3	Alongside the Joint Spatial Plan the four <u>West of England</u> unitary authorities have prepared a Joint Transport Study to identify key transport infrastructure measures required to support the growth.	Clarity
Para 1.2.4	Given the close links with the Joint Spatial Plan the Draft Plan will not be published for consultation until the four <u>West of England</u> unitary authorities	Clarity
Para 1.2.5	Amend Local Plan programme diagram to refer to options consultation in November 2018 – <u>January 2019</u>	Minor amendment
Para 1.3.3	Consultation will take place on these projects in parallel with the this Local Plan options consultation.	
Para 1.3.6	The draft new B&NES Local Plan will be prepared taking account of this consultation and is due to be published in mid-2019. An inspector examining the Local Plan will want to make sure ensure that the plan is:	Clarity
Para 1.4.1	The purpose of this issues and Local Plan Options consultation is to facilitate discussion and let you generate comment on the options	Correcting minor error
Para 1.4.6	Comments on the Local Plan Options document must be received by Friday 21st December 2018 <u>Monday 7th January</u>	Minor amendment

Plan Reference	Change	Reason for change														
Para 1.4.5 (p.4)	<table border="1"> <thead> <tr> <th data-bbox="371 201 1055 252">Venue</th> <th data-bbox="1055 201 1671 252">Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="371 252 1055 344"> Whitchurch Large Hall in Whitchurch Community Centre </td> <td data-bbox="1055 252 1671 344"> Monday 19th November 3.30 pm - 7.30 pm </td> </tr> <tr> <td data-bbox="371 344 1055 437"> Bath Guildhall, Brunswick Room </td> <td data-bbox="1055 344 1671 437"> Tuesday 20th November 3.30 pm - 7.30 pm </td> </tr> <tr> <td data-bbox="371 437 1055 529"> Keynsham Civic Centre Community Space </td> <td data-bbox="1055 437 1671 529"> Thursday 22nd November 3.30 pm - 7.30 pm </td> </tr> <tr> <td data-bbox="371 529 1055 708"> Midsomer Norton Beauchamp Room, Midsomer Norton Town Hall </td> <td data-bbox="1055 529 1671 708"> Tuesday 27th Friday 30th November 3.30 pm - 7.30 pm </td> </tr> <tr> <td data-bbox="371 708 1055 882"> <u>Paulton</u> Village Hall </td> <td data-bbox="1055 708 1671 882"> Friday 30th November 3.30 pm - 7.30 pm </td> </tr> <tr> <td data-bbox="371 882 1055 890"> <u>Midsomer Norton</u> Assembly Room </td> <td data-bbox="1055 882 1671 890"></td> </tr> </tbody> </table>	Venue	Date	Whitchurch Large Hall in Whitchurch Community Centre	Monday 19th November 3.30 pm - 7.30 pm	Bath Guildhall, Brunswick Room	Tuesday 20th November 3.30 pm - 7.30 pm	Keynsham Civic Centre Community Space	Thursday 22nd November 3.30 pm - 7.30 pm	Midsomer Norton Beauchamp Room, Midsomer Norton Town Hall	Tuesday 27th Friday 30th November 3.30 pm - 7.30 pm	<u>Paulton</u> Village Hall	Friday 30th November 3.30 pm - 7.30 pm	<u>Midsomer Norton</u> Assembly Room		Change in venues/ dates in order to secure a better venue for the Midsomer Norton event.
