



Annex C

Placemaking Plan alternative options appraisal matrices

Bath & North East Somerset Placemaking Plan
Draft Sustainability Appraisal Report

Date:
December 2015

SCR1: On-site renewable energy requirement Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy has a neutral impact. It may affect viability of new development. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and	N/A	N/A	This SA Objective is not applicable to this policy.

SCR1: On-site renewable energy requirement			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
geodiversity (taking account of climate change)			
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4. Alternative option: Option 1: Neutral
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	++	0	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary			
Option 1			
This policy has a major positive impact on Objectives 11 and 12 as it: <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change 			
Option 2 Neutral impact.			

SCR2: Domestic Scale Solar Energy			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.

SCR2: Domestic Scale Solar Energy			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	+	0	This policy has a positive impact as it seeks to control the form of domestic scale solar energy installations, which will then encourage their provision. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	0	This policy has a positive impact as it seeks to control the form of domestic scale solar energy installations, which will then encourage their provision. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary Option 1 This policy has a major positive impact on Objectives 11 and 12 as it: <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change Option 2 Neutral impact.			

SCR3: Ground Mounted Solar Arrays			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt2	Commentary
Objective 1: Improve the health and well-being of all	+	0	This policy has a minor positive as it seeks increased public access to green space and for permissive paths linked to renewable energy installations.

SCR3: Ground Mounted Solar Arrays			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt2	Commentary
communities			
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy has a neutral impact, on balance together with other adopted and emerging Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy has a neutral impact, on balance together with other adopted and emerging Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate	+	0	This policy has a minor positive impact, as it requires ecological enhancements.

SCR3: Ground Mounted Solar Arrays			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt2	Commentary
change)			
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	++	0	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>Option 1</p> <p>This policy has a major positive impact on Objectives 11 and 12 as it:</p> <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change <p>Option 2Neutral impact.</p>			

SCR4: Community Led Renewable Energy			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Option 1	Option 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	This policy has a minor positive as it seeks increase community led renewable energy schemes.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy has a minor positive as it seeks increase community led renewable energy schemes.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy has a minor positive as it seeks increase community led renewable energy schemes, and local job creation is a policy criteria.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.

SCR4: Community Led Renewable Energy			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Option 1	Option 2	Commentary
geodiversity (taking account of climate change)			
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	++	0	This policy has a major positive impact, as it supports renewable energy generation.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	This policy has a major positive impact, as it supports renewable energy generation.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary			
Option 1 This policy has a major positive impact on Objectives 11 and 12 as it: <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change 			
Option 2 Neutral impact.			

SCR5: Water Efficiency			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.

SCR5: Water Efficiency			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	+	0	This policy has a minor positive impact, as the policy will reduce water use, and the associated need for water treatment.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	0	This policy has a minor positive impact, as the policy will reduce water use, water shortages during the summer are likely to increase with climate change.
Objective 11: Increase resilience to climate change	+	0	This policy has a minor positive impact, as the policy will reduce water use.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	This policy has a major positive impact, as the policy will reduce water use.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++	0	This policy has a major positive impact, as the policy will reduce water use.
Summary			
Option 1 This policy has a no major positive impact on Objectives 12 and 13 as it will encourage efficiency and reduce water use.			
Option 2 Neutral impact.			

SU1: Sustainable Urban Drainage Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all	+	0	This policy has a positive impact on this objective as it supports multi-functional green space.

SU1: Sustainable Urban Drainage Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
communities			
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy has a positive impact on this objective as it supports multi-functional green space which can be used for amenity and recreation.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	+	+ 0	This policy has a positive impact on this objective as it supports multi-functional green space as part of developments rather than hard engineering solutions.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	This policy has a positive impact on this objective as it supports multi-functional green space which will contribute to the environmental assets of the place.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	This policy has a positive impact on this objective as it supports multi-functional green space and biodiversity benefits.

SU1: Sustainable Urban Drainage Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	+	0	This policy has a minor positive impact on this objective as it addresses water pollution.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	++	0	This policy has a major positive impact as it tackles surface water flooding.
Objective 11 Increase resilience to climate change	++	0	This policy has a major positive impact as it tackles surface water flooding.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	This policy has a major positive impact as it tackles surface water flooding.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++	0	This policy has a positive impact as it tackles surface water flooding, reducing and avoiding waste water.
<p>Summary</p> <p>Option 1</p> <p>This policy option 1 on Sustainable Urban Drainage Systems, has a major positive impact on Objectives 10, 11, 12 and 13 as it:</p> <ul style="list-style-type: none"> • supports multi-functional green space • addresses water pollution • tackles surface water flooding • reducing and avoiding waste water <p>Minor positive impacts are identified on Objectives 1,3,4,6, 7, 8 and 9. No negative impacts have been identified. Including this policy in the plan has added benefits over and above relying on national level policy, as it is more locally specific and directive which will ensure the benefits of Sustainable Urban Drainage are realised.</p> <p>Option 2 Neutral impact.</p>			

D1: Urban Design Principles Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	+	Option 1 has a major positive impact on health and well-being as it encourages places designed for people.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	+	Option 1 facilitates better urban design principles which help to achieve high quality housing. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	+	Option 1 has a major positive impact on community cohesion as it encourages places designed for people.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	Option 1 supports high quality design of all development types.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	+	Option 1 has a major positive impact on active transport.
Objective 6: Protect and enhance local distinctiveness	++	+	Option 1 encourages development to enrich the character and qualities of places and to contribute positively to local distinctiveness therefore has a major positive impact on this objective
Objective 7: Protect and enhance the	++	+	Option 1 facilitates development to work with the landscape structure and contribute positively to the characteristics of the settlement has a major positive impact on this objective.

D1: Urban Design Principles Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
district's historic, environmental and cultural assets			
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 11: Increase resilience to climate change	++	0	Option 1 has a major positive impact on climate change and energy efficiency.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	This policy requires Buildings and spaces to be designed to be energy efficient. This has a major positive impact on climate change and energy efficient design. Other Development Management policies will support to achieve this objective further.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Summary			
Option 1			
This policy, which introduces general urban design principles for masterplans, has a major positive impact on Objectives 1, 3, 5, 6, 7, 11 and 12 as it:			
<ul style="list-style-type: none"> Positively impact on health and well-being as it encourages places designed for people 			

D1: Urban Design Principles Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
			<ul style="list-style-type: none"> Encourages appropriate design responses to climate change and energy efficient design Supports high quality design in mixed use and commercial development Encourages development to enrich the character and qualities of places and to contribute positively to local distinctiveness therefore has a major positive impact on this objective Requires buildings and spaces to be designed to be energy efficient. This has a major positive impact on climate change and energy efficient design. Has a major positive impact on active transport <p>Option 2 Due to the high level nature of this policy it closely reflects national policy, so it is acknowledged that existing national policy is already positive in this regard.</p>

D2: Local Character & Distinctiveness Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	Option 1 has a minor positive impact on this objective as it seeks locally distinctive places, which will have a positive impact on people's experience of the urban environment.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	Option 1 has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	Option 1 has a minor positive impact on this objective as it seeks locally distinctive places, which will have a positive impact on people's experience of the urban environment.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.

	D2: Local Character & Distinctiveness		
	Option 1: include policy;		
	Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
access to high quality and affordable public transport and promote cycling and walking			
Objective 6: Protect and enhance local distinctiveness	++	0	Option 1 has a major positive impact on this objective as it supports local distinctiveness and character.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	0	This policy has a major positive impact on this objective as it supports local distinctiveness and character.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	Option 1 has a positive impact as it aims to respond to and enhance green infrastructure.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	
Objective 11 Increase resilience to climate change	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Both options have a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management	N/A	N/A	

D2: Local Character & Distinctiveness			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)			
Summary			
Option 1			
This policy, which ensures that local character and distinctiveness in relation to the built environment and landscaping is taken into account when development schemes are proposed, has a major positive impact on Objectives 6, 7 and 8 as it: <ul style="list-style-type: none"> • supports local distinctiveness and character • supports positive relationships to historic environment • aims to respond to and enhance green infrastructure It has a positive impact on Objective 1 and 3. No negative impacts are identified.			
Option 2			
Neutral impact.			

D3: Urban Fabric			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	Option 1 has a minor positive impact on this objective as it seeks development that has a positive impact on urban fabric.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	Option 1 has a minor positive impact on this objective Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social	+	0	Option 1 has a minor positive impact on this objective as it seeks locally distinctive places, which will have a positive impact on people’s experience of the urban environment.

	D3: Urban Fabric Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
behaviour, crime and the fear of crime			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy has a positive impact on this objective as it encourages mixed use schemes.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	0	This policy has a positive impact on this objective as it seeks walkable places that are legible.
Objective 6: Protect and enhance local distinctiveness	++	0	This policy has a positive impact on this objective as it seeks walkable places that are legible.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	This policy has a minor positive impact on this objective as it seeks walkable places that are legible.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.

D3: Urban Fabric Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary Option 1 This policy, which aims to make sure development is well connected, walkable and permeable, therefore it has a major positive impact on Objectives 5 & 6 as it: <ul style="list-style-type: none"> • seeks walkable places that are legible Positive impacts on the following objectives are also noted: 1,3,4 and 7. No negative impacts are identified.			
Option 2 Neutral impact.			

D4: Streets & Spaces Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.

	D4: Streets & Spaces Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces so that they are safe.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	0	This policy has a positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.
Objective 6: Protect and enhance local distinctiveness	++	0	This policy has a positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12:	N/A	N/A	This SA Objective is not applicable to this emerging policy.

	D4: Streets & Spaces Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Encourage careful and efficient use of natural resources including energy and encourage sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
Option 1			
This policy, which relates to street, public realm and highways design, has a major positive impact on Objectives 6 & 7 as it: <ul style="list-style-type: none"> seeks development that has a positive impact on the design of streets and spaces Positive impacts on the following objectives are also noted: 1,3 and 7. No negative impacts are identified.			
Option 2			
Neutral impact.			

	UD5: Building Design Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of buildings.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of buildings – including affordable housing. No Policy option: This option is neutral (0)
Objective 3:	+	0	This policy has a positive impact on this objective as it seeks

UD5: Building Design			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime			development that has a positive impact on the design of buildings.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 6: Protect and enhance local distinctiveness	+	0	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of buildings.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	0	This policy has a positive impact on this objective as it seeks development that has a positive impact on the design of buildings.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	This policy has a positive impact on this objective as it seeks buildings and spaces to be designed to provide new or improved wildlife habitats and features. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce	N/A	N/A	This SA Objective is not applicable to this emerging policy.

UD5: Building Design			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
vulnerability to, and manage flood risk (taking account of climate change)			
Objective 11: Increase resilience to climate change	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
Option 1			
This policy, which relates to the design of buildings, specifically elevations, building frontages and facades has a major positive impact on Objective 7 as it:			
<ul style="list-style-type: none"> seeks development that has a positive impact on the design of buildings 			
Positive impacts on the following objectives are also noted: 1,2,3 and 6.			
No negative impacts are identified.			
Option 2			
Neutral impact.			

D6: Amenity	
Option 1: include policy;	
Option 2: no policy and rely on NPPF and on other Development Plan policies	

SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	This policy has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	This policy has a positive impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0	This policy has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 9:	0	0	This policy has a neutral impact. Other adopted and emerging

D6: Amenity Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Reduce land, water, air, light, noise pollution			Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
<p>Summary</p> <p>Option 1</p> <p>This policy, which relates to amenity (e.g. noise, smells, overlooking, traffic or disturbance) has a major positive impact on Objectives 1 and 3 as it:</p> <ul style="list-style-type: none"> has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity. <p>No negative impacts are identified.</p> <p>Option 2</p> <p>Neutral impact.</p>			

D7: Infill & Backland Development			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy have a minor positive effect since it refers to ensuring no impact on the safety of the frontage development.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	++	0	This policy has a minor positive impact, as the policy seeks infill and backland development that is appropriate in character terms.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	0	This policy has a minor positive impact, as the policy seeks infill and back land development that is appropriate in character terms.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.

D7: Infill & Backland Development			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
Option 1			
This policy, which relates to infill and backland development, has a major positive impact on Objectives 6 and 7 as it:			
<ul style="list-style-type: none"> This policy has a minor positive impact, as the policy seeks infill and back land development that is appropriate in character terms. 			
Positive impacts on Objectives 3 is also noted.			
No negative impacts are identified.			
Option 2			
Neutral impact.			

D9: Advertisements and Outdoor Street Furniture			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy has a positive impact as it sets clear guidance for commercial premises on the issue of signage and external tables and chairs.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	This policy has a positive impact as it promotes legible streets and the removal of street clutter for the benefit of ease of walking and cycling.
Objective 6: Protect and enhance local distinctiveness	++	0	This policy has a positive impact as it seeks to retain the distinctiveness and character of streets.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	0	This policy has a positive impact as it provides specific guidance for design within Conservation Areas and on listed buildings.
Objective 8: Encourage and protect habitats and	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.

D9: Advertisements and Outdoor Street Furniture			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
biodiversity and geodiversity (taking account of climate change)			
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Summary			
Option 1			
<p>This policy, which relates to advertising and street furniture in the highway (tables and chairs), has a major positive impact on Objectives 1,3, 6 and 7 as it:</p> <ul style="list-style-type: none"> • has a positive impact as it seeks to make sure that the public realm is safe and legible for all users • has a positive impact as it sets clear guidance for commercial premises on the issue of signage and external tables and chairs • has a positive impact as it seeks to retain the distinctiveness and character of streets. • This policy has a positive impact as it promotes legible streets and the removal of street clutter for the 			

D9: Advertisements and Outdoor Street Furniture			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
<p>benefit of ease of walking and cycling</p> <ul style="list-style-type: none"> has a positive impact as it provides specific guidance for design within Conservation Areas and on listed buildings <p>Positive impacts on Objectives 4 & 5 are also noted. No negative impacts are identified.</p> <p>Option 2</p> <p>Neutral impact.</p>			

D10: Public Realm			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
<p>Objective 1: Improve the health and well-being of all communities</p>	++	0	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	++	0	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	0	0	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
<p>Objective 5: Ensure everyone has access to high quality and affordable</p>	+	0	This policy has a positive impact as it promotes legible streets and the removal of street clutter for the benefit of ease of walking and cycling.

	D10: Public Realm Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
public transport and promote cycling and walking			
Objective 6: Protect and enhance local distinctiveness	++	0	This policy has a positive impact as it seeks to retain the distinctiveness and character of streets and spaces.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	0	This policy has a positive impact as it provides specific guidance for design of the public realm in different parts of the district, responding to local character.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A
Objective 11: Increase resilience to climate change	N/A	N/A	N/A
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A
Summary			
This policy which relates to public realm design detailing, has a major positive impact on Objectives 1,3, 6 and 7 as it: <ul style="list-style-type: none"> • has a positive impact as it seeks to make sure that the public realm is safe and legible for all users • has a positive impact as it seeks to retain the distinctiveness and character of streets and spaces. • This policy has a positive impact as it promotes legible streets and the removal of street clutter for the benefit of ease of walking and cycling 			

D10: Public Realm			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
<ul style="list-style-type: none"> has a positive impact as it provides specific guidance for design within Conservation Areas and on listed buildings This policy has a positive impact as it provides specific guidance for design of the public realm in different parts of the district, responding to local character. <p>Positive impacts on Objectives 4 & 5 are also noted.</p> <p>No negative impacts are identified.</p>			

Policy No. & Title			
HISTORIC ENVIRONMENT - HE1			
Option 1: include a dedicated policy; Option 2: no policy but rely on the NPPF			
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	The emerging policy supports the achievement of this SA Objective by protecting and enhancing the district's historic, environmental and cultural assets which should help improve well-being of communities. See response to Objective 7 with regard the alternative option.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+	The emerging policy seeks to protect and enhance the district's historic, environmental and cultural assets. This adds value to regeneration and attracts business, acting as a stimulus to economic growth as highlighted in the supporting text. See response to Objective 7 with regard the alternative option.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	++	+	The policy requires development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. This relates to protecting and enhancing local distinctiveness. See response to Objective 7 with regard the alternative option.

Policy No. & Title	HISTORIC ENVIRONMENT - HE1		
	Option 1: include a dedicated policy; Option 2: no policy but rely on the NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	+	The emerging policy requires development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. This relates to protecting and enhancing the district's historic, environmental and cultural assets . Although it reflects national policy and guidance. It supports the Core Strategy's strategic policies for the historic environment and its positive approach to the conservation of the District's heritage assets and therefore is more B&NES specific in its guidance than could be secured through relying solely on the NPPF which would affect its impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not directly applicable to this draft policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	+	The emerging policy seeks to protect and enhance the district's historic assets which support careful and efficient use of existing buildings.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
This policy, in seeking to protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12). Option 1 is more B&NES specific than Option 2 in its guidance than could be secured through relying solely on the NPPF which would result in a less positive impact on the SA Objectives.			