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Para 2.1.1	a set of spatial priorities is identified that addresses the main challenges	Editorial														
Para 2.1.3	Within this context and the challenges facing B&NES, the Council outlined a proposed vision and set of spatial priorities for the Local Plan in <u>the</u> winter 2017 Issues & Options consultation document.	Editorial														
Para 2.2.1	Within the framework of the <u>Joint Spatial Plan (JSP)</u> which focusses on the area being a fast growing and prosperous city region with a rising quality of life for all, it was proposed in the Winter 2017 consultation document that the Council's corporate Corporate 2020 vision	Editorial for clarity														
Para 2.3.3	There are inter-relationships between the identified spatial priorities, e.g for example, prioritising greater walking or cycling	Editorial														
Para 2.3.6	In some instances balancing between spatial priorities may be necessary.	Editorial														

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Para 3.1.3 (p.9)	As set out in Diagram 1 above and assuming housing on existing committed sites is delivered, the Local Plan needs to plan for the delivery of around an additional 4,700 new homes. These homes will be provided at the Strategic Development Locations (SDLs) at Whitchurch and North Keynsham, through urban intensification in Bath and through what the JSP terms as 'non-strategic' growth across the rest of B&NES, principally in the Somer Valley and rural areas. <u>The JSP housing distribution</u> is broadly indicated in Diagram 2.	Editorial
Para 3.1.6 (p.9)	For reasons of ensuring a diversity of housing supply sources and facilitating delivery, the <u>Revised National Planning Policy Framework (NPPF) 2018</u> also requires that 10% of the total housing requirement is delivered on small sites which are less than 1 hectare in area. This equates to 1,450 homes. Based on dwelling completions since 2016, permitted small sites and an allowance for a continuing contribution from small sites, it is anticipated <u>that</u> a total of around 2,650 dwellings will be provided on small sites (of less than 0.5 hectares in area or a capacity of less than 10 <u>dwellings</u>) between 2016 and 2036. This is more than sufficient to meet the NPPF requirement.	Editorial
Para 3.1.7	The Draft JSP requires that across <u>the</u> West of England provision is made for 82,500 additional jobs across <u>during</u> the plan period (2016-2036). It identifies key locations where this job growth should take place. In relation to B&NES <u>the locations identified</u> are the Bath City Enterprise Zone, the Somer Valley Enterprise Zone and the SDLs at North Keynsham and Whitchurch.	Editorial
Paras 3.2.3 & 3.2.4 (p.11)	<p>It is becoming unceasingly <u>increasingly</u> evident that the current strategy is leading to the relative dispersal of development across a wide range of settlements. This is an unintended consequence of the approach outlined above and has led to a number of issues this Local Plan needs to address, the most critical of which <u>is</u> primary school capacity. One of the requirements of the current policy approach is that a village meeting the Policy RA1 criteria has a primary school with sufficient capacity or ability to expand.</p> <p><u>One of the requirements of the current policy approach is that a village meeting the Policy RA1 criteria has a primary school with sufficient capacity or ability to expand.</u> For Some village schools there is no <u>do not have</u> projected spare capacity within that school to provide the further <u>additional</u> school places that would arise from future development proposals or scope for expansion within the current school site to provide the necessary places. With level of uncertainty <u>Through</u> the Local Plan the location of the new 700 homes required needs to re-consider whether further residential development should be encouraged at settlements where <u>there is no</u></p>	Editorial

Plan Reference	Change	Reason for change
	reasonable prospect of access to a primary school place is guaranteed .	
Para 3.2.8 (p.12)	Amend last sentence: Based on the technical outputs of HELAA, the Council will continue to work closely with Parish and Town Councils on the selection of the most appropriate sites for allocation in the Local Plan <u>within the context of the preferred spatial distribution</u> .	Clarification
Para 3.2.13 (p.14)	Given the current primary school capacity situation a All options involve directing the non-strategic development to limited key locations at settlements where there is a primary school with capacity or scope for expansion or redevelopment. and includes locations within the Somer Valley. With this in mind The locations indicated have been derived from a comparative sustainability led assessment and an analysis of land considered through the HELAA, with a focus on brownfield sites first in the most sustainable settlements outside the Green Belt. With <u>As</u> some brownfield sites ruled out as the assessment indicated that development in those <u>lie within</u> locations was <u>where</u> development is likely to be too harmful, those available greenfield sites with least harmful impacts were <u>also</u> considered.	Editorial
Para 3.2.14 (p.14)	Whilst the locations identified under the options have the scope/capacity to accommodate housing development, it is acknowledged nonetheless there could be <u>adverse</u> impacts associated with housing development in respective some of the locations. The key impacts and issues are outlined after each option.	
Para 3.2.21 (p.15)	This will be subject to further assessment work, including with the Parish Councils, <u>to derive the most appropriate approach and assess the suitability of potential sites through the HELAA</u> .	Clarification
Para 3.2.23 (p.16)	Amend second sentence to read: The findings of the analysis indicate that in addition to locations identified under Option 1 (Midsomer Norton, Radstock and Timsbury), still taking into account the primary school issue, there is <u>may be</u> some potential for further growth at Clutton and Temple Cloud. Under this option, a greater number of dwellings (100) would also be allowed in other non-Green Belt villages during the Plan period. <u>As with option 1 and following further work these villages/locations will be identified in the Draft Local Plan.</u>	Clarification
Map after para 3.2.23 (p.16)	Replace existing map with an amended one which includes a label stating 'Clutton/Temple Cloud 200 homes'	Correcting minor error

Plan Reference	Change	Reason for change
Para 3.2.27 & 3.3.29 (p.19)	Delete para 3.2.27 and add the text to para 3.2.29 as follows: For villages included in 'washed over' by the Green Belt additional residential development is constrained to limited infilling only. <u>Through the Local Plan an assessment will be undertaken to determine whether the villages currently included in the Green Belt still meet the NPPF criteria (see above) or whether any of them should be removed from the Green Belt.</u>	Reordering/editorial
Para 3.3.32	Amend second sentence: This will address additional housing provision required, including both through the allocation of specific sites (in accordance with the preferred strategy as discussed above) and <u>associated</u> review of Housing Development Boundaries for villages <u>in accordance with the preferred strategy as discussed above.</u>	Editorial
Para 4.1.2 p.22	Bath does not have sufficient land to accommodate all growth pressures in a way that is compatible with its <u>historic, built and natural</u> historic environment quality	Editorial
Para 4.1.5 (p.23)	The key challenges identified inform the Priorities outlined in section 3.3 <u>4.3</u> . Within the context of the key challenges and priorities for the city, section 3.4 <u>4.4</u> sets out the Suggested Policy Approach.	Editorial
4.2.3 -1 st bullet	<ul style="list-style-type: none"> By 2018 around 2,000 new homes have been built (e.g. at <u>the Bath Western Riverside (BWR) site at BWR and former MoD sites</u>) including 434 affordable homes. However, despite allocating sites in the <u>PMP Placemaking Plan (PMP)</u> 	Clarity
4.2.3 -3 rd bullet	<ul style="list-style-type: none"> Continued growth in <u>HMOs Houses in Multiple Occupation (HMOs)</u> 	Clarity
Para 4.2.8 - 2 nd bullet	<ul style="list-style-type: none"> PMP Policy H2 sets the criteria for change of use - supplemented by the HMO SPD that sets out the criteria to avoid over concentration of HMOs and <u>addresses</u> amenity issues for neighbours (sandwich policy & 10% threshold). 	Editorial
Para 4.2.9 (p.25)	Amend first bullet point to state: Continued demand for HMOs (student & non-student). More properties that are suitable for families (some of which are close to schools) are being converted to HMOs. This is due to affordability and students <u>preferences for living with friends in the city.</u>	Editorial
Para 4.2.12 - 5 th bullet	<ul style="list-style-type: none"> Continuing buoyant demand for office space and increased demand for industrial space in the city (<u>ie more</u> than was anticipated at the time of preparing the Core Strategy). 	Editorial

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Para 4.2.18 – 4 th bullet	This may indicate an existing or future over supply of PBSA and there might be a need for considering introducing a policy framework to manage the this change.	Editorial
Para 4.2.21 (p.28)	Amend final bullet point to read: The Air Quality Management Area that was originally designated in 2002 has been most recently expanded in 2013 and now covers most of the principal road network in central Bath. To improve air quality by reducing vehicle emissions, the Council published an Air Quality Management Plan in 2017 and will be introducing a Clean Air Zone, in the city centre within which, drivers of high emission vehicles will be charged. <u>The Council has been directed by the Joint Air Quality Unit (JAQU) to produce a plan by 31 December 2018 on how it will reduce nitrogen dioxide levels in the shortest time possible and by 2021 at the latest. It is consulting on the introduction of a Clean Air Zone, which is a designated area within which, drivers of designated higher emission vehicles will be charged. Alongside the Clean Air Zone, other supporting non-charging measures are also subject to public consultation, such as the operational extension of Park and Ride sites.</u>	Factual correction