Policy No. & Title	SOMERSETSHIRE COAL CANAL & THE WANSDYKE - HE2			
	Option 1: include policy and show routes on the Policies Map;			
	Option 2: include policy and not show routes on the Policies Map;			
	Option 3: rely on other Development Plan policies			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	0	The policy, in itself and by requiring consistency with Policy HE1, supports the achievement of this SA Objective by protecting and enhancing the district's historic, environmental and cultural assets which should help improve well-being of communities. For Options 2 and 3, see Objective 7.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+	0	The draft policy in itself and by requiring consistency with Policy HE1, seeks to protect and enhance the district's historic, environmental and cultural assets. This adds value to regeneration and attracts business, acting as a stimulus to economic growth as highlighted in the supporting text. For Options 2 and 3, see Objective 7.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.
Objective 6: Protect and enhance local distinctiveness	++	+	0	The draft policy, in recognising the importance of the intrinsic historic value of the linear routes of the Somersetshire Coal Canal and the Wansdyke alongside their intrinsic links with maintaining and enhancing Green Infrastructure would have a positive impact on this SA Objective. For Options 2 and 3, see Objective 7.

Policy No. & Title	SOMERSETSHIRE COAL CANAL & THE WANSDYKE - HE2			
	Option 1: include policy and show routes on the Policies Map; Option 2: include policy and not show routes on the Policies Map; Option 3: rely on other Development Plan policies			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	+	0	<p>The draft policy in itself and by requiring consistency with Policy HE1, requires development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. This relates to protecting and enhancing the district's historic, environmental and cultural assets.</p> <p>Option 2 also promotes the inclusion of a dedicated policy which recognises the importance of and protects the intrinsic historic value of the linear routes of the Somersetshire Coal Canal and the Wansdyke the route would not be defined on the Policies Map. This would result in less clarity in terms of the areas to which the policy applies and therefore would have a less positive impact on this SA Objective than Option 1.</p> <p>Option 3 relies solely on the relevant Core Strategy and Placemaking Plan policies to provide the necessary protection to these linear historic routes. This would result in a neutral impact on this SA Objective at best and provides the least clarity and protection.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.

Policy No. & Title	SOMERSETSHIRE COAL CANAL & THE WANSDYKE - HE2			
	Option 1: include policy and show routes on the Policies Map;			
	Option 2: include policy and not show routes on the Policies Map;			
	Option 3: rely on other Development Plan policies			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this draft policy.
Summary				
The policy, in itself and by requiring consistency with Policy HE1, will protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12). Options 2 and 3 would result in less clarity and in terms of the areas to which the policy applies and therefore overall would have a less positive impact on this SA Objective than Option 1.				

Policy No. & Title	GREEN INFRASTRUCTURE - NE1		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	This policy seeks to improve the health and well-being of all communities by providing opportunities for informal recreation, local food production, and maintaining and increasing access to open space. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is more likely to be uncertain.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	This policy should help in promoting stronger more vibrant and cohesive communities by providing opportunities for informal recreation, local food production, and maintaining and increasing access to open space. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is more likely to be uncertain.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has	+	+	This policy should help increase opportunities to access safe walking and cycling routes. Without a dedicated policy that co-

Policy No. & Title	GREEN INFRASTRUCTURE - NE1		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
access to high quality and affordable public transport and promote cycling and walking			ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is more likely to be minor positive/uncertain.
Objective 6: Protect and enhance local distinctiveness	++	?	This policy could help in protecting and enhancing local distinctiveness as all development proposals will be expected to address Green Infrastructure. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is more likely to be uncertain.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	?	This policy will contribute to protecting and enhancing the District's historic, environmental and cultural assets as this is one of the overarching principles for green infrastructure. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is more likely to be uncertain.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	?	This policy requires development to make provision for green infrastructure, ensuring suitable links to existing networks are provided and maintained; does not adversely affect the integrity and value of green infrastructure assets; and that major developments are accompanied by an audit of existing green infrastructure and how green infrastructure has been incorporated into the scheme. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is more likely to be uncertain.
Objective 9: Reduce land, water, air, light, noise pollution	+	?	The policy could have a minor positive impact on this SA Objective depending on the nature of the proposal e.g. if it incorporated SUDS. The alternative option likely to result in an uncertain impact.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	?	The policy could have a minor positive impact on this SA Objective depending on the nature of the proposal e.g. if it incorporated SUDS. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is more likely to be uncertain.
Objective 11 Increase resilience to climate change	+	+	Maintaining and increasing Green Infrastructure networks may help increase resilience to climate change. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is also likely to be minor positive.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable	+	?	The policy could have a minor positive impact on this SA Objective depending on the nature of the proposal e.g. if it incorporated SUDS. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on this Objective is also likely to be uncertain.

<i>Policy No. & Title</i>	GREEN INFRASTRUCTURE - NE1 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary This policy seeks to improve the health and well-being of all communities and help in protecting and enhancing local distinctiveness resulting in a major positive impact on Objectives 1, 6 and 7. The provisions of the policy will have a minor positive effect on the remainder of applicable Objectives. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on applicable Objectives is more likely to be uncertain.			

Policy No. & Title	LANDSCAPE - NE2		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	++	?	The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views. This relates to protection of areas of valued landscape, avoidance of harmful impacts of development on all landscapes and values and protects diversity and local distinctiveness and will have a major positive effect on this Objective. Without a dedicated policy, the effect on this Objective is likely to be more uncertain.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	+	The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views. This relates to protection of areas of valued landscape and townscape, avoidance of harmful impacts of development on all landscapes and values and protects diversity and local distinctiveness. There are other Development Plan policies which would apply and result in the same impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate	+	+	The policy seeks to incorporate green space within the scheme that positively contributes to creating a high quality environment by enhancing landscape character and biodiversity. This should result in a minor positive impact on this Objective. There are other Development Plan policies which would apply and result in the same impact.

Policy No. & Title	LANDSCAPE - NE2 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
change)			
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views and will have a major positive impact on Objectives 6 and 7. Without the specific advice the policy provides the alternative option is like likely to have a less certain impact on these Objectives.			

Policy No. & Title	LANDSCAPES AND THE GREEN SETTING OF SETTLEMENTS - NE2A Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger	0	0	This policy is not likely to have an effect on this objective.

<i>Policy No. & Title</i>	LANDSCAPES AND THE GREEN SETTING OF SETTLEMENTS - NE2A Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	+	?	The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and will not allow development that would result in harm to the landscape setting of settlements. This, on balance, will result in a minor positive impact on the Objective. With no dedicated policy which specifically related to safeguarding landscape setting of settlements and although there are other Development Plan policies that may apply (Table 4), the impact on this Objective will be less certain.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	?	The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and will not allow development that would result in harm to the landscape setting of settlements. This, on balance, will result in a minor positive impact on the Objective. With no dedicated policy which specifically related to safeguarding landscape setting of settlements and although there are other Development Plan policies that may apply (Table 4), the impact on this Objective will be less certain.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	LANDSCAPES AND THE GREEN SETTING OF SETTLEMENTS - NE2A Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and prevent development that would result in harm to the landscape setting of settlements. This will result in a minor positive impact on Objectives 6 and 7. With no dedicated policy the impact on these Objectives will be less certain.			

Policy No. & Title	EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE - NE2B Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on residential amenity should result in a neutral effect on this Objective. There are other Development Plan policies which would result in a neutral impact if there was no dedicated policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE - NE2B Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
businesses to prosper			
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	0	?	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on the setting of the site or property, local rural landscape character and that the proposed boundary treatment is sympathetic to the location should result in a neutral effect on this Objective. This policy is drafted to provide very specific advice to developers in order to address particular issues encountered arising from proposals to extend residential curtilages, particularly in rural areas. This would not necessarily be as effectively achieved without this policy and therefore the alternative option is more likely to result in an uncertain impact.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	?	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on the setting of the site or property, local rural landscape character and that the proposed boundary treatment is sympathetic to the location should result in a neutral effect on this Objective. For alternative option - see response to Objective 6.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	?	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on key habitat features and/or ecological functions should result in a neutral effect on this Objective. For alternative option - see response to Objective 6.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE - NE2B Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The policy in only allowing extensions to residential curtilages where there are no adverse impacts on residential amenity, the setting of the site or property, local rural landscape character will result in a neutral impact on all relevant Objectives. This policy provides very specific advice to developers in order to address particular issues encountered arising from proposals to extend residential curtilages, particularly in rural areas and the alternative option is more likely to result in an uncertain impact.			

Policy No. & Title	SITES, SPECIES AND HABITATS - NE3 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies; Option 3: take forward saved Local Plan policies relating to nature conservation.			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance	0	0	0	This policy is not likely to have an effect on this objective.

<i>Policy No. & Title</i>	SITES, SPECIES AND HABITATS - NE3 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies; Option 3: take forward saved Local Plan policies relating to nature conservation.			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
local distinctiveness				
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	-/?	0	The purpose of this policy is to prevent harm to sites, species and their habitats unless it can be successfully mitigated. In all cases, any harm to the nature conservation value of the site should be minimised, then compensatory provision of at least equal nature conservation value is made for any outstanding harm, and then, ecological enhancements are made. This is likely to result in a neutral effect on this Objective. Lack of a dedicated policy (Option 2) - which would be contrary to NPPF advice - could result in a minor negative effect on this Objective, at best an uncertain impact. Option 3, to take forward saved Local Plan policies, is also likely to have a neutral impact but as they have not been drafted in the context of the NPPF, they are non-compliant.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	-/?	-/?	The purpose of this policy is to prevent harm to sites, species and their habitats unless it can be successfully mitigated. In all cases, any harm to the nature conservation value of the site should be minimised, then compensatory provision of at least equal nature conservation value is made for any outstanding harm, and then, ecological enhancements are made. This is likely to result in a minor positive effect on this Objective. Lack of a dedicated policy (Option 2) - which would be contrary to NPPF advice - could result in a minor negative effect on this Objective, at best an uncertain impact. Option 3, to take forward saved Local Plan policies, is also likely to have a minor positive impact but as they have not been drafted in the context of the NPPF, they are non-compliant.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	SITES, SPECIES AND HABITATS - NE3			
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies; Option 3: take forward saved Local Plan policies relating to nature conservation.			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary				
The policy will prevent harm to sites, species and their habitats unless it can be successfully mitigated. This is likely to result in a minor positive effect on Objective 8 and a neutral impact on the other applicable Objectives. Lack of a dedicated policy (Option 2) - which would be contrary to NPPF advice - could result in a minor negative effect on Objectives 7 and 8, at best an uncertain impact. Option 3, to take forward saved Local Plan policies, is also likely to have a minor positive or neutral impact Objectives 7 and 8 but as they have not been drafted in the context of the NPPF, they are non-compliant.				

Policy No. & Title	ECOSYSTEM SERVICES - NE4		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?	People can obtain benefits from ecosystems services such as, food, water, flood and disease control and recreation. The emerging policy allows development which considers ecosystems services and addresses food provisioning services and should improve the health and well-being of all communities. This should result in a minor positive impact on this Objective. Alternative option not to have a dedicated policy but instead to include text explaining how ecosystems services can be delivered through other policies is more likely to result in an uncertain effect on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	People can obtain benefits from ecosystems services such as, food, water, flood and disease control and recreation. The emerging policy allows development which considers ecosystems services and addresses food provisioning services and should improve the health and well-being of all communities. This should result in a minor positive impact on this Objective. Alternative option not to have a dedicated policy but instead to include text explaining how ecosystems services can be delivered through other policies is more likely to result in an uncertain effect on this Objective.
Objective 4: Build a strong, competitive economy and enable local	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	ECOSYSTEM SERVICES - NE4 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
businesses to prosper			
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.) Under Option 2 there are other policies which would protect habitats and biodiversity and geodiversity but would result in a neutral impact on this Objective and would not benefit from the same co-ordinated appear as advocated by the policy.
Objective 9: Reduce land, water, air, light, noise pollution	+	0	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.) Under Option 2 there are other policies which would reduce land, water, air, light, noise pollution but this would result in a neutral impact on this Objective and would not benefit from the same co-ordinated appear as advocated by the policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	0	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.) Under Option 2 there are other policies which would seek to reduce vulnerability to, and manage flood risk but this would result in a neutral impact on this Objective and would not benefit from the same co-ordinated appear as advocated by the policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	ECOSYSTEM SERVICES - NE4		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	0	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.) Under Option 2 there are other policies which would seek to Encourage careful and efficient use of natural resources including energy and encourage sustainable construction but this would result in a neutral impact on this Objective and would not benefit from the same co-ordinated appear as advocated by the policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on Objectives 1, 3, 8 - 10 and a minor positive impact on Objective 12. Without such a policy there is likely to be an uncertain impact on Objectives 1 and 4 and an uncertain impact on the remaining applicable Objectives.			

Policy No. & Title	ECOLOGICAL NETWORKS - NE5 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	0	The policy expects development to demonstrate what contribution will be made to ecological networks as shown on the Policies Map through habitat creation, protection, enhancement, restoration and/or management. This is likely to result in a major positive impact on this Objective. Under Option 2 there are other policies which would protect habitats and biodiversity and geodiversity but would result in a neutral impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	ECOLOGICAL NETWORKS - NE5 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary The policy expects development to demonstrate what contribution will be made to ecological networks as shown on the Policies Map through habitat creation, protection, enhancement, restoration and/or management. This is likely to result in a major positive impact on this Objective. Under Option 2 there are other policies which would protect habitats and biodiversity and geodiversity but would result in a neutral impact on this Objective.			

Policy No. & Title	TREES AND WOODLAND CONSERVATION - NE6 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	-/?	The emerging policy has a role to play in improving the health and wellbeing of our community – by providing shade from harmful ultra-violet radiation and improving the visual quality of our landscape. Trees and woodlands also provide opportunities for recreation and education. Without a dedicated policy relating to the protection of trees and woodland and the particular benefits they can deliver as articulated in the supporting text, the impact on this Objective would be less certain and whilst there are other Development Plan policies which could help achieve the same aims, at best the impact would be neutral - resulting score is therefore neutral/ uncertain.
Objective 2: Meet identified needs for sufficient, high quality and affordable	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	TREES AND WOODLAND CONSERVATION - NE6 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	-/?	The emerging policy has a role to play in promoting stronger more vibrant and cohesive communities by providing opportunities for recreation and education. See response to Objective 1 for Option 2.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	-/?	The emerging policy has a role to play in creating potential for employment, providing a sustainable source of compost and biofuels and the raw materials for businesses, encouraging inward investment, and bringing in tourism. See response to Objective 1 for Option 2.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	+	-/?	The emerging policy has a role to play in protecting and enhancing local distinctiveness. See response to Objective 1 for Option 2.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	-/?	The emerging policy requires development to include the appropriate retention and new planting of trees and woodlands, and not have an adverse impact on a veteran tree; this relates to avoiding potential impacts or loss of ancient woodland and aged or veteran trees. See response to Objective 1 for Option 2..
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	-/?	The emerging policy has a role to play in encouraging and protecting habitats and biodiversity and an important component of green infrastructure networks. See response to Objective 1 for Option 2.
Objective 9: Reduce land, water, air, light, noise pollution	+	-/?	The emerging policy has a role to play in reducing the effects of air pollution by removing sulphur dioxide, ozone, nitrogen oxides and particulates and reducing storm water run-off and soil erosion, acting as carbon sinks and producing oxygen; reducing energy consumption through moderation of the local climate by providing shelter and shade and reducing glare, reflection and wind speeds. See response to Objective 1 for Option 2.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	TREES AND WOODLAND CONSERVATION - NE6 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
change			
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary By safeguarding trees and woodland from the adverse effects of development proposals the policy will have a minor positive impact on Objectives 1, 3, 4, 6 - 9. Without a dedicated policy relating to the protection of trees and woodland and the particular benefits they can deliver as articulated in the supporting text, the impact on this Objective would be less certain and whilst there are other Development Plan policies which could help achieve the same aims, at best the impact would be neutral - resulting score is therefore neutral/ uncertain.			

Policy No. & Title	VISUAL AMENITIES OF THE GREEN BELT - GB1 Option 1: Set out specific policy; Option 2: no specific policy and rely on other national/local policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	VISUAL AMENITIES OF THE GREEN BELT - GB1		
	Option 1: Set out specific policy; Option 2: no specific policy and rely on other national/local policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	+	?	Option 1 with specific policy will only allow development within or visible from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This protects areas of valued landscape/townscape, avoids harmful impacts to landscape character and values and protects diversity and local distinctiveness. This should result in a minor positive impact on this SA Objective. Option 2 may result in an uncertain impact as less bespoke policy guidance is provided.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	?	The emerging policy will only allow development within or visible from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This ensures development that is well related to the surrounding landscape.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 13:	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	VISUAL AMENITIES OF THE GREEN BELT - GB1		
	Option 1: Set out specific policy; Option 2: no specific policy and rely on other national/local policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)			
Summary			
With Option 1, a specific policy will only allow development within or visible from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This should result in a minor positive impact on Objective 6 and 7. Option 2 may result in an uncertain impact as less bespoke policy guidance is provided.			