4.4.21 bullet	<ul style="list-style-type: none"> Student numbers should be capped and student accommodation should be kept on campus in order to <u>help</u> reduce traffic pollution, <u>congestion</u> and make roads less congested without university buses. 	Editorial
4.4.23	If no further PBSAs are built 494 bedspaces would equate to around an additional 124 HMOs (as <u>based on 1 HMO = 4 students</u>).	Editorial
4.2.25 3 rd bullet	<ul style="list-style-type: none"> Continue to protect and restore scheduled ancient monuments as part of development proposals and to protect the setting of <u>Scheduled Ancient Monuments</u> scheduled ancient monuments. 	Editorial
4.2.25 9 th bullet	<ul style="list-style-type: none"> Ensure development and change avoids any likely significantly effects to the <u>Special Area of Conservation (SAC)</u> and the protected population of bats 	Clarity
4.2.25 (p.31)	<ul style="list-style-type: none"> <u>Detailed site allocations for additional 300 dwellings will need to address potential impact the Bath & Bradford on Avon SAC</u> 	Editorial/clarification
4.4.9 (p.33)	The draft B&NES Housing and Economic Land Availability Assessment (HELAA) 2018	
4.4.45	Policy SB20 in the Placemaking Plan Policy SB20 currently sets <u>out the site specific requirements for</u> BSU.	Editorial
Para 4.4.49	In order to reduce levels of NO ₂ to acceptable National and European limits by 2021, the Council is	Editorial

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(p.46)	<p>proposing to introduce consulting on the introduction of a Clean Air Charging Zone (CAZ) in the centre of Bath city, charging drivers of <u>designated</u> higher-emission vehicles to drive in a defined zone. A range of other measures is also proposed that are designed to sit alongside a CAZ to encourage greener modes of travel, and lessen the impact of a charging zone on residents, businesses and the economy. The introduction of a CAZ and the complementary measures should reduce the number of vehicles entering the city centre.</p>	
BTH7 p.47	<p>Maintain broadly the current policy approach to the Claverton Campus but <u>while indicating</u> the location and scale of new development.</p>	Editorial
Policy KSM3	<p>A new garden community of around 1,500 homes will be delivered at North Keynsham (1,400 in the plan period). It will be required to be delivered in accordance with the following Garden City Principles, as supported by the NPPF:</p> <p>A Garden Community is a holistically planned new community which enhances the natural environment and offers high quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:</p> <p>It is suggested to include a policy that provides an overarching context for the type of development that could be promoted at the North Keynsham SDL. This will help to define the qualities of place that are sought, and will influence the delivery and stewardship arrangements that are required to create successful places. This policy can act as a bridge between the strategic policies set out in the Joint Spatial Plan and the detailed planning policy framework that covers the site allocation.</p> <p>Option 1: could reflect the Garden Community Principles as adapted from those proposed by the Town and Country Planning Association, and which are re-produced below:</p> <p>Option 2: An alternative option could be to reply on the existing JSP policy framework, and the site allocation policy that will be developed for the next stage of the Local Plan.</p>	For consistency with Whitchurch chapter (Policy WCH2)
/Para 6.3.3 / (p.93)	<p>For the purposes of progressing the Emerging Strategic Planning Framework and the Local Plan, the preferred option that emerged through a consideration of the pros and cons (see <u>Whitchurch SDL Topic Paper X</u>), including the</p>	Correcting minor error

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Para 6.4.12	ii) the multi-modal link A4-A37-south Bristol link . including as a pre-requisite, the Callington Road scheme being completed.	Updated evidence?
Para 6.4.15 (p.103)	After para 6.4.15 insert a diagram showing key programme stages and milestones as follows:	Omission Where is this?
Para 6.5.1	Park & Ride site <u>provision</u> thereby facilitating modal choice and intercepting a greater number of car journeys bound for Bristol city and primarily the city centre.	To avoid confusion with expanding existing site
Para 6.5.2	The main benefit of relocating the Park & Ride facility to Hicks Gate is unlocking the development of the SDL at Brislington. In the Options Assessment Report the two locational options shortlisted for further assessment are on land to the south west of Hicks Gate roundabout and these are shown on the diagram below.	Suggest this is deleted as it repeats 6.5.1 but without referring to the other benefits that arise from park and ride relocation.
Para 7.4.3 (p.118)	In considering a wider mix of uses for the EZ it will be important to assess the implications for and impacts on the existing town <u>and local centres</u> in order to ensure harm to the town centres (particularly Midsomer Norton town centre and Paulton local centre) is avoided.	Editorial/clarification
Page 119	New Housing Policy Options See Options 1 (SS1) and 2 (SS2) in Chapter 3 of this document.	Include the unique reference numbers for clarification.
Page 120	SOM3 SOM2 Proposed Policy Options/Approach	Editorial
Page 121	SOM4 SOM3 Please specify which site you are commenting on when responding.	Editorial
Whole chapter	Footnotes removed and either included within the text or added to the Glossary.	To resolve a document design issue.
Para 8.2.4 (p.123)	The study found that reducing <u>regulated</u> emissions to zero through a policy approach which reflects the energy hierarchy (see diagram below) would result in a 5-7% 6-9% cost uplift (<u>Cost of Carbon Reduction in New Buildings</u> ” CSE & Currie & Brown, 2018). <u>Achieving net zero regulated and unregulated emission is likely to result in a cost impact of 7-11% for homes. This is expected to be broadly viable across the district.</u>	Minor edits to reflect the outcome of the final study.
Para 8.2.5 (p.124)	Amend third sentence as follows: This trend of “grid decarbonisation” is set to continue in the coming decades. Soon, electricity <u>is likely to</u> produce less carbon per unit than gas, which will encourage developers to switch away from gas heating and towards renewable <u>heat</u> .	Clarification.

Plan Reference	Change	Reason for change
Para 8.2.7 (p.125)	Amend first sentence as follows: The policy will also seek to address the “performance gap”, whereby monitoring has shown that new buildings <u>have significantly higher</u> can emit on average about twice as much carbon <u>emissions</u> than as expected in the design (<u>Technology Strategy Board: Building Performance Evaluation, 2016</u>).	Clarification.
Para 8.2.9	Amend second sentence as follows: The draft Sustainable Construction Checklist Supplementary Planning Document (2018) embeds this 10% requirement into a broader benchmark for all scales of new build development	Clarification.
DM1 (p.125)	<u>Development will be required to achieve zero regulated and unregulated carbon emissions from a combination of energy efficiency on site carbon reductions and allowable solutions reflecting the energy hierarchy:</u>	Add introductory para for clarification.
DM1.1 (p.126)Many building fabric components will last the lifetime of the building providing long term carbon savings. Fabric improvements can deliver higher quality <u>buildings</u> homes which are healthier to live in and cost less to run. A 15% improvement will be considered for non-residential development since <u>the</u> evidence shows it is more cost effective for non-residential development to achieve energy efficiency savings.	Clarification
DM1.2 (p.126) and can reduce energy bills for <u>building users</u> householders . Renewable energy..... means that soon electricity <u>may</u> will produce less CO2 per unit..... national climate change targets (<u>“Next Steps for Heat Policy” Committee on Climate Change, 2016</u>)..... renewable sources (<u>e.g. ground and air sourced heat pumps, solar thermal panels and biomass</u>) is being considered whilst referencing the opportunities for heat networks in the areas set out in Policy CP4.	Clarification
DM1.3 (p.126) draft JSP Policy 5, mitigating all emissions (<u>regulated and unregulated</u>) arising from heat and power.....	Clarification
Para 8.2.13 (p.126)	For wind energy development Local Plans should identify areas suitable for renewable and low-carbon energy development and make clear what criteria have determined their selection, including for the <u>what</u> size of development are <u>is</u> considered suitable <u>in these areas</u> .	Clarification
DM2 (p.128)	Amend 4 th bullet point to read: <ul style="list-style-type: none"> • <u>Satisfactorily</u> address impact on: 	Clarification

Plan Reference	Change	Reason for change
	<ul style="list-style-type: none"> - Residential amenity resulting from noise, vibrations, shadow flicker or visual dominance - Landscape character 	
DM5 (p.135)	<ul style="list-style-type: none"> • Introduce <u>allow</u> self-build-only schemes (large or small) 	Clarification