Policy No. & Title	PREVIOUSLY DEVELOPED SITES IN THE GREEN BELT			
	Option 1: No boundaries and rely on NPPF; Option 2: Retain current boundaries and bespoke policy; Option 3: Retain current boundaries, and bespoke policy and include other large sites.			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	None of the options will affect this SA Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	0	None of the options will affect this SA Objective other than potentially Option 1 whereby a previously developed site could be redeveloped for housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	None of the options will affect this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	By allowing previously developed sites to be redeveloped, these options could contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs. All three options are likely to achieve this.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	None of the options will affect this SA Objective.
Objective 6: Protect and enhance	0	0	0	There is likely to be a neutral impact on this SA Objective but there are other adopted and emerging Development Plan policies that would apply – see Table

Policy No. & Title	PREVIOUSLY DEVELOPED SITES IN THE GREEN BELT			
	Option 1: No boundaries and rely on NPPF; Option 2: Retain current boundaries and bespoke policy; Option 3: Retain current boundaries, and bespoke policy and include other large sites.			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
local distinctiveness				4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	There may be an impact on this SA Objective but there are other adopted and emerging Development Plan policies that would apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	None of the options will affect this SA Objective.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	None of the options will affect this SA Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	None of the options will affect this SA Objective.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	None of the options will affect this SA Objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	All three options seek to develop/redevelop brownfield sites and therefore would have a major positive impact on this SA Objective. However there is also no longer a requirement to define the boundary of a major existing developed site in the Green Belt to be NPPF compliant within which development would be acceptable. As there is no overriding justification for retaining a 'development boundary', Option 1 will be pursued.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	None of the options will affect this SA Objective.
Summary				
All three options would have a neutral impact on Objectives 6 and 7, a minor positive impact on Objective 4 and major positive impact on Objective 12. Option 1 is likely to have a minor positive impact on Objective 2 whereby a previously developed site could be redeveloped for housing.				
However there is also no longer a requirement to define the boundary of a major existing developed site in the Green Belt to be NPPF compliant within which development would be acceptable. As there is no overriding justification for retaining a 'development boundary', Option 1 (relying on the NPPF) will be pursued.				

Policy No. & Title	RESIDENTIAL DEVELOPMENT IN VILLAGES WITHIN THE GREEN BELT - GB2 Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	+	In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help meet local and identified needs for housing and therefore have a major positive effect. The alternative option not to define Housing Development Boundaries for washed over Green Belt villages would result in a minor positive impact on the SA Objective as the NPPF allows limited infilling in villages and affordable housing for local communities.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help Promote stronger more vibrant and cohesive communities and therefore will have a minor positive effect.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	Allowing some non-residential development relating to business use in Green Belt villages could result in a minor positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	+	?	Restricting new residential development in Green Belt villages to within defined Housing Development Boundaries should help protect and enhance local distinctiveness and result in the minor positive impact. Defining seeks to limit the potential expansion of settlements by curtailing incremental development. Not having the policy is likely to have a more uncertain impact on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	RESIDENTIAL DEVELOPMENT IN VILLAGES WITHIN THE GREEN BELT - GB2 Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
geodiversity (taking account of climate change)			
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	0	In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help promote efficient use of land.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<p>Summary</p> <p>Option 1 In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help meet local and identified needs for housing and therefore have a major positive effect. Option 1 restricting new residential development in Green Belt villages to within defined Housing Development Boundaries should help protect and enhance local distinctiveness and result in the minor positive impact on Objective 6. Defining seeks to limit the potential expansion of settlements by curtailing incremental development. Without the policy is likely to have a more uncertain impact on Objective 6.</p>			

Policy No. & Title	EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT - GB3 Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	Neither option will affect this SA Objective.
Objective 2:	0/-	0/-	This policy approach applies to buildings for residential and businesses, It may have a minor negative effect on the

Policy No. & Title	EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT - GB3 Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Meet identified needs for sufficient, high quality and affordable housing			accommodation needs of rural housing as it potentially limits the ability to extend accommodation to meet individual needs. <u>Mitigation</u> A careful balance should be taken between the accommodation needs of business against the desire to avoid the gradual erosion of the countryside.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	Neither option will affect this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0/-	0/-	This policy approach applies to buildings for residential and businesses, It may have a minor negative effect on the accommodation needs of rural businesses. <u>Mitigation</u> A careful balance should be taken between the accommodation needs of business against the desire to avoid the gradual erosion of the countryside.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	Neither option will affect this SA Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	Option 1 will continue the current approach to extensions to buildings in the Green Belt which will be allowed providing they do not represent a disproportionate addition over and above the size of the original dwelling or contribute to the deterioration in rural character as a result of the cumulative effect of dwelling extensions. Both options should result in a neutral impact on this SA Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	Neither option will affect this SA Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	Neither option will affect this SA Objective.
Objective 9: Reduce land, water, air, light, noise	N/A	N/A	Neither option will affect this SA Objective.

Policy No. & Title	EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT - GB3		
	Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
pollution			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	Neither option will affect this SA Objective.
Objective 11 Increase resilience to climate change	N/A	N/A	Neither option will affect this SA Objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	Neither option will affect this SA Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	Neither option will affect this SA Objective.
<p>Summary</p> <p>Option 1 In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help meet local and identified needs for housing and therefore have a major positive effect. Option 1 restricting new residential development in Green Belt villages to within defined Housing Development Boundaries should help protect and enhance local distinctiveness and result in the minor positive impact on Objective 6. Defining seeks to limit the potential expansion of settlements by curtailing incremental development. Without the policy is likely to have a more uncertain impact on Objective 6.</p>			

Policy No. & Title	REPLACEMENT BUILDINGS IN THE GREEN BELT		
	Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	Neither option will affect this SA Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	Under Option 2 the NPPF takes a more flexible approach and will allow the replacement of a building in the Green Belt, provided that the new building is in the same use and not materially larger than the one it replaces. But overall a natural effect on this objective. However given that proposed policy option would effectively replicate national policy, Option 2 should be pursued and no policy included in the Draft Plan.
Objective 3:	N/A	N/A	Neither option will affect this SA Objective.

Policy No. & Title	REPLACEMENT BUILDINGS IN THE GREEN BELT		
	Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	Under Option 2 the NPPF takes a more flexible approach and will allow the replacement of a building in the Green Belt, provided that the new building is in the same use and not materially larger than the one it replaces. But overall a natural effect on this objective. However, see response to Objective 2.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	Neither option will affect this SA Objective.
Objective 6: Protect and enhance local distinctiveness	+	+	Both options will help protect and enhance local distinctiveness by not allowing replacement buildings that would be materially larger/ materially greater than that to be replaced. This would result in a positive impact. However, see response to Objective 2.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	Both options will help protect and enhance the district's historic, environmental and cultural assets by not allowing replacement buildings that would be materially larger/ materially greater than that to be replaced. This may result in a positive impact. However, see response to Objective 2.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	Neither option will affect this SA Objective.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	Neither option will affect this SA Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	Neither option will affect this SA Objective.
Objective 11 Increase resilience to climate change	N/A	N/A	Neither option will affect this SA Objective.
Objective 12:	N/A	N/A	Neither option will affect this SA Objective.

Policy No. & Title	REPLACEMENT BUILDINGS IN THE GREEN BELT		
	Option 1: Set out specific policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Encourage careful and efficient use of natural resources including energy and encourage sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	Neither option will affect this SA Objective.
Summary			
Both options would have a neutral impact on Objectives 2 (housing) and 4 (enabling local businesses to prosper) and minor positive impact on Objectives 6 (local distinctiveness) and 7 (historic, environmental and cultural assets). However given that proposed policy option would effectively replicate national policy, Option 2 should be pursued and no policy included in the Draft Plan.			

Policy No. & Title	POLLUTION AND NUISANCE - PCS1		
	Option 1: include a policy; Option 2: no policy and rely on other legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?	By seeking to ensure there is no unacceptable risk from existing or potential sources of pollution or nuisance on the development no unacceptable risks of pollution to other existing or proposed land uses, the policy should have a minor positive impact on health and well-being. The alternative option is not to include the policy but rely on solely on the provisions of the Environmental Protection Act 1990 but would provide insufficient planning guidance for consideration of planning applications and therefore could result in an uncertain effect on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	The emerging policy only allows development if there is no unacceptable risk from existing or potential sources of pollution or nuisance on development, and no unacceptable risks of pollution to other existing or proposed land uses. This relates to development that minimises exposure to poor air quality and noise pollution and the remediation of contaminated sites. This helps to promote stronger communities.
Objective 4: Build a strong, competitive economy and enable local	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	POLLUTION AND NUISANCE - PCS1		
	Option 1: include a policy; Option 2: no policy and rely on other legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
businesses to prosper			
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	The emerging policy approach will help reduce the level of pollution which encourage and protect habitats and biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	++	?	The emerging policy only allows development if there is no unacceptable risk from existing or potential sources of pollution or nuisance on development, and no unacceptable risks of pollution to other existing or proposed land uses. This relates to development that minimises exposure to poor air quality and noise pollution and the remediation of contaminated sites. The alternative option is not to include the policy but rely solely on the provisions of the Environmental Protection Act 1990 but would provide insufficient planning guidance for consideration of planning applications and therefore could result in an uncertain effect on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	+	0	The emerging policy approach will help reduce the level of pollution which contributes to increase resilience to climate change.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 13: Promote waste management	0	0	This policy is not likely to have an effect on this objective.

<i>Policy No. & Title</i>	POLLUTION AND NUISANCE - PCS1 Option 1: include a policy; Option 2: no policy and rely on other legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)			
<p>Summary</p> <p>By seeking to ensure there is no unacceptable risk from existing or potential sources of pollution or nuisance the policy will have a minor positive impact on Objectives 1, 3, 8 and 11 and a major positive impact on Objective 9 (reducing pollution). To rely solely on the provisions of the Environmental Protection Act 1990 would provide insufficient planning guidance for consideration of planning applications and therefore could result in an uncertain effect on this Objective.</p>			

Policy No. & Title	NOISE AND VIBRATION - PCS2		
	Option 1: Set out specific policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	-	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have an adverse impact on health and quality of life, the policy should have a neutral impact on health and well-being and general amenity. With no dedicated policy relating to the control noise and vibration there is a risk of a minor negative impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	-	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have an adverse impact on residential amenity, the policy should have a positive impact on health and well-being and general amenity.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	-	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have an adverse impact on residential amenity; the policy should have a positive impact on communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy seeks to safeguard the built environment from the potential negative impacts of noise emitting development unless this can be minimised or mitigated to an acceptable level. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy seeks to safeguard the built environment from the potential negative impacts of noise emitting development unless this can be minimised or mitigated to an acceptable level. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy seeks to safeguard the natural environment from the potential negative impacts of noise emitting development unless this can be minimised or mitigated to an acceptable level. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4.
Objective 9: Reduce land, water,	+	-	The emerging policy only allows development where it does not give rise to unacceptable increases in levels of noise that has an adverse

Policy No. & Title	NOISE AND VIBRATION - PCS2 Option 1: Set out specific policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
air, light, noise pollution			impact on health and quality of life, which relates to development that minimises exposure to noise pollution and avoidance of locating potentially noisy activities in areas that are sensitive to noise. With no dedicated policy relating to the control noise and vibration there is a risk of a minor negative impact on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have has an adverse impact on health and quality of life; the policy should secure a neutral impact on the majority of applicable Objectives and a minor positive impact on Objective 9. With no dedicated policy relating to the control noise and vibration there is a risk of a minor negative impact on Objectives 1 - 3 and 9.			

Policy No. & Title	AIR QUALITY - PCS3 Option 1: Set out specific policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	-	The emerging policy approach only allows development that does not give rise to pollution emission and expect new development located within an Air Quality Management Area to follow the local air quality action plan. This contributes to this objective. With no dedicated policy relating to the control of polluting emissions which have an unacceptable adverse impact on air quality there is a risk of a minor negative impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	AIR QUALITY - PCS3		
	Option 1: Set out specific policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	Option 1 leads to create heather and stronger communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	-	The emerging policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which have an unacceptable adverse impact on the built environment. With no dedicated policy relating to the control of polluting emissions which have an unacceptable adverse impact on air quality there is a risk of a minor negative impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The emerging policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which have an unacceptable adverse impact on the natural environment (in particular designated wildlife sites). There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	-	The emerging policy only allows development which does not give rise to polluting emissions which have an adverse impact on air quality and health; is not located where it would be at unacceptable risk from existing sources of odour/dust/other forms of air pollutant; and is consistent with the local air quality action plan if applicable. This relates to development that minimises exposure to poor air quality. With no dedicated policy relating to the control of polluting emissions which have an unacceptable adverse impact on air quality there is a risk of a minor negative impact on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.

<i>Policy No. & Title</i>	AIR QUALITY - PCS3 Option 1: Set out specific policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 11 Increase resilience to climate change	+	0	The emerging policy approach will help reduce the level of air pollution which contributes to increase resilience to climate change.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	This policy is not likely to have an effect on this objective.
Summary The policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which will have a minor positive impact on Objectives 1, 3 and 11. With no dedicated policy there is a risk of a minor negative impact on Objectives 1, 7 and 9.			

<i>Policy No. & Title</i>	HAZARDOUS SUBSTANCES - PCS4 Option 1: Set out specific policy; Option 2: no policy and rely on the legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	–	The policy will only allow developments involving the use, manufacture, storage or production of hazardous substance providing it is at an appropriate distance from existing and proposed residential areas, areas of public use and areas of particular natural sensitivity, in order to maintain safety and amenity and that there would be no unacceptable risk to those who potentially use these developments. It also only allows development in close proximity to an existing hazard where there is no unacceptable risk to public safety and amenity. With no dedicated policy relating to the control of hazardous substances which have an unacceptable adverse impact on air quality there is a risk of a minor negative impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and	0	0	This policy is not likely to have an effect on this objective.

<i>Policy No. & Title</i>	HAZARDOUS SUBSTANCES - PCS4		
	Option 1: Set out specific policy; Option 2: no policy and rely on the legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
the fear of crime			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	-	-	The policy will not permit development unless hazardous substances are stored in a way that minimises any potential harm to the environment. This would therefore result in a minor negative impact on this SA Objective. Mitigation. Suggest that the policy wording is strengthened to ensure that any identified potential harm is mitigated. With no dedicated policy relating to the control of hazardous substances which have an unacceptable adverse impact on air quality there is also a risk of a minor negative impact on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	HAZARDOUS SUBSTANCES - PCS4 Option 1: Set out specific policy; Option 2: no policy and rely on the legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
energy and encourage sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary The policy will only allow development involving hazardous substances providing it does not give rise to an unacceptable risk to those who potentially use developments and result in a neutral effect on Objective 1. However the policy may result in a minor negative impact on Objective 9 (reducing pollution) by permitting development if hazardous substances are stored in a way that minimises any potential harm to the environment. This impact can be mitigated by strengthening the policy wording. With no dedicated policy (Option 2) there is a risk of a minor negative impact on Objectives 1 and 9.			

Policy No. & Title	CONTAMINATION - PCS5 Option 1: include a policy; Option 2: no policy and rely on other legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	-	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This should result on no adverse impact on this SA Objective. Without a dedicated policy dealing with land contamination issues there could be a minor negative effect on this Objective if land is inadvertently built on at risk of being contaminated.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	-	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This should result on no adverse impact on this SA Objective. Without a dedicated policy dealing with land contamination issues there could be a negative effect on this Objective if land is inadvertently built on at risk of being contaminated
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	CONTAMINATION - PCS5		
	Option 1: include a policy; Option 2: no policy and rely on other legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
and affordable public transport and promote cycling and walking			
Objective 6: Protect and enhance local distinctiveness	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. There are other policies which would also achieve this objective if there was no dedicated policy (option 2).
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. There are other policies which would also achieve this objective if there was no dedicated policy (option 2).
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. There are other policies which would also achieve this objective if there was no dedicated policy (option 2).
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. There are other policies which would also achieve this objective if there was no dedicated policy (option 2).
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	?	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This helps to encourage careful and efficient use of land.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	CONTAMINATION - PCS5		
	Option 1: include a policy; Option 2: no policy and rely on other legislation		
SA Objectives	Opt. 1	Opt. 2	Commentary
Summary			
The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate and therefore will result in a neutral effect on all applicable Objectives with a positive impact on Objective 12. Without a dedicated policy dealing with land contamination issues there could be a minor negative effect on Objectives 1 and 3.			

Policy No. & Title	UNSTABLE LAND - PCS6		
	Option 1: include a policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	-	The policy will prevent development being built on land at risk of instability and to ensure safe development. Resolving issues of land instability prior to the occupation of a property should provide reassurance to future occupants and not result in a negative impact on health and well-being. Without a dedicated policy dealing with instability issues there could be a negative effect on this Objective if land at risk of instability is developed.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	The policy will prevent development being built on land at risk of instability and to ensure safe development.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.

Policy No. & Title	UNSTABLE LAND - PCS6		
	Option 1: include a policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
The policy will prevent development being built on land at risk of instability and to ensure safe development and result in a neutral effect on all applicable Objectives. Without a dedicated policy dealing with instability issues there could be a negative effect on Objective 1 if land at risk of instability is developed.			

Policy No. & Title	WATER SOURCE PROTECTION ZONES - PCS7			
	Opt. 1	Opt. 2	Opt. 3	Commentary
Objective 1: Improve the health and well-being of all communities	0	?	-	Water Source Protection Areas feed springs and watercourses used for public drinking water supply. The polluting of these catchment areas could pose a serious risk to public health. The emerging policy seeks to prevent this. Option 2 employs the same policy approach as Option 1 but defining the Water Source Protection Areas on the Policies Map, information will become quickly dated and therefore not necessarily accurate and may result in an uncertain impact. Without a dedicated policy and reference to Water Source Protection Areas (Option 3), there is a risk that development could have a negative impact on health and wellbeing.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	WATER SOURCE PROTECTION ZONES - PCS7			
	Option 1: include policy and refer to Environment Agency maps; Option 2: include policy and show Water Source Protection Areas on the Policies Map; Option 3: have no policy and rely on other Development Plan policies.			
SA Objectives	Opt. 1	Opt. 2	Opt. 3	Commentary
account of climate change)				
Objective 9: Reduce land, water, air, light, noise pollution	0	?	-	The emerging policy will not allow development that would adversely affect the quality or quantity of water resources by means of pollution which relates to reducing water pollution. Response for Objective 1 will also apply to this Objective whereby there is less certainty (option 2) and a risk (option 3) that development could have a negative effect on this Objective. .
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	?	0	The emerging policy approach encourages careful and efficient use of water resource.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary				
The policy will not allow development that would adversely affect the quality or quantity of water resources polluting of Water Source Protection Areas within the District and should therefore result in a neutral impact on Objectives 1 and 9. It also encourages careful and efficient use of water resource with a minor positive impact on Objective 12. Defining the Water Source Protection Areas on the Policies Map Under Option 2 may result in an uncertain impact. Without a dedicated policy and reference to Water Source Protection Areas (Option 3), there is a risk that development could have a negative impact on health and wellbeing.				

Policy No. & Title		FOUL SEWAGE INFRASTRUCTURE - PCS7A		
		Option 1: include a policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary	
Objective 1: Improve the health and well-being of all communities	++	-	The policy will have a major positive effect on this Objective as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision. Without a dedicated policy dealing with foul sewage infrastructure there could be a negative effect on this Objective.	
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy is not likely to have an effect on this objective.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.	
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.	
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging policy.	
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy.	
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	?	The policy avoids in increased nutrient load to sensitive watercourses which helps to encourage and protect biodiversity.	
Objective 9: Reduce land, water, air, light, noise pollution	0	?	By ensuring development is only permitted where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision, the effect on this Objective should be neutral. The policy will also ensure that development which may result in increased nutrient load to sensitive watercourses should incorporate adequate mitigation	

Policy No. & Title	FOUL SEWAGE INFRASTRUCTURE - PCS7A		
	Option 1: include a policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
			measures in compliance with the requirements of the EU Water Framework and Habitats Directives. Without a dedicated policy dealing with foul sewage infrastructure there is more likely to be an uncertain effect on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	?	The policy avoids in increased nutrient load to sensitive watercourses which helps to encourage careful use of natural resources.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++	?	The policy will score a major positive against this Objective as it as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision. The alternative option is likely to result in an uncertain effect on this Objective.
Summary			
The policy will have a major positive effect on Objectives 1 and 13 as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision and a minor positive impact on Objectives 8 and 12. Without the policy Option 2 is likely to have a negative effect or uncertain impact on the applicable SA Objectives.			

Policy No. & Title	BATH HOT SPRINGS - PCS8		
	Option 1: include a policy; Option 2: no policy and rely on Core Strategy Policy B4		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	The development of 'Aqua Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting the Hot Springs has a major positive effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy
Objective 3: Promote stronger more vibrant and	+	0	The development of 'Aqua Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting

Policy No. & Title	BATH HOT SPRINGS - PCS8		
	Option 1: include a policy; Option 2": no policy and rely on Core Strategy Policy B4		
SA Objectives	Opt. 1	Opt. 2	Commentary
cohesive communities and reduce anti-social behaviour, crime and the fear of crime			the Hot Springs has a positive effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	The development of 'Aquae Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting the Hot Springs has a positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	+	0	The development of 'Aquae Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting the Hot Springs has a positive effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	?	The Hot Springs are one of the six key attributes of the City of Bath World Heritage Site. Any adverse impact on the quality or yield of the Bath Hot Spring will in turn impact on the Outstanding Universal Value of the World Heritage Site. The policy seeks to directly prevent this happening. Option 2 to rely on Core Strategy Policy B4 would not provide bespoke guidance for protecting the Bath Hot Springs and may result in an uncertain effect on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	?	The emerging policy will not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs which relates to reducing water pollution. Option 2 to rely on Core Strategy Policy B4 would not provide bespoke guidance for protecting the Bath Hot Springs and may result in an uncertain effect on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and	+	0	This emerging policy helps achieve careful and use of natural resources.

Policy No. & Title	BATH HOT SPRINGS - PCS8		
	Option 1: include a policy; Option 2": no policy and rely on Core Strategy Policy B4		
SA Objectives	Opt. 1	Opt. 2	Commentary
efficient use of natural resources including energy and encourage sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
A policy that will not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs will have has a major positive effect on Objective 1 and a minor positive impact on Objectives 3, 4, 6, 7 and 12. Option 2 to rely on Core Strategy Policy B4 would not provide bespoke guidance for protecting the Bath Hot Springs and may result in an uncertain effect on Objectives 7 and 9.			

Policy No. & Title	H1: Housing & Facilities for the Elderly, people with other supported housing or care needs		
	Option 1: include policy;		
	Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	Positive impact as the policy requires best practice inclusive design for elderly, supported and specialist care housing.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	0	This is a housing policy to improve housing quality for specialised housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0	This policy aims to ensure that the elderly and those with specialised housing needs have high quality housing provision which meets their needs.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	0	Care homes and supported housing provides local employment opportunities, albeit these are often low wage jobs. In addition, other adopted and emerging Development Plan policies apply – see Table 4.

Policy No. & Title	H1: Housing & Facilities for the Elderly, people with other supported housing or care needs		
	Opt 1	Opt 2	Commentary
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	The policy refers specifically to cycle storage which is a minor positive. In addition, other adopted and emerging Development Plan policies apply – see Table 4.
Objective 6: Protect and enhance local distinctiveness	0	0	The impact of the policy is neutral, however, other adopted and emerging Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	The policy refers to plants, trees and the natural environment, which is a minor positive. However, other adopted and emerging Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	The policy refers to plants, trees and the natural environment, which is a minor positive. However, other adopted and emerging Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The impact of the policy is neutral, however, other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change	+	0	The policy refers specifically to high levels of energy efficiency which is a minor positive. In addition, other adopted and emerging Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage	+	0	The policy refers to energy efficiency, ventilation, adaptability and cross ventilation, which is a minor positive. Other adopted and emerging Development Plan policies apply – see Table 4.

<i>Policy No. & Title</i>	H1: Housing & Facilities for the Elderly, people with other supported housing or care needs Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Other adopted and emerging Development Plan policies apply – see Table 4.
<p>Summary</p> <p>Option 1</p> <p>This policy option 1 has major positive impacts on the objectives 1-4, specific positive impacts are as follows:</p> <ul style="list-style-type: none"> • best practice inclusive design for elderly, supported and specialist care housing • improve housing quality for specialised housing • helps to ensure that the elderly and those with specialised housing needs have high quality housing provision which meets their needs • Care homes and supported housing provides local employment opportunities, albeit these are often low wage jobs <p>As suggested in the last SA increased detail on defining care home uses has been added to the policy to ensure that there is a clear policy approach and that the positives of this option have been realised.</p> <p>There are also positive impacts on the following Objectives 5,7,8,11 and 12.</p> <p>There are no negative impacts identified.</p> <p>Option 1</p> <p>Neutral impact.</p>			

<i>Policy No. & Title</i>	H2: Houses in Multiple Occupation Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	This policy supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city.
Objective 2:	+	0	This policy supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city, however

Policy No. & Title	H2: Houses in Multiple Occupation Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Meet identified needs for sufficient, high quality and affordable housing			it has no impact on affordable housing provision.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0	This policy supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city. A dispersed approach avoids streets being dominated by HMO and the related fear of crime associated with quiet streets at certain times of year.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy has a neutral impact. However, it does seek to ensure HMOs are refused where development prejudices the continued commercial use of ground/lower floors and therefore, it does help to protect employment space. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate	n/a	n/a	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	H2: Houses in Multiple Occupation		
	Option 1: include policy;		
	Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
change)			
Objective 11: Increase resilience to climate change including flood risk	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	0	This policy ensures that land is used efficiently.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Summary			
This policy has a major positive impact on Objective 1 and 3 it delivers the following benefits:			
<ul style="list-style-type: none"> • Supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city • A dispersed approach avoids streets being dominated by HMO and the related fear of crime associated with quiet streets at certain times of year 			
In addition, the policy has positive impacts on the following Objectives 2 and 12.			
No negative impacts are identified.			

Policy No. & Title	H3: Residential Use in Existing Buildings		
	Option 1: include policy;		
	Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	This policy sub-division of existing dwellings where there is no harmful impacts and supports the re-use of empty homes, with a potential for minor positive impacts on local supply of affordable housing.

Policy No. & Title	H3: Residential Use in Existing Buildings		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy has a neutral impact. However, the policy encourages the re-use of empty homes which could have a positive effect in terms of creating more vibrant/cohesive communities. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy has a minor positive impact as it seeks to maintain commercial ground floor uses. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	This policy has a minor positive impact as it includes consideration of transport harm. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Other adopted and emerging Development Plan policies apply – see Table 4.

Policy No. & Title	H3: Residential Use in Existing Buildings		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change including flood risk	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	0	This policy has a minor positive impact as it encourages efficient use of property. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Summary This policy has no major positive impacts identified against the SA objectives. Minor positive impacts are noted in relation to Objectives 2, 4, 5, and 12. No negative impacts are noted.			

H4: Self Build			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	This policy has a minor positive impact as self-build can encourage inclusive design.

H4: Self Build			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	This policy supports self-build housing delivery.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy has minor positive impact as it should support local builders and construction industry.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 11: Increase resilience to climate change	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 12:	0	0	This policy has a neutral impact. Other adopted

H4: Self Build**Option 1: include policy;****Option 2: no policy and rely on NPPF and on other Development Plan policies**

SA Objectives	Opt 1	Opt 2	Commentary
Encourage careful and efficient use of natural resources including energy and encourage sustainable construction			and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Summary			
This policy has no major positive impacts identified against the SA objectives.			
Minor positive impacts are noted in relation to Objectives 1,2 and 4.			
No negative impacts are noted.			

H5: Retention of the Existing Housing Stock**Option 1: include policy;****Option 2: no policy and rely on NPPF and on other Development Plan policies**

SA Objectives	Opt 1	Op 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	-	0	This policy has a minor negative impact on housing, as there may be marginal losses in housing, however, this is balanced against other positive impacts – these tests must be met to show benefits outweigh the harm. Mitigation The policy wording contains criteria which can be used to balance any negative impacts in relation to housing against other benefits.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.

H5: Retention of the Existing Housing Stock**Option 1: include policy;****Option 2: no policy and rely on NPPF and on other Development Plan policies**

SA Objectives	Opt 1	Op 2	Commentary
and the fear of crime			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy has a minor positive impact as it facilitates change of use where there are substantial economic benefits. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	+	0	This policy has a minor positive impact as it facilitates change of use where there are conservation benefits. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	This policy has a minor positive impact as it facilitates change of use where there are conservation benefits. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy has a neutral impact. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	n/a	n/a	This SA Objective is not applicable to this emerging policy.

H5: Retention of the Existing Housing Stock**Option 1: include policy;****Option 2: no policy and rely on NPPF and on other Development Plan policies**

SA Objectives	Opt 1	Op 2	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	0	This policy has a minor positive impact as it facilitates change of use where there are environmental benefits. Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Summary			
This policy has no major positive impacts identified against the SA objectives.			
Minor positive impacts are noted in relation to Objectives 4,6,7 and 12.			
A minor negative impact is noted in relation Objective 2 as there may be some marginal loss of housing, however, this is mitigated by the criteria based approach which requires a balanced decision to be made.			

H7: Accessibility Standards**Option 1: include policy;****Option 2: Only include a policy for affordable housing;****Option 3: no policy and rely on NPPF and on other Development Plan policies**

SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 1: Improve the health and well-being of all communities	++	+	0	This policy has positive impact on communities particularly disabled people, or those with children and families or older people as it seeks to ensure that housing is more accessible in its design. Option 2: This option is less positive than the proposed

H7: Accessibility Standards				
Option 1: include policy; Option 2: Only include a policy for affordable housing; Option 3: no policy and rely on NPPF and on other Development Plan policies				
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
				approach (option 1)
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	+	0	This policy has positive impact the inclusive nature of housing design for both affordable and market stock. Option 2: This would have a less positive impact on the market housing options for those requiring enhanced accessibility options at various stages of a persons life cycle.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	+	0	This policy will have a positive impact on community mix and cohesion as it will ensure that all new development contains more accessible units.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic,	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.

H7: Accessibility Standards				
Option 1: include policy; Option 2: Only include a policy for affordable housing; Option 3: no policy and rely on NPPF and on other Development Plan policies				
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
environmental and cultural assets				
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction		+	+	Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Summary				

H7: Accessibility Standards				
Option 1: include policy; Option 2: Only include a policy for affordable housing; Option 3: no policy and rely on NPPF and on other Development Plan policies				
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
<p>This policy has a major positive impact on Objective 1 in relation to the health and well-being of communities – as it ensures housing meets enhanced accessibility standards so that a range of housing is offered.</p> <p>There is a positive impact in relation to objectives 2,3, and 12 in addition.</p> <p>There are no negative impacts identified. The proposed policy (Option 1) is more positive than option 2.</p>				

H8: Affordable Housing Regeneration Schemes			
Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	This policy has a positive impact on communities as it will ensure that re-development of affordable housing will be supported where it is justified.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	0	This policy seeks to ensure that there is no loss of affordable housing where it is not clearly justified.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy will have a positive impact on community mix and cohesion as it will ensure that regeneration options are explored as part of redevelopment proposals.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	Other adopted and emerging Development Plan policies apply – see Table 4.
Objective 5:	0	0	Other adopted and emerging Development Plan policies apply – see

H8: Affordable Housing Regeneration Schemes			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt2	Commentary
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking			Table 4.
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage	+	0	This policy seeks to encourage refurbishment to be explored before comprehensive redevelopment is pursued.

H8: Affordable Housing Regeneration Schemes			
Option 1: include policy;			
Option 2: no policy and rely on NPPF and on other Development Plan policies			
SA Objectives	Opt 1	Opt2	Commentary
sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	This SA Objective is not applicable to this emerging policy.
Summary			
This policy has a major positive impact on Objective 2 as it ensures that there is minimal loss of affordable housing stock.			
There is a positive impact in relation to objectives 1,3 and 12.			
There are no negative impacts identified.			

Policy No. & Title	LCR1: SAFEGUARDING LOCAL COMMUNITY FACILITIES		
	Option 1: Set out a specific policy; Option 2: No Policy but rely on other Development Plan policies.		
Objective	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	-	The retention of land/buildings used for community purposes should have a major positive impact on health and well-being of all communities by ensuring there are sufficient community facilities to meet the needs of local communities. Without a dedicated policy there would insufficient guard against the loss of valued community assets, which is likely to result in a minor negative impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	?	The emerging policy requires retention of land/buildings used for community purposes unless there is evidence of adequate existing provision or alternative facilities to be provided. This relates to provision of appropriate and accessible community social and cultural facilities. Without a dedicated policy there would insufficient guard against the loss of valued community assets, which is likely to result in an uncertain impact on this Objective.
Objective 4: Build a strong,	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR1: SAFEGUARDING LOCAL COMMUNITY FACILITIES		
	Option 1: Set out a specific policy; Option 2: No Policy but rely on other Development Plan policies.		
Objective	Opt 1	Opt 2	Commentary
competitive economy and enable local businesses to prosper			
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	?	Retaining needed local community facilities will reduce the need to travel elsewhere to use equivalent facilities in potentially more distant locations. . Without a dedicated policy there would insufficient guard against the loss of valued community assets, which is likely to result in an uncertain impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR1: SAFEGUARDING LOCAL COMMUNITY FACILITIES		
	Option 1: Set out a specific policy; Option 2: No Policy but rely on other Development Plan policies.		
Objective	Opt 1	Opt 2	Commentary
(Reduce, Reuse and Recycle)			
Summary			
The retention of land/buildings used for community purposes should have a major positive impact on health and well-being of all communities (Objective 1) and a minor positive impact on Objective 2 by helping to reduce the need to travel elsewhere to use equivalent facilities. Without a dedicated policy there would insufficient guard against the loss of valued community assets, which is either likely to result in a minor negative impact on Objective 1 or an uncertain impact on Objectives 3 and 5.			

Policy No. & Title	LRC1A : PUBLIC HOUSES		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?	Option 1 seeks to prevent the loss of public houses in terms of their community benefits unless there is evidence of adequate existing provision or alternative facilities to be provided and should have a minor positive impact on health and well-being of all communities by ensuring there are sufficient community facilities to meet the needs of local communities. With Option 2, relying on emerging Policy LCR1, for instance, is more likely to result in an uncertain impact on this Objective as the advice specific to considering proposals for the loss of public houses would be absent.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	Option 1 seeks to prevent the loss of public houses in terms of their community benefits unless there is evidence of adequate existing provision or alternative facilities to be provided. This relates to provision of appropriate and accessible community social and cultural facilities and should have a minor positive impact on this Objective. With Option 2, relying on emerging Policy LCR1, for instance, is more likely to result in an uncertain impact on this Objective as the advice specific to considering proposals for the loss of public houses would be absent.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public	+	+	Retaining needed local community facilities will reduce the need to travel elsewhere to use equivalent facilities further away. Relying on emerging Policy LCR1, for instance (Option 2), is also likely to result in a minor positive impact on this Objective

Policy No. & Title	LRC1A : PUBLIC HOUSES		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt 1	Opt 2	Commentary
transport and promote cycling and walking			
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	LRC1A : PUBLIC HOUSES		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt 1	Opt 2	Commentary
Summary			
The policy seeks to prevent the loss of public houses in terms of their community benefits unless there is evidence of adequate existing provision or alternative facilities to be provided and should have a minor positive impact on Objectives 1, 3 and 5. With Option 2, relying on emerging Policy LCR1, for instance, is more likely to result in an uncertain impact on Objectives 1 and 3 as the advice specific to considering proposals for the loss of public houses would be absent.			

Policy No. & Title	LCR2: NEW OR REPLACEMENT COMMUNITY FACILITIES		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. Where community facilities are inadequate to meet the needs of future residents of new development, additional community facilities will be provided to meet these future needs. This should have a major positive impact on this Objective. Without this policy in place with its level of specific guidance and instead, relying on other Development Plan policies to achieve the same aims is more likely to result in an uncertain impact.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	?	By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. Where community facilities are inadequate to meet the needs of future residents of new development, additional community facilities will be provided to meet these future needs. This should have a major positive impact on this Objective. Without this policy in place with its level of specific guidance and instead, relying on other Development Plan policies to achieve the same aims is more likely to result in an uncertain impact.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality	++	+	The policy expects new or replacement community facilities to be accessible by sustainable transport modes. This should have a major positive impact on this Objective. There are other

Policy No. & Title	LCR2: NEW OR REPLACEMENT COMMUNITY FACILITIES		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
and affordable public transport and promote cycling and walking			Development Plan policies which would result in the same impact.
Objective 6: Protect and enhance local distinctiveness	+	?/0	The policy expects new or replacement community facilities to be within or well related to the settlement or well related to existing buildings thereby protecting and enhancing local distinctiveness. Without this particular guidance there may an uncertain impact on this Objective and although there are other Development Plan policies that seek to protect and enhance local distinctiveness, at best, this would result in a neutral impact.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR2: NEW OR REPLACEMENT COMMUNITY FACILITIES		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Summary			
By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes and therefore result in a major positive impact on Objectives 1, 3 and 5 and a minor positive impact on Objective 6. Without this policy in place (Option 2) with its level of specific guidance and instead, relying on other Development Plan policies to achieve the same aims is more likely to result in an uncertain impact on Objectives 1, 3 and 6.			

Policy No. & Title	LCR3: SITES SAFEGUARDED FOR PRIMARY SCHOOL USE		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will provide certainty and reassurance to the schools and local community. This will result in a positive impact on health and well-being of local communities. Without this policy in place, there would be no certainty that these aims would be achieved.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	?	By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will contribute to providing appropriate and assessable community, cultural and recreational facilities. This will result in a positive impact on this Objective. Without this policy in place, there would be no certainty that these aims would be achieved..
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 7:	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR3: SITES SAFEGUARDED FOR PRIMARY SCHOOL USE		
	Opt. 1	Opt. 2	Commentary
Protect and enhance the district's historic, environmental and cultural assets			
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this emerging policy.
Summary			
By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will provide certainty and reassurance to the schools and local community. This should have a major positive impact on Objectives 1 and 3. Without this policy in place, there would be no certainty that these aims would be achieved resulting in an uncertain impact on the same Objectives.			

Policy No. & Title	LCR3A: PRIMARY SCHOOL CAPACITY		
	Opt. 1	Opt. 2	Commentary
Objectives			

Policy No. & Title	LCR3A: PRIMARY SCHOOL CAPACITY Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	The policy will ensure residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development. This would ensure the benefits of securing and maintaining balanced and more self-contained communities and help reduce the need to travel are realised and result in a major positive impact on this Objective. Without a policy with these provisions in place (Option 2), there is less certainty that a school would necessarily have the capacity to accommodate more pupils from new residential development in or near that locality.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	In ensuring that residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development, is likely to have a minor positive impact on this Objective by helping to promote stronger more vibrant and cohesive communities. For Option 2, see responses to Objective 1.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	One of the aims of the policy is to help reduce the need to travel which should result in minor positive impact on this Objective. For Option 2, see responses to Objective 1.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this draft policy. However, there are other Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this draft policy. However, there are other Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate	N/A	N/A	This SA Objective is not applicable to this draft policy. However, there are other Development Plan policies which would apply - see Table 4.

Policy No. & Title	LCR3A: PRIMARY SCHOOL CAPACITY Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objectives	Opt. 1	Opt. 2	Commentary
change)			
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this draft policy. However, there are other Development Plan policies which would apply - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this policy.
Summary			
The policy will ensure residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development and result in a major positive impact on Objective 1 an a minor positive impact on Objective 3 Without a policy with these provisions in place (Option 2), there is less certainty that that a school would necessarily have the capacity to accommodate more pupils from new residential development in or near that locality which may have an uncertain impact on the same Objectives.			

Policy No. & Title	LCR4: ALLOCATION OF LAND FOR CEMETERIES Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	In safeguarding additional land for cemetery use, this policy will help provide for a needed community facility and certainly for local communities. It will contribute towards improving the health and well-being of all communities and have a major positive impact on this Objective. If land identified is not safeguarded to meet an identified need, then there is likely to be a more uncertain impact on this Objective.
Objective 2:	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR4: ALLOCATION OF LAND FOR CEMETERIES		
	Opt. 1	Opt. 2	Commentary
Meet identified needs for sufficient, high quality and affordable housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	Safeguarding land for cemetery use will result in a neutral impact on this Objective by helping to protect and enhance local distinctiveness. However, there are other Development Plan policies which would also result in the same impact.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	Safeguarding land for cemetery use will result in a neutral impact on this Objective by helping to protect and enhance historic, environmental and cultural assets. However, there are other Development Plan policies which would also result in the same impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Safeguarding land for cemetery use will result in a neutral impact on this Objective by helping to protect and protect habitats and biodiversity and geodiversity. However, there are other Development Plan policies which would also result in the same impact.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 11 Increase	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR4: ALLOCATION OF LAND FOR CEMETERIES		
	Opt. 1	Opt. 2	Commentary
Objective			
resilience to climate change			
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this emerging policy.
Summary			
In safeguarding additional land for cemetery use, this policy will help provide for a needed community facility and certainly for local communities and result in a major positive impact on Objective 1 and a neutral impact on Objectives 6 - 8. If land identified is not safeguarded to meet an identified need, then there is likely to be a more uncertain impact on Objective 1.			

Policy No. & Title	LCR5: SAFEGUARDING EXISTING SPORT & RECREATIONAL FACILITIES		
	Opt. 1	Opt. 2	Commentary
Objective			
Objective 1: Improve the health and well-being of all communities	+	-	Resisting the loss of open space, land and buildings used for sports and recreation should have a positive impact (or ensure no negative impact) on health and well-being of all communities by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities by providing opportunities to engage in structured sport and play, leisure and informal recreation. Without a dedicated policy there would insufficient guard against the loss of these important community assets, which is likely to result in a minor negative impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and	+	-	Resisting the loss of open space, land and buildings used for sports and recreation should have a positive impact (or ensure no negative impact) on health and well-being of all communities by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities by providing opportunities to engage in structured sport and play, leisure and informal

Policy No. & Title		LCR5: SAFEGUARDING EXISTING SPORT & RECREATIONAL FACILITIES	
		Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies	
Objective	Opt. 1	Opt. 2	Commentary
the fear of crime			recreation. The policy should have a minor positive impact on this Objective. Without a dedicated policy there would insufficient guard against the loss of these important community assets, which is likely to result in a minor negative impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	-	The policy will ensure that the loss of recreational facilities is permitted suitable replacement facilities of at least equivalent quality, quantity and community value are provided in locations accessible by sustainable transport modes and should result in a minor positive impact on this Objective. Without this policy, this would not be achieved and there're likely to have a minor negative impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	Resisting the loss of open space, land and buildings used for sports and recreation will result in a neutral impact on this Objective by helping to protect and enhance local distinctiveness. There are other policies which seek to protect and enhance local distinctiveness would also have a neutral impact.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	Resisting the loss of open space, land and buildings used for sports and recreation will result in a neutral impact on this Objective by helping to protect and enhance historic, environmental and cultural assets. There are other policies which seek to protect and enhance historic, environmental and cultural assets would also have a neutral impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Resisting the loss of open space, land and buildings used for sports and recreation will result in a neutral impact on this Objective by helping to protect and protect habitats and biodiversity and geodiversity. There are other policies which seek to protect habitats and biodiversity would also have a neutral impact
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR5: SAFEGUARDING EXISTING SPORT & RECREATIONAL FACILITIES Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this emerging policy.
Summary A policy that resists the loss of open space, land and buildings used for sports and recreation should have a positive impact on health and well-being of all communities by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities resulting in a positive impact on Objectives 1, 3 and 5 and a neutral impact on Objectives 6 - 8. Without a dedicated policy there would insufficient guard against the loss of these important community assets, which is likely to result in a minor negative impact on Objectives 1, 3 and 5.			

Policy No. & Title	LCR6: NEW AND REPLACEMENT SPORTS & RECREATIONAL FACILITIES - Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	By supporting the development of new or replacement sport or recreational the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. The policy also expects that proposals should not give rise to significant adverse environmental conditions that would be detrimental to public safety and the amenities of local residents. Where sport or recreational facilities are inadequate to meet the needs of future residents of new development, additional sport or recreational facilities will be provided to meet these future needs. This should result in a major positive impact on this Objective. Without this policy in place with its level of specific guidance and instead, relying on other Development Plan policies to achieve the same aims is more likely to result in an uncertain impact.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and	++	?	See commentary under Objective 1.

Policy No. & Title	LCR6: NEW AND REPLACEMENT SPORTS & RECREATIONAL FACILITIES - Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
cohesive communities and reduce anti-social behaviour, crime and the fear of crime			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	+	The policy expects that new or replacement sport or recreational facilities are provided in locations accessible by sustainable transport modes. There are policies which seek to achieve the same aim which would also result in a minor positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	+	+	The policy expects that new or replacement sport or recreational facilities should have no unacceptable impact on landscape character and where the re-use or adaptation of existing buildings is not practical or viable, and they are of a scale appropriate to the location. There are policies which seek to achieve the same aim which would also result in a minor positive impact on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy expects that new or replacement sport or recreational facilities should not give rise to significant adverse environmental conditions which would include those that would adversely affect historic, environmental and cultural assets. There are also other Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy expects that new or replacement sport or recreational facilities should not give rise to significant adverse environmental conditions which would include those that would adversely affect habitats and biodiversity and geodiversity. There are also other Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The policy expects that new or replacement sport or recreational facilities should not give rise to significant adverse environmental conditions including the impact of air, noise, water quality and light pollution. There are also other Development Plan policies which would apply - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 11 Increase	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR6: NEW AND REPLACEMENT SPORTS & RECREATIONAL FACILITIES - Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
resilience to climate change			
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this emerging policy.
Summary By supporting the development of new or replacement sport or recreational the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. This will result in a major positive impact on Objectives 1, 3 and 5. The policy would also have a minor positive impact on Objective 6 and a neutral impact on Objectives 7 - 9. Without this policy in place with its level of specific guidance and instead, relying on other Development Plan policies to achieve the same aims is more likely to result in an uncertain impact on Objectives 1 and 3.			

Policy No. & Title	LCR6A: LOCAL GREEN SPACE Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	This policy is likely to have a major positive impact on this Objective as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained. Without such a policy unprotected areas of green space would not necessarily have the same level of protection and particularly if not safeguarded under any other similar policy, could be at more risk of being lost to development.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and	++	?	This policy is likely to have a major positive impact on this Objective as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained.

Policy No. & Title	LCR6A: LOCAL GREEN SPACE		
	Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objectives	Opt. 1	Opt. 2	Commentary
the fear of crime			Without such a policy unprotected areas of green space would not necessarily have the same level of protection and particularly if not safeguarded under any other similar policy, could be at more risk of being lost to development.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy is likely to have a neutral impact on this Objective as development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained. Other policies which seek to protect and enhance local distinctiveness would also have a neutral impact.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy is likely to have a neutral impact on this Objective as development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained. Other policies which seek to protect and enhance historic, environmental and cultural assets would also have a neutral impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is likely to have a neutral impact on this Objective as development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained which might include the 'richness of its wildlife'. Other policies which seek to protect habitats and biodiversity would also have a neutral impact
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage	+	?	This policy would prevent the wholesale loss of an allocated Local Green Space to development which would result in a minor positive impact on this Objective. The impact on this Objective would be less certain if such a policy were not in place.

Policy No. & Title	LCR6A: LOCAL GREEN SPACE Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objectives	Opt. 1	Opt. 2	Commentary
sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this policy.
Summary This policy is likely to have a major positive impact on Objectives 1 and 3 as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained. Without such a policy (Option 2) unprotected areas of green space would not necessarily have the same level of protection and particularly if not safeguarded under any other similar policy, could be at more risk of being lost to development.			

Policy No. & Title	LCR7: RECREATIONAL DEVELOPMENT PROPOSALS AFFECTING WATERWAYS Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District. It also ensures that safety or the highway interests are addressed. This should have a major positive impact on this Objective. Without this specific advice provided by this policy, Option 2 is more likely to result in an uncertain impact.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District. This should have a minor positive impact on this Objective. Without this specific advice provided by this policy, Option 2 is more likely to result in an uncertain impact.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 5:	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR7: RECREATIONAL DEVELOPMENT PROPOSALS AFFECTING WATERWAYS		
	Opt. 1	Opt. 2	Commentary
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking			
Objective 6: Protect and enhance local distinctiveness	0	0	The policy does not allow development which would not have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area. This would result in a neutral impact on this Objective. There are other policies which would also help achieve the same impact on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy does not allow development which would not have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area. This would result in a neutral impact on this Objective. There are other policies which would also help achieve the same impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area. This would help prevent an adverse impact on this Objective. There are other policies which would also help achieve the same impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The policy does not allow development which would be detrimental to water quality and supply. This would help prevent an adverse impact on this Objective. There are other policies which would also help achieve the same impact on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this emerging policy.
Objective 13: Promote waste management accordance with the	N/A	N/A	This Objective is not applicable to this emerging policy.

Policy No. & Title	LCR7: RECREATIONAL DEVELOPMENT PROPOSALS AFFECTING WATERWAYS Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
waste hierarchy (Reduce, Reuse and Recycle)			
Summary The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District and result in a major positive impact on Objective 1 and minor positive impact on Objective 3. There would be a neutral impact on Objectives. The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area and have a neutral effect on Objectives 6 - 9. Without the specific advice provided by this policy, Option 2 is more likely to result in an uncertain impact on Objectives 1 and 3.			

Policy No. & Title	LCR7A: TELECOMMUNICATIONS Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0/?	The policy expects that the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area and are sited and designed in such a way that minimises impact on the external appearance of the host building. It also expects that

Policy No. & Title	LCR7A: TELECOMMUNICATIONS Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objectives	Opt. 1	Opt. 2	Commentary
			development should not have an unacceptable effect on areas, landscape or heritage assets. On balance a neutral impact should be scored against this Objective. Although there are other policies that may cause a neutral impact, without a dedicated policy (Option 2), there is more likely to be an uncertain impact on this Objective as the advice in the policy is quite specific.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0/?	The policy expects that the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area and are sited and designed in such a way that minimises impact on the external appearance of the host building. It also expects that development should not have an unacceptable effect on areas, landscape or heritage assets. On balance a neutral impact should be scored against this Objective. Although there are other policies that may cause a neutral impact, without a dedicated policy (Option 2), there is more likely to be an uncertain impact on this Objective as the advice in the policy is quite specific.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy expects that development should not have an unacceptable effect on areas of ecological assets which will result in a neutral impact on this Objective. There are other policies which would also protect ecological assets which would also have a neutral impact.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title		LCR7A: TELECOMMUNICATIONS	
		Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies	
Objectives	Opt. 1	Opt. 2	Commentary
Recycle)			
Summary			
<p>The policy by expecting the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area will help ensure a neutral impact on Objectives 6 and 7. It also explicitly expects that development should not have an unacceptable effect on areas of ecological assets which will also result in a neutral impact on Objective 8. Without a dedicated policy (Option 2), there is more likely to be an uncertain impact on Objectives 6 and 7 as the advice in the policy is quite specific.</p>			

Policy No. & Title		LCR7B: BROADBAND	
		Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies	
Objective	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband. This will also make people's leisure time more enjoyable, make it easier for residents to work from home, and also quicker connect to local public services. This will result in a major positive impact on this Objective. With no dedicated policy (Option 2), there is likely to be an uncertain impact on this Objective as regards supporting the provision of broadband infrastructure.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband. This will also make people's leisure time more enjoyable, make it easier for residents to work from home, and also quicker connect to local public services. This could result in a minor positive impact on this Objective. For Option 2, see response to Objective 1.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	?	Better broadband connectivity is becoming increasingly vital as many existing businesses are looking to grow, businesses from outside the area are looking to relocate and there is increased interest from potential investors. For Option 2, see response to Objective 1.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	LCR7B: BROADBAND Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies		
Objective	Opt. 1	Opt. 2	Commentary
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this policy.
Summary			
The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband and have a major positive impact on Objectives 1 and 4 and a minor positive impact on Objective 3. With no dedicated policy (Option 2), there is likely to be an uncertain impact on Objectives 1, 3 and 4 as regards supporting the provision of broadband infrastructure.			

<i>olicy No. & Title</i>		LCR7C: COMMERCIAL RIDING ESTABLISHMENTS-	
		Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies	
Objective	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?	By allowing the development of commercial riding establishments, this policy will help provide opportunities for local communities to engage in recreational pursuits which can help boost health and well-being. This is likely to result in a minor positive impact on the Objective. Relying on other Development Plan could result in an uncertain impact without a policy dedicated to supporting this type of development.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	This policy will help contribute towards the provision of accessible recreational uses in the locality and have a minor positive impact on the Objective. Relying on other Development Plan could result in an uncertain impact without a policy dedicated to supporting this type of development.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	Allowing the development of commercial riding establishments could help boost the local economy through job creation and enable local businesses to prosper, therefore resulting in a minor positive effect. Relying on other Development Plan could result in an uncertain impact without a policy dedicated to supporting this type of development.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+/?	The policy will allow proposals for commercial riding establishments provided the site is well related to an existing bridleway network, therefore ensuring greater access to this recreational use. This will have a minor positive effect on the Objective. This should result in a neutral effect on this Objective. Relying on other Development Plan may result in a minor positive impact but the more detailed advice particular to this type of development would be absent, so the result could also be uncertain.
Objective 6: Protect and enhance local distinctiveness	0	0/?	The policy will only allow new buildings providing the scale, siting and design have no adverse impact on landscape character, no detriment to visual amenity and in if Green Belt the impact is not materially greater impact than the present use. This should result in a neutral effect on this Objective. This should result in a neutral effect on this Objective. Relying on other Development Plan may result in a neutral impact but the more detailed advice particular to this type of development would be absent, so the result could also be uncertain.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0/?	The policy will only allow new buildings providing the scale, siting and design have no adverse impact on landscape character, no detriment to visual amenity and in if Green Belt the impact is not materially greater impact than the present use. This should result in a neutral effect on this Objective. Relying on other Development Plan may result in a neutral impact but the more detailed advice particular to this type of development would be absent, so the result could also be uncertain.

Policy No. & Title		LCR7C: COMMERCIAL RIDING ESTABLISHMENTS-	
		Option 1: include a dedicated policy; Option 2: no policy and rely on other Development Plan policies	
Objective	Opt. 1	Opt. 2	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy will ensure that no adverse impact on key ecological functions or key habitat integrity and should result in a neutral effect on this Objective. Under Option 2, there are other Development Plan policies which would achieve the same impact.
Objective 9: Reduce land, water, air, light, noise pollution	0	-/?	The policy will ensure that adequate provision for the storage and disposal of animal waste is made. This should result in a neutral effect on this Objective. Without specific advice as provided by the policy, the impact on this objective could be a minor negative or at best, uncertain.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	As this type of development is generally in a rural location, there could be some negative impact on this objective if on a greenfield site. However, given the nature of this land use, there are likely to be limited built structures and together with other provisions in the policy help to mitigate negative impacts. On balance this should result on a neutral impact on this Objective. Under Option 2, there are other Development Plan policies which would achieve the same impact.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	-/?	The policy will ensure that adequate provision for the storage and disposal of animal waste is made. This will result in a minor positive effect on this Objective. Without specific advice as provided by the policy, the impact on this objective could be a minor negative or at best, uncertain.
Summary			
By allowing the development of commercial riding establishments, this policy will help provide opportunities for local communities to engage in recreational pursuits which can help boost health and well-being and the local economy through job creation and enable local businesses to prosper resulting in a minor positive impact on Objectives 1, 3 and 4. It will ensure that adequate provision for the storage and disposal of animal waste is made also resulting in a minor positive effect on Objective 13. Relying on other Development Plan could result in a more uncertain impact on the same Objectives without a policy dedicated to supporting this type of development which specific advice to guide proposals.			

LCR8 & 9: Local Food Growing Space

Option 1: include policy;

Option 2: no policy and rely on NPPF and on other Development Plan policies

NB The requirement for major development to be required to provide for allotment need generated on site now included and is covered in revised policy LCR6, assessed elsewhere in this SA. It was identified in the previous SA as having a major positive impact on a number of objectives.

SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	++	0	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	0	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments. Reference is made to creating habitats and biodiversity.
Objective 9:	0	0	This policy has a neutral impact. Other adopted and

LCR8 & 9: Local Food Growing Space**Option 1: include policy;****Option 2: no policy and rely on NPPF and on other Development Plan policies**

NB The requirement for major development to be required to provide for allotment need generated on site now included and is covered in revised policy LCR6, assessed elsewhere in this SA. It was identified in the previous SA as having a major positive impact on a number of objectives.

SA Objectives	Opt 1	Opt 2	Commentary
Reduce land, water, air, light, noise pollution			emerging Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	+	0	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	0	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.

Summary**Option 1**

This policy option has a major positive impact on objectives 1,3,6 and 8, specifically it has a positive impact as it:

- supports the protection of and creation of local food growing spaces such as community gardens/allotments
- supports the creation of habitats and biodiversity enhancement

Policy LCR6 has been amended to include reference to on-site provision of allotments and green space reflecting the recommendations of the previous SA.

Other positive impacts are identified in relation to Objectives 7, 11 and 12.

No negative impacts are identified.

The benefits of this policy above relying on national policies is that this policy is locally defined and as part of the policy allotments and local food growing areas are identified for protection.

Option 2

LCR8 & 9: Local Food Growing Space**Option 1: include policy;****Option 2: no policy and rely on NPPF and on other Development Plan policies**

NB The requirement for major development to be required to provide for allotment need generated on site now included and is covered in revised policy LCR6, assessed elsewhere in this SA. It was identified in the previous SA as having a major positive impact on a number of objectives.

SA Objectives	Opt 1	Opt 2	Commentary
Neutral impact.			

Policy No. & Title	ED.1A New Office Space		
Option 1 Beyond allocations that have been made in edge-of-centre or out-of- centre locations, direct windfall applications to city and town centres only	Option 2 Beyond allocations that have been made in edge-of-centre or out-of- centre locations, direct windfall applications to the Bath Central Area and town centres		

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+	Both options are very supportive of this objective but Option 1 reduces the risk of further non-allocated edge of centre office development affecting the delivery of in-centre development.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 7: Protect and enhance the district's historic,	N/A	N/A	SA Objective not applicable to appraisal of this policy

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
environmental and cultural assets			
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11 Increase resilience to climate change	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Summary			
Focusing windfall office development, beyond existing allocations in city and town centres is Government Policy and the most sustainable approach. Whilst the city centre is expected to grow into the wider Central area the growth in city centre uses should be mainly should be in-out rather than out-in.			

Policy No. & Title	ED.1B Losses of Office Space to Residential	
Option 1 Protect office space as far as possible within the confines of permitted development rights and national planning policy.	Option 2 No policy (NPPF and GPDO)	
Simply carrying forward existing Local Plan Policy ET.2 is not a realistic alternative due to permitted development rights and NPPF: 51 as a material consideration re normally allowing changes for B uses to housing unless there are strong economic reasons.		

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 2: Meet identified needs for sufficient, high quality and	0	0	

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
affordable housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	Protecting employment opportunities would contribute to promote stronger and vibrant communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+	Acknowledging the confines to policy making on this matter the approach is very supportive of this SA objective as far as possible. The option of making an Article 4 Direction is highlighted in the supporting text
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11 Increase resilience to climate change	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Summary			
Acknowledging the confines to policy making on this matter the approach is very supportive of this SA objective as far as possible. The option of making an Article 4 Direction is highlighted in the supporting text.			

Policy No. & Title	ED.1C Losses of Office Space to Other Town Centre Uses	
Option 1 Protect office space where the introduction of other town centres uses would be likely to harm the stock of office space. Particular emphasis on uses requiring more than ground floor. Due to lack of control in respect of residential conversion it is considered necessary for economic sustainability reasons to prioritise between offices and other town centre uses.	Option 2 No Policy (NPPF and GDPO)	

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	Protecting office spaces would maintain a good economic balance in centres contributing well to this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+	Losses to retail use are not thought to be risk to business development – hence a relaxed approach (further retail is a branch of business development). The policy focuses on deflecting potentially conflicting uses of likely lesser job generation and GVA growth potential.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	SA Objective not applicable to appraisal of this policy

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11: Increase resilience to climate change	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Summary Key Points			
<p>The policy focuses on deflecting potentially conflicting town centres uses of likely lesser job generation and GVA growth potential. Losses to retail not thought to be risk to business development in the round – hence a relaxed approach. Policy approach enable realisation of economic strategy which contribute well to objective 4. Still scope for hotel development alongside office space growth during plan period.</p>			

Policy No. & Title	ED.2A and ED.2B	
	Policies for gains and losses of industrial space on 'Strategic', 'Other Primary' and other industrial sites	
Option 1 Maintain the long list of 18 Core Employment Areas (where still in employment use) identified in Policy ET.3 (1) of the BANES Local Plan 2007 and <u>maintain</u> the criteria relating to gains and losses for these identified areas and other sites ET.3 (2 and 3)	Option 2 Refine the long list the long list of 18 Core Employment Areas (where still in employment use) identified in Policy ET.3 (1) of the BANES Local Plan 2007 and <u>redefine</u> the criteria relating to gains and losses of ET.3 (2 and 3) to reflect strategic matters market signals	
	<p>This results in two sets of 4 industrial Estates being identified (Strategic and other Primary) for the highest protection in ED.2A, similar to ET.3 (2), albeit not absolute as in ET.3 (2). The other 10 sites would be dealt with under the generic ED.2B, which still confers protection – but over a shorter marketing period.</p>	

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	Protections of industrial estates enables walking and cycling to work across the district.
Objective 2: Meet identified needs for	N/A	N/A	SA Objective not applicable to appraisal of this policy

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
sufficient, high quality and affordable housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	Both options protecting employment areas would have a positive effect to this objective promoting stronger more vibrant communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	<p>Option 1 provides an absolute level of protection to industrial land and premises within 18 Core Employment Areas and a criteria based level of protection (re adequacy and impacts) re other uses</p> <p>Option 2 includes a presumption against losses of industrial space in the 8 most significant areas, albeit there is a criteria based approach (but this strongly worded, requiring compelling evidence to overcome the presumption). Other sites are subject to a less strict protection e.g. shorter marketing period – though it still safeguards them from alternative use where there is evidence that the current use is in demand.</p> <p>Option 1 is pre NPPF and is not thought to be NPPF compliant re flexibility e.g. in relation to NPPF para 51 and 22?</p> <p>The revised follows It is less protectionist than previously in planning terms but still contributes in a major way to the achieving of SA Objective 4</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11 Increase resilience to climate change	N/A	N/A	SA Objective not applicable to appraisal of this policy

Policy No. & Title			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	SA Objective not applicable to appraisal of this policy
Summary Key Points <u>Objective 4 is the key focus</u> Option 1 provides an absolute level of protection to industrial land and premises within 18 Core Employment Areas and a criteria based level of protection (re adequacy and impacts) re other uses Option 2 includes a presumption against losses of industrial space in the 8 most significant areas, albeit there is a criteria based approach (but this strongly worded, requiring compelling evidence to overcome the presumption). Other sites are subject to a less strict protection e.g. shorter marketing period – though it still safeguards them from alternative use where there is evidence that the current use is in demand. Option 1 is pre NPPF and is not thought to be NPPF compliant re flexibility e.g. in relation to NPPF para 51 and 22? The revised approach less protectionist than previously (BANES LP) in planning terms but still contributes in a major way to the achieving of SA Objective 4			

Policy No. & Title	EMPLOYMENT USES IN THE COUNTRYSIDE - RE1		
	Option 1: include a policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	+/?	By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to have a major positive impact on health and well-being of local communities e.g. proposals relating to sustainable food production. Whilst the NPPF also supports the promotion of economic growth in rural areas, it expects policies to be included in a Local Plan. Therefore Option 2 is likely to have a more uncertain effect on this Objective without a clear policy framework in place.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3:	+	?	By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to

Policy No. & Title	EMPLOYMENT USES IN THE COUNTRYSIDE - RE1		
	Option 1: include a policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime			have a positive impact on promoting stronger more vibrant communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+/?	This policy allows proposals for employment uses which will increase the availability and access to local employment opportunities in rural areas and therefore help build a strong, competitive rural economy. Whilst the NPPF also supports the promotion of economic growth in rural areas, it expects policies to be included in a Local Plan. Therefore Option 2 is likely to have a more uncertain effect on this Objective without a clear policy framework in place.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging draft policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	The policy expects replacement buildings to be of a design well-related to its context which will help Protect and enhance the District's historic, environmental and cultural assets. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a positive impact - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies that would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12:	+	?	The policy promotes the replacement and re-use of existing

<i>Policy No. & Title</i>	EMPLOYMENT USES IN THE COUNTRYSIDE - RE1 Option 1: include a policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Encourage careful and efficient use of natural resources including energy and encourage sustainable construction			buildings and therefore should have a minor positive impact on this Objective. Without such a policy the impact on this Objective is likely to be uncertain.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to have a major positive impact on Objectives 1 and 4 and minor positive impact on Objectives 3, 7 and 12. Without such a policy the impact on these Objectives is more likely to be uncertain.			

Policy No. & Title	AGRICULTURAL DEVELOPMENT - RE2		
	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	?	The emerging policy seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated with transport, environment and public health which cannot be adequately mitigated. The option to rely on other policies for considering this type of development proposal is likely to result in an uncertain impact as a suitable level of detail or guidance on this issue would not be provided.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	The emerging policy will allow agricultural development which may increase local employment opportunities especially in rural areas and therefore have a positive impact promoting stronger communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	The policy will allow agricultural development which may increase local employment opportunities especially in rural areas and therefore have a positive impact on this SA Objective. Option 2 could also result in a positive impact if a proposal for agricultural development was acceptable under terms of other Development Plan policies.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated with the environment which cannot be adequately mitigated. Although the guidance is less specific there are other Development Plan policies that could apply to consideration of a proposal under Option 2 which could also result in a neutral impact on this Objective - see Table 4.
Objective 9: Reduce land, water,	0	0	The policy seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no

Policy No. & Title	AGRICULTURAL DEVELOPMENT - RE2 Option 1: include policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
air, light, noise pollution			unacceptable impacts including those associated environment and public health which cannot be adequately mitigated. Although the guidance is less specific there are other Development Plan policies that could apply to consideration of a proposal under Option 2 which could also result in a neutral impact on this Objective - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	?	The emerging policy approach helps enhance food production and supply which helps careful and efficient use of natural resources.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	?-	The policy seeks to ensure that adequate provision for the storage and disposal of animal waste is provided. This policy provides very specific advice as regards the storage and disposal of animal waste which is not covered by other Development Plan policies. Therefore with Option 2 the effect is likely to be uncertain/minor negative.
Summary The policy will allow agricultural development which may increase local employment opportunities especially in rural areas, enhance food production and supply. It also seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated environment and public health which cannot be adequately mitigated. This will result in a minor positive impact on Objectives 3, 4, 12 and 13. Option 2 is more likely to result in an uncertain impact on Objectives 1, 12 and 13 as a suitable level of detail or guidance on this issue would not be provided.			

Policy No. & Title	FARM DIVERSIFICATION - RE3 Option 1: include policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?	If the proposal for farm diversification includes a farm shop, this would support local sustainable food production, increase the availability of fresh produce especially in rural areas and could lead to the improvement of health and well-being of local communities. Relying on other Development Plan policies (Option 2) should result in an uncertain/positive impact in this Objective as the level of detail and guidance on this issue would be lacking.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	If the proposal for farm diversification includes a farm shop, this would support local communities. Relying on other Development Plan policies (Option 2) should result in an uncertain/positive impact in this Objective as the level of detail and guidance on this issue would be lacking.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	By allowing farm diversification the policy could increase local employment opportunities especially in rural areas and therefore have a minor positive impact on this SA Objective. Option 2, in not providing a suitable level of detail or guidance on this issue is likely to result in an uncertain effect on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	In requiring a proposal to be consistent with emerging Policy RE6 (re-use of rural buildings) in terms of ensuring its form, bulk and general design is in keeping with its surroundings, the policy should have no advisers impact on this SA Objective. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.

Policy No. & Title	FARM DIVERSIFICATION - RE3		
	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
change)			
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	?	The policy states that where existing buildings cannot be re-used or replaced in accordance with Policy RE6 new buildings will be allowed if they are small in scale, well designed and grouped with existing buildings. This should result in a neutral impact on this Objective. In terms of energy efficiency and sustainable construction, there are other adopted and emerging Development Plan policies which would apply - see Table 4. Option 2, in not providing a suitable level of detail or guidance on this issue is likely to result in an uncertain effect on this Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
By allowing farm diversification the policy could increase local employment opportunities, and support local sustainable food production, increase the availability of fresh produce if the proposal included a farm shop especially in rural areas and therefore have a minor positive impact on Objective 1, 3 and 4. The policy would result in a neutral effect on Objectives 6 and 12. Option 2, in not providing a suitable level of detail or guidance on this issue is likely to result in an uncertain effect on Objectives 1, 3, 4 and 12.			

Policy No. & Title	ESSENTIAL DWELLINGS FOR RURAL WORKERS - RE4		
	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	0	This policy will contribute to increasing the diversity of affordable homes within the District by allowing essential dwellings for rural workers directly linked to their place of work. Option 2, in not providing a suitable level of detail or guidance on this issue is likely to result in a neutral effect on this Objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	By allowing essential dwellings for rural workers directly linked to their place of work, the policy could increase local employment opportunities especially in rural areas and therefore have a positive impact on this SA Objective. Option 2, in not providing a suitable level of detail or guidance on this issue is likely to result in a neutral effect on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	By allowing essential dwellings for rural workers directly linked to their place of work, the policy could increase local employment opportunities especially in rural areas and therefore have a positive impact on this SA Objective. Option 2, in not providing a suitable level of detail or guidance on this issue is likely to result in a neutral effect on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	0	By allowing essential dwellings for rural workers which would be directly linked to their place of work, this would have the benefit of reducing the need to travel, help promote cycling and walking and therefore have a positive impact on this SA Objective. Option 2, in not providing a suitable level of detail or guidance on this issue is likely to result in a neutral effect on this Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	The policy expects the re-use of an existing dwelling in the holding and to be are sited within a hamlet or existing group of buildings. Only when this is not feasible will siting elsewhere in the countryside be permitted in which case there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	ESSENTIAL DWELLINGS FOR RURAL WORKERS - RE4 Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	?	?	This impact of either Option on this SA Objective would be uncertain as it is development whether the proposal is for a new dwelling on a greenfield site or on previously developed land. Mitigation and enhancement Any potential development should be relative to the functional requirements and new development should be sited within a hamlet or existing group of buildings.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary This policy will contribute to increasing the diversity of affordable homes within the District by allowing essential dwellings for rural workers directly linked to their place of work and have a major positive impact on Objectives 2 and 5 and minor positive impact on Objectives 3 and 4. This impact of either Option on Objective 12 would be uncertain as it is development whether the proposal is for a new dwelling on a greenfield site or on previously developed land. This effect could be mitigated and enhanced by making it clear in the policy that any potential development should be relative to the functional requirements and new development should be sited within a hamlet or existing group of buildings.			

Policy No. & Title	PROTECTION OF THE BEST & MOST VERSATILE AGRICULTURAL LAND - RE5 Option 1: include policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	The policy should have a major positive impact on this SA Objective in protecting the best and most versatile agricultural land which is key to food production and allowing for communities to respond positively to food security challenges in the future. Option 2 (relying on the NPPF) would not provide a sufficient level of guidance for determining a planning application where a proposal would adversely affect the best and more versatile agricultural land and therefore more likely to have an uncertain impact on this Objective.
Objective 2: Meet identified needs for sufficient, high	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	PROTECTION OF THE BEST & MOST VERSATILE AGRICULTURAL LAND - RE5 Option 1: include policy; Option 2: no policy and rely on NPPF		
SA Objectives	Opt. 1	Opt. 2	Commentary
quality and affordable housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime			This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	?	The policy should have a major positive impact on this SA Objective in protecting the best and most versatile agricultural land which is key to food production and the rural economy. See response to Objective 1 as regards Option 2.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	+	?	By seeking to protect the best and most versatile agricultural land, the policy should have a minor positive impact on this SA Objective in protecting and enhancing local distinctiveness in the countryside. See response to Objective 1 as regards Option 2.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	?	The emerging policy should have a positive impact on this SA Objective in protecting the best and most versatile agricultural land which aid flood control. See response to Objective 1 as regards Option 2.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and	+	?	The emerging policy will prevent the loss of the best and most versatile agricultural land particularly Grade 1 and 2 unless

Policy No. & Title	PROTECTION OF THE BEST & MOST VERSATILE AGRICULTURAL LAND - RE5		
SA Objectives	Opt. 1	Opt. 2	Commentary
efficient use of natural resources including energy and encourage sustainable construction			significant sustainability benefits are demonstrated to outweigh any loss. This should result in a positive impact on this SA Objective. See response to Objective 1 as regards Option 2.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<p>Summary</p> <p>The policy should have a major positive impact on Objective 1 and 4 in protecting the best and most versatile agricultural land which is key to food production and the rural economy and a minor positive impact on Objectives 6, 10 and 12 in protecting and enhancing local distinctiveness in the countryside, aiding flood control and encouraging the careful and efficient use of natural resources. Option 2 (relying on the NPPF) would not provide a sufficient level of guidance for proposals which could adversely affect the best and more versatile agricultural land and therefore more likely to have an uncertain impact on the applicable Objectives.</p>			

Policy No. & Title	RE-USE OF RURAL BUILDINGS - RE6		
	Option 1: include policy;		
	Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+/?	The policy will prevent the re-use of rural buildings if they are be isolated from public services and community facilities and unrelated to an established group of buildings resulting in a positive impact on this SA Objective. Without specific policy direction there is likely to be an uncertain/positive effect on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	By promoting the re-use of rural buildings, this policy could contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs. This helps achieve this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+/?	By promoting the re-use of rural buildings, this policy could contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs. Without specific policy direction there is likely to be an uncertain/positive effect on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	By seeking to ensure the form, bulk and general design of a proposal is in keeping with its surroundings and not harm visual amenity the policy should help to protect local distinctiveness. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	By seeking to ensure the form, bulk and general design of a proposal is in keeping with its surroundings and not harm visual amenity the policy should help to protect local distinctiveness. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy will expect any proposal not to harm ecological function with specific reference to bat roosts. This should result in a neutral impact on this Objective. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4.
Objective 9: Reduce land, water,	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	RE-USE OF RURAL BUILDINGS - RE6 Option 1: include policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
air, light, noise pollution			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	?	This policy promotes the re-use of rural buildings and therefore would have a major positive impact on this SA Objective. There are no other policies which actively promote the re-use of rural buildings; therefore the impact on this Objective, without a dedicated policy is likely to be uncertain.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary By promoting the re-use of rural buildings, this policy will have a major positive impact on Objective 12 and in contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs near public services and community facilities resulting in a positive impact on Objectives 1, 3 and 4. Without a dedicated policy (Option 2) the effects on these Objectives are more likely to be uncertain. The policy should have a neutral impact on Objectives 6 - 8.			

Policy No. & Title	VISITOR ACCOMMODATION: RE7 Option 1: include policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	The emerging policy protects the existing housing stock and ensures that tourist development does not result in a reduction in the number of dwellings space.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	Option 1 will have a major positive impact on this SA Objective by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	?	Option 1 will have a major positive impact on this SA Objective by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy. Without a dedicated policy with detailed guidance directing new proposals to more sustainable locations, the impact on this Objective is uncertain under Option 2. The important aspect of this policy is that it seeks to prevent permanent residential use of the accommodation through the use of planning conditions. This would help to ensure the approved use continues.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	Option 1 will have a positive impact on this SA Objective by ensuring there is safe and convenient access to the highway network and there are no significant adverse impacts on the local highway network. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a positive impact - see Table 4.
Objective 6: Protect and enhance local distinctiveness	0	0	The policy expects that the scale of the proposal should not harm the character or appearance of the countryside and that materials, form, bulk and general design of buildings are in keeping with their rural surroundings. This should result in a neutral effect on the Objective. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy expects that the scale of the proposal should not harm the character or appearance of the countryside and that materials, form, bulk and general design of buildings are in keeping with their rural surroundings. This should result in a neutral effect on the Objective. There are other Development Plan policies that would apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4.
Objective 8:	0	0	The policy expects that the proposal not to have an adverse

Policy No. & Title	VISITOR ACCOMMODATION: RE7 Option 1: include policy; Option 2: no policy and rely on other Development Plan policies		
SA Objectives	Opt. 1	Opt. 2	Commentary
Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)			effect on protected species or habitats which would result in a neutral impact on this Objective. There are other Development Plan policies that would also apply to consideration of a proposal under Option 2 which would also result in a neutral impact - see Table 4
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+/?	+/?	Part of the policy option would allow for the re-use of a dwelling in certain circumstances for visitor accommodation and therefore would have a minor positive impact on this SA Objective. The policy also covers to the development of new visitor accommodation but it unclear what impact there would be on this SA Objective without details of a scheme. With Option 2, Policy RE6 would apply to conversions of existing rural buildings to visitor accommodation. In combination with other Development Plan policies which would apply (see Table 4) this option would score similarly to Option 1.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
Option 1 will have a major positive impact on Objective 4 by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy with a minor positive impact on Objective 3 and 5. It will result in a neutral impact on the other applicable SA Objectives and a minor positive/uncertain impact on Objective 12 as the policy also covers to the development of new visitor accommodation but it unclear what impact there would without details of a scheme. Without a dedicated policy with clear guidance (Option 2) impacts all the applicable Objectives are uncertain or neutral.			

Policy No. & Title	PROPOSALS FOR RETAIL DEVELOPMENT OUTSIDE OF CENTRES - THE SEQUENTIAL TEST - CR1 Option 1: Set out specific policy; Option 2: No policy; rely on NPPF
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SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	Option 1 by ensuring main town centre uses guided to the most accessible locations by a range of transport modes would result in a minor positive impact.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0/?	Option 1 by directing town centre uses/facilities to town centres helps to enhance/maintain the vitality and viability of these centres. Option 2 relying on Planning Practice Guidance may result in an uncertain impact or natural effect as it is not specific to the issues particular to B&NES.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	Using the sequential test, the policy seeks to guide main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, only then to out of town centre locations, with preference for accessible sites which are well connected to the town centre. It aims to support the continuing viability and vitality of town centres which should result in a major positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	One of the aims of Option 1 to ensure main town centre uses are guided to accessible locations or accessible sites which are well connected to the town centre. This policy would result in a major positive impact.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4
Objective 9: Reduce land, water, air, light, noise pollution	0	0	There are other adopted and Development Plan policies which would apply - see Table 4.

Policy No. & Title	PROPOSALS FOR RETAIL DEVELOPMENT OUTSIDE OF CENTRES - THE SEQUENTIAL TEST - CR1		
	Opt 1	Opt 2	Commentary
Option 1: Set out specific policy;			
Option 2: No policy; rely on NPPF			
SA Objectives			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary			
National Planning Practice Guidance states that Local Plans should contain policies to apply the sequential test to proposals for main town centre uses that may come forward outside the sites or locations allocated in the Local Plan; therefore Policy CR1 is included. Option 2 would rely on the NPPF definition; whilst this is similar to the Option 1 policy, it is not consistent with the requirement of the PPG. Option 1 guides development to be located within town centres and would therefore have a positive effect on a number of objectives particularly on objective 4 (build a strong, competitive economy) and 5 accessibility. Option 2: relying on Planning Practice Guidance may result in an uncertain impact as it is not specific to the issues particular to B&NES.			

<i>Policy No. & Title</i>	IMPACT ASSESSMENTS - CR2 Option 1: Set out specific policy; Option 2: No policy		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	Option 1 with specific policy helps resist proposals for out of centre retail, office and leisure uses that would harmfully impact on town centres. This relates to protection of community and cultural facilities and promotion of existing public spaces. Option 2 would rely on the NPPF threshold for applying the test, and there would therefore be an uncertain impact as it is not specific to the issues particular to B&NES
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	Option 1 with specific policy helps ensure that retail and commercial leisure development outside of centres does not have an adverse impact on the vitality, viability and diversity of existing centres or impact on existing, committed and planned investment. Option 2 would rely on the NPPF threshold for applying the test, and there would therefore be an uncertain impact as it is not specific to the issues particular to B&NES
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	Option 1 with specific policy helps resist proposals for out of centre retail, office and leisure uses that would harmfully impact on town centres which are accessible by public transport.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.

<i>Policy No. & Title</i>	IMPACT ASSESSMENTS - CR2 Option 1: Set out specific policy; Option 2: No policy		
SA Objectives	Opt 1	Opt 2	Commentary
pollution			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>The NPPF states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). Option 1 sets a locally set floorspace threshold based upon local evidence. Relying on Option 2 may result in an uncertain impact as it is not specific to the issues particular to B&NES, and would not allow assessment of the majority of out of centre proposals in the district likely to need assessment by the local authority.</p>			

Policy No. & Title	PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES - CR3		
	Option 1: Set out specific policy;		
	Option 2: No policy		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	This policy seeks to maintain or provide active ground floor uses and prevent the loss of shops where this would adversely affect the vitality, viability and diversity of the centre within defined areas (primary shopping frontages). Overall, this should result in a minor positive impact on this SA Objective. Option 2 would set no policy for primary shopping areas and frontages and therefore would be neutral.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy seeks to maintain or provide active ground floor uses and prevent the loss of shops where this would adversely affect the vitality, viability and diversity of the centre within defined areas (primary shopping frontages). Overall, this should result in a minor positive impact on this SA Objective. Option 2 would set no policy for primary shopping areas and frontages and therefore would be neutral.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	This policy seeks to maintain or provide active ground floor uses and prevent the loss of shops where this would adversely affect the vitality, viability and diversity of the centre within defined areas (primary shopping frontages). Overall, this should result in a minor positive impact on this SA Objective. Option 2 would set no policy for primary shopping areas and frontages and therefore would be neutral.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and	N/A	N/A	This SA Objective is not applicable to this policy.

<i>Policy No. & Title</i>	PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES - CR3 Option 1: Set out specific policy; Option 2: No policy		
SA Objectives	Opt 1	Opt 2	Commentary
geodiversity (taking account of climate change)			
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The NPPF states that the Local Plan should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations. Option 2 would not comply with this.			

<i>Policy No. & Title</i>	DISPERSED LOCAL SHOPS – CR4 Option 1: Set out specific policy; Option 2: No policy		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	Within the scope of planning powers this policy will seek to encourage the provision of new small shops in suitable cases to provide continuing key retail services to their local residential communities. This should result in a major positive impact on this SA Objective.
Objective 2:	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	DISPERSED LOCAL SHOPS – CR4 Option 1: Set out specific policy; Option 2: No policy		
SA Objectives	Opt 1	Opt 2	Commentary
Meet identified needs for sufficient, high quality and affordable housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	Within the scope of planning powers this emerging policy will seek to encourage the provision of new small shops in suitable cases to provide continuing key retail services to their local residential communities. This should result in a minor positive impact on this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	0	Within the scope of planning powers this emerging policy will seek to encourage the provision of new small shops in suitable cases to provide continuing key retail services to their local residential communities. This should result in a major positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	DISPERSED LOCAL SHOPS – CR4 Option 1: Set out specific policy; Option 2: No policy		
SA Objectives	Opt 1	Opt 2	Commentary
resilience to climate change			
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The NPPF states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. Option 1 allows development of appropriately located small-scale local shops which can often serve day to day needs and offer valuable social and community benefits. Relying on Option 2 may result in an uncertain impact as it is not specific to the issues particular to B&NES.			

Policy author Sarah

Policy No. & Title	PROMOTING SUSTAINABLE TRAVEL - ST1 Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	?	The policy requires well-connected places accessible by sustainable means of transport; relates to making it easy to reach everyday destinations by active travel. This would have a major positive impact on this SA Objective. Without this policy in place the impact on this Objective is likely to be less certain as the policy sets out key principles which should be addressed when designing a development.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4.
Objective 4:	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	PROMOTING SUSTAINABLE TRAVEL - ST1		
	Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Build a strong, competitive economy and enable local businesses to prosper			
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	?	The policy requires well-connected places accessible by sustainable means of transport; relates to prioritising access to good public transport and safe walking and cycling infrastructure over facilities for private cars. Without this policy in place the impact on this Objective is likely to be less certain as the policy sets out key principles which should be addressed when designing a development.
Objective 6: Protect and enhance local distinctiveness	0	0	The policy seeks to reduce the adverse impact of all forms of travel on the natural and built environment and therefore would help prevent an adverse impact on this SA Objective. There are other Development Plan policies which would result in the same impact.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy seeks to reduce the adverse impact of all forms of travel on the natural and built environment and therefore would help prevent an adverse impact on this SA Objective. There are other Development Plan policies which would result in the same impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy seeks to reduce the adverse impact of all forms of travel on the natural and built environment and therefore would help prevent an adverse impact on this SA Objective. There are other Development Plan policies which would result in the same impact.
Objective 9: Reduce land, water, air, light, noise pollution	+	?	The policy supports and promotes measures which reduce the levels of traffic pollution which would result in a positive impact on this Objective. Other than the Transport Infrastructure policy, no other policy deals specifically with transport related pollution and therefore without this policy, there is likely to be an uncertain impact.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11: Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	PROMOTING SUSTAINABLE TRAVEL - ST1 Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<p>Summary</p> <p>Option 1 requires well-connected places accessible by sustainable means of transport; relates to making it easy to reach everyday destinations by active travel. This would have a major positive impact on Objectives 1 and 5 and a minor positive impact on Objective 9. Without this policy in place the impact on these Objectives is likely to be less certain as the policy sets out key principles which should be addressed when designing a development. Both Options will have a neutral impact on Objectives 6 - 8.</p>			

Policy No. & Title		SUSTAINABLE TRANSPORT ROUTES ST2		
		Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary	
Objective 1: Improve the health and well-being of all communities	+	0	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on this SA Objective. Without a dedicated policy to safeguard these routes there is likely to be a neutral impact on this Objective.	
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on this SA Objective. Without a dedicated policy to safeguard these routes there is likely to be a neutral impact on this Objective.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.	
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on this SA Objective. Without a dedicated policy to safeguard these routes there is likely to be a neutral impact on this Objective.	
Objective 6: Protect and enhance local distinctiveness	0	0	This policy is not likely to have an effect on this objective.	
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy is not likely to have an effect on this objective and there are other adopted and emerging Development Plan policies which would apply - see Table 4.	
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective and there are other adopted and emerging Development Plan policies which would apply - see Table 4.	
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.	

Policy No. & Title	SUSTAINABLE TRANSPORT ROUTES ST2		
	Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on Objectives and 1, 3 and 5. Without a dedicated policy to safeguard these routes there is likely to be a neutral impact on these Objectives.			

Policy No. & Title	ST2A: RECREATIONAL ROUTES		
	Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and would continue to make available routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a minor positive impact on this Objective. Without this policy there is no certainty that these routes would remain protected for this use.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and would continue to make available routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a minor positive impact on this Objective. Without this policy there is no certainty that these routes would remain protected for this use.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	?	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and would continue to make available routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a major positive impact on this Objective. Without this policy there is no certainty that these routes would remain protected.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	+	As recreational routes form a contingent part in green infrastructure networks, this policy would result in a major positive impact on this Objective. There are also other policies that would achieve this aim resulting in a minor positive impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	ST2A: RECREATIONAL ROUTES Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
vulnerability to, and manage flood risk (taking account of climate change)			
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and therefore should have a minor positive impact on Objectives 1 and 3 and major positive impact on Objectives 5 and 7. Without this policy there is no certainty that these routes would remain protected for this use resulting in an uncertain impact on Objectives 1, 3 and 5.			

Policy No. & Title	ST3: DEVELOPMENT OF TRANSPORT INFRASTRUCTURE		
	Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	+	The policy requires that the needs of pedestrians including those with impaired mobility, cyclists and horseriders are met. This should result in a major positive impact on this Objective. In the absence of a detailed policy providing specific guidance on traffic infrastructure the impact may just be minor positive.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	+	The policy requires that the needs of pedestrians including those with impaired mobility, cyclists and horseriders are met. This should result in a major positive impact on this Objective. In the absence of a detailed policy providing specific guidance on traffic infrastructure the impact may just be minor positive.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	?	The policy is key to ensuring everyone has access to high quality transport infrastructure and sets out detailed requirements to achieve this as well as requiring the effect upon the quality, patronage and efficiency of public transport operations is addressed. This should result in a major positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	+	?	The policy seeks to ensure that the visual and functional impact of transport infrastructure and any associated surface treatment, street furniture, signing, road markings and lighting upon the character of the area is addressed. This should result in a minor positive impact in this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy requires that there is no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting and Areas of Outstanding Natural Beauty. This should result in a neutral impact in this Objective. In the absence of a detailed policy providing specific guidance in traffic in the impact may just be minor positive.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	The policy requires that there is no unacceptable impact on environmental assets and amenity including Natura 2000 sites (SACs/SPA). This should result in a minor positive impact in this Objective. Option 2 is likely to result in a neutral impact.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The policy requires that the impact of noise and other forms of pollution is mitigated and likely to result in a neutral impact on this Objective as is Option 2.

Policy No. & Title	ST3: DEVELOPMENT OF TRANSPORT INFRASTRUCTURE		
	Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	?	The policy requires acceptable provision for the transportation of materials to and from the site or disposal of spoil during construction and will result in a minor positive impact. Without this specific guidance Option 2 may result in an uncertain impact.
Summary			
The policy is key to ensuring everyone has access to high quality transport infrastructure and sets out detailed requirements to achieve this as well as requiring the effect upon the quality, patronage and efficiency of public transport operations is addressed. This should result in a major positive impact on Objectives 1, 3 and 5. Without a detailed policy guidance on traffic infrastructure the impact is likely to be minor positive on 1 and 3 and uncertain on Objectives 5 and 13.			

Policy No. & Title	RAIL FREIGHT FACILITY WESTMORELAND STATION ROAD, BATH - ST4 Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a minor positive impact on this SA Objective. Without this policy there is less certainty that this facility would remain safeguarded.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	?	The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a minor positive impact on this SA Objective. Without this policy there is less certainty that this facility would remain safeguarded.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	RAIL FREIGHT FACILITY WESTMORELAND STATION ROAD, BATH - ST4		
	Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
climate change)			
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a minor positive impact on Objectives 4 and 5. Without this policy there is less certainty that this facility would remain safeguarded.			

Policy No. & Title		MANAGING TRAFFIC - ST5		
		Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary	
Objective 1: Improve the health and well-being of all communities	++	?	The policy should have a major positive impact on this SA Objective by ensuring the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities are met; securing improvements for pedestrians, cyclists and the mobility impaired; reducing the amount and speed of traffic and to discourage through traffic from using unsuitable routes in residential areas. Option 2 is likely to have a less certain impact on this Objective without this detailed policy guidance.	
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	?	The policy should have a major positive impact on this SA Objective by ensuring the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities are met; securing improvements for pedestrians, cyclists and the mobility impaired; reducing the amount and speed of traffic and to discourage through traffic from using unsuitable routes in residential areas. Option 2 is likely to have a less certain impact on this Objective without this detailed policy guidance.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	The policy should have a minor positive impact on this SA Objective by ensuring the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities. Option 2 is likely to have a less certain impact on this Objective without this detailed policy guidance.	
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	?	The policy should have a major positive impact on this SA Objective by facilitating the improvement of public transport integration and securing improvements for pedestrians, cyclists and the mobility impaired. Option 2 is likely to have a less certain impact on this Objective without this detailed policy guidance..	
Objective 6: Protect and enhance local distinctiveness	0	0	The policy should have a neutral impact on this Objective by ensuring traffic management proposals are designed to respect local distinctiveness and not detract from the quality of the historic, environmental and cultural assets. There are other policies which will also achieve this impact (Option 2)	
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy should have a neutral impact on this Objective by ensuring traffic management proposals are designed to respect local distinctiveness and not detract from the quality of the historic, environmental and cultural assets. There are other policies which will also achieve this impact (Option 2)	
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.	

Policy No. & Title	MANAGING TRAFFIC - ST5		
	Option 1: include specific policy; Option 2: have no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The policy should have a minor positive impact on this Objective by expecting traffic management proposals to improve air quality. There are other policies which will also achieve this impact (Option 2).
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
The policy should have a major positive impact on Objectives 1, 3 and 5 by ensuring the needs of all road users are taken into account during the design of traffic management schemes. Option 2 is likely to have a less certain impact on these Objectives without this detailed policy guidance. Where the policy has a neutral impact on Objectives 6, 7 and 9, the alternative option will have the same impact on these Objectives.			

Policy No. & Title	PARK & RIDE - ST6		
	Option 1: include a policy; Option 2: have no policy.		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?	This policy will only allow development which has no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting and the Cotswolds AONB and will ensure provision is made for the needs of those with impaired mobility and for the safety and security of all users. This should have a positive impact on health and well-being. Without a policy which requires these provisions, there is more likely to be an uncertain impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	?	This policy will only allow development which has no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting and the Cotswolds AONB and will ensure provision is made for the needs of those with impaired mobility and for the safety and security of all users. Without a policy which requires these provisions, there is more likely to be an uncertain impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	?	In supporting the development of new and additional Park & Ride facilities, this policy will help reduce traffic congestion and shorten journeys to the City centre. The policy also seeks to ensure there is no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation and have a major positive impact on this Objective. Without a dedicated policy Option 2 is likely to result in an uncertain impact.
Objective 6: Protect and enhance local distinctiveness	0	0	This policy will only allow development which has no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting and the Cotswolds AONB and result in a neutral impact on this Objective. Option 2 is also likely to have a neutral impact.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	This policy will only allow development which has no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting and the Cotswolds AONB and result in a neutral impact on this Objective. Option 2 is also likely to have a neutral impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	This policy will only allow development which has no unacceptable impact on environmental assets and amenity which includes Natura 2000 sites (SACs/SPA) and result in a neutral impact on this Objective. Option 2 is also likely to have a neutral impact.

Policy No. & Title	PARK & RIDE - ST6		
	Option 1: include a policy; Option 2: have no policy.		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
<p>This policy will only allow development which has no unacceptable impact on environmental assets and amenity and therefore have a minor positive impact on Objectives 1 and 3 and a major positive impact on Objective 5 by helping reduce traffic congestion and shorten journeys to the City centre. The policy also seeks to ensure there is no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation. Without a policy which requires these provisions, there is more likely to be an uncertain impact on these Objectives. The policy will have a neutral impact on the other applicable Objectives as will Option 2.</p>			

Policy No. & Title	TRANSPORT, ACCESS AND DEVELOPMENT MANAGEMENT - ST7		
	Option 1: include a policy; Option 2: have no policy.		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	-/?	The policy requires development to provide a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; facilities for public transport; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. This relates to making it easy to reach everyday destinations by active travel. The policy also requires an appropriate level of parking, including for motor cycles and people with disabilities. This will ensure that sufficient parking provision is made for these vehicle types when considering a range of development types and have a major positive impact on this SA Objective. With no policy which provides very specific transport and access guidance in relation to development proposals, the impact on this Objective is likely to be minor negative or at best, uncertain.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	The policy requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided in accordance with the parking standards as set out in the Schedules accompanying the policy. This will help enhance the quality of residential development and have a minor positive impact on this Objective. With no such requirement the impact would be neutral.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	The policy requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided in accordance with the parking standards as set out in the Schedules accompanying the policy. This will help enhance the quality of development and have a minor positive impact on this Objective. With no such requirement the impact would be neutral.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	The policy requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided in accordance with the parking standards as set out in the Schedules accompanying the policy. This will help enhance the quality of development and have a minor positive impact on this Objective. With no such requirement the impact would be neutral.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	-/?	The policy requires development to provide, if appropriate, a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; facilities for public transport; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. This

Policy No. & Title	TRANSPORT, ACCESS AND DEVELOPMENT MANAGEMENT - ST7		
	Option 1: include a policy; Option 2: have no policy.		
SA Objectives	Opt. 1	Opt. 2	Commentary
			relates to prioritising access to good public transport and safe walking and cycling infrastructure over facilities for private cars, and incorporation of electric vehicle charging points into new developments or ensuring they can be retrofitted and will have a major positive impact on this SA Objective. With no policy which provides very specific transport and access guidance in relation to development proposals, the impact on this Objective is likely to be minor negative or at best, uncertain.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging policy. However, there are other adopted and emerging Development Plan policies which would apply - see Table 4
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy requires that no traffic mitigation measures are required that would harm the historic environment. This should result in a neutral impact on this Objective as would Option 2 (relying on other Development Plan policies).
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy requires that no traffic mitigation measures are required that would harm the natural environment. This should result in a neutral impact on this Objective as would Option 2 (relying on other Development Plan policies).
Objective 9: Reduce land, water, air, light, noise pollution	+	?	The policy requires that development provides facilities for charging plug-in and other ultra-low emission vehicles which will result in a positive impact on this SA Objective. With no policy which provides very specific transport and access guidance in relation to development proposals, the impact on this Objective is likely to be uncertain.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	TRANSPORT, ACCESS AND DEVELOPMENT MANAGEMENT - ST7 Option 1: include a policy; Option 2: have no policy.		
SA Objectives	Opt. 1	Opt. 2	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)			
<p>Summary</p> <p>The policy will have a major positive impact on Objectives 1 and 5, a minor positive impact on Objective 9 and neutral impact on other applicable Objectives. The policy also requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided and result in a minor positive impact on Objectives 2 - 4. Without the policy which provides very specific transport and access guidance in relation to development proposals, the impact on Objectives 1, 5 and 9 is likely to be uncertain.</p>			

Policy No. & Title	AIRPORT AND AERODROME SAFEGUARDING AREAS - ST8		
	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	?/-	The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport. The design of buildings is therefore key to achieving this to prevent a negative impact on this Objective. The policy may therefore have a minor positive impact on this Objective in terms of health and safety. Without a policy there would be no specific guidance for considering such proposals. Furthermore, Circular 1/2003 'Safeguarding, Aerodromes, Technical Sites and Explosive Storage Areas' requires that that issues is covered in a Local Plans with the inclusion of a policy. Therefore without a policy the impact on this Objective would be uncertain and potentially a minor negative.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0/+	?/-	The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport. This means that development likely to create a bird strike hazard will not be permitted. This should result in a neutral/minor positive impact on this Objective. See response to Objective 1 as regards Option 2.
Objective 9:	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	AIRPORT AND AERODROME SAFEGUARDING AREAS - ST8 Option 1: include a policy; Option 2: have no policy.		
Objectives	Opt. 1	Opt. 2	Commentary
Reduce land, water, air, light, noise pollution			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This Objective is not applicable to this policy.
Summary The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport and will have a minor positive impact on Objective 1 (health and well-being) and a neutral/minor positive impact on Objective 8 (habitats and biodiversity). Option 2 would result in an uncertain and potentially a minor negative impact on these Objectives.			

Policy author: Sarah

Policy No. & Title	MINERAL SAFEGUARDING AREAS - M1 Option 1: include specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this policy. There are other adopted and emerging Development Plan policies that would apply - see Table 4.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.

Policy No. & Title	MINERAL SAFEGUARDING AREAS - M1		
	Option 1: include specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	The indirect effect of this policy could be to protect jobs within the mineral extraction/quarrying industry. With no policy in place, the impact on this Objective would be less certain.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	?	Having a dedicated policy in place defining areas within which mineral extraction would acceptable in principle will have a more positive effect on this Objective than having no policy framework,
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	?	Bath and surrounds are traditional mining areas. Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material. To have a dedicated policy in place defining areas within which mineral extraction would acceptable in principle will have a more positive effect on this Objective than having no policy framework,
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Mining/quarrying could have an adverse impact on wildlife habitats and geodiversity. However this could be mitigated by the application of other adopted and emerging Development Plan policies - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Mining/quarrying activities could result in land, water, air, light, noise pollution. However other adopted and emerging Development Plan policies would apply in terms of mitigation-see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12:	+	?	The policy will help safeguard the supply of stone for local

<i>Policy No. & Title</i>	MINERAL SAFEGUARDING AREAS - M1 Option 1: include specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Encourage careful and efficient use of natural resources including energy and encourage sustainable construction			building and restoration projects within defined areas (Minerals Safeguarding Areas) and prevent adverse impacts of non-minerals development. A lack of policy direction defining areas, within which mineral extraction would acceptable in principle, could result in an uncertain effect on this Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<p>Summary</p> <p>Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material. This would result in a minor positive impact on Objectives 4, 7 and 12 and maintain a neutral impact on 6, 8 and 9. A lack of policy direction defining areas, within which mineral extraction would acceptable in principle, could result in an uncertain effect on Objectives 4,6, 7, and 12.</p>			

<i>Policy No. & Title</i>	MINERALS ALLOCATIONS - M2 Option 1: include specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this emerging policy. There are other adopted and emerging Development Plan policies that would apply - see Table 4.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	The indirect effect of this policy could be to protect jobs within the mineral extraction