DM10 (p.139)	<p>Limited infilling in villages to be appropriate within defined 'infill boundaries'. The current HDBs would be reviewed in order to <u>ensure they have been defined so as to identify the extent of limited infill opportunities in ascertain whether infill boundaries are needed for all villages washed over by the Green Belt if there are where such opportunities exist.</u> for limited infilling there</p>	Editorial/clarification
Para 8.4.4 (p.140)	<p>Amend last sentence to read: Evidence shows that Since the start of the Core Strategy period in 2011 losses across the District have exceeded the levels set out in the Plan, and the necessary new employment development has not been realised.</p>	Clarification
DM12 (p.143)	<p>Office to C2 & 4 residential/Purpose Built Student Accommodation/mixed-use: For applications seeking to convert/redevelop office space <u>across B&NES</u> for PBSA; mixed uses; or C2 & C4 residential uses there is a presumption that the office floorspace should be retained, unless the loss can be justified by the applicant with reference to the factors above</p>	Editorial
DM15 (p.148)	<p>Continue to define <u>parking standards</u> in a schedule within the Local Plan or to define them in a separate SPD.</p>	Clarification
Para 8.8.2 (p.153)	<p>National Planning Practice Guidance (NPPG) which accompanies the NPPF also sets out guidance on a more standardised approach to assessing viability, including the setting of development costs and values. There is concern within B&NES (as amplified in the Placemaking Plan) that applicants are seeking to demonstrate that it is not viable for them to meet policy requirements, e.g. relating to affordable housing, primarily because the price at which they have bought the site does not adequately take into account the requirements of the Plan. <u>The NPPG makes it clear that under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.</u> The Council will be seeking to ensure through the Local Plan that this does not happen. <u>The Council will ensure that site requirements are clearly articulated in the Plan and land owners and the development industry are fully aware of them. This means that in addition the viability assessment used to inform preparation of the Local Plan will be based on realistic costs and market values (or 'existing use value plus' including using market evidence).</u> In</p>	Clarification.

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	establishing both costs and values to inform the Local Plan viability assessment the Council will engage with landowners, developers, and infrastructure and affordable housing providers. In addition and based on the NPPF plan-making approach to viability it is proposed that policies will not generally refer to viability related exemptions to their requirements.		
Policy NE3 (p.161)	Amend first sentence to read: It is proposed to either move <u>Consideration is being given to moving</u> Policy NE5 to follow Policy NE3 or to incorporate the NE5 text within Policy NE3.		To ensure the explanations for the review of Policies NE3 and NE5 are consistent.
Policy LCR2 (p.164)	Consideration is being given to amending Policies LCR2 and LCR6 to make clear that new facilities should be easily accessible by public transport, cycling and walking. Policy LCR2 will also be reviewed in the context of the revised NPPF, para 84 in considering sites beyond existing settlements, and in locations that are not well served by public transport. <u>However, consideration will also be given to absorbing Policy RA3 into Policy LCR2 as both policies cover proposals for the development of community facilities.</u>		To ensure the explanations for the review of Policies RA3 and LCR2 are consistent.
Policy CR3	Amend minor para to read: Consideration will be given to whether there is sufficient justification to continue defining primary frontages <u>within the context of the NPPE.</u>		Clarification.
Saved Local Plan Policies (2007) (p.173)	Site K2. South West Keynsham	An element(s) of these schemes are still to be completed. These site allocations will be retained until such time they are completed to ensure the remaining development of the site takes place in accordance with the site requirements. This scheme is now complete and therefore it is proposed to delete the allocation in the Draft Local Plan.	To clarify that there is still an element of Former Radford Retail System's Site, Chew Stoke that is not complete; therefore the policy should remain saved.
	Site NR2. Radstock Railway Land, Norton-Radstock		
	Site V3. Paulton Printing Factory		
	Site V8. Former Radford Retail System's Site, Chew Stoke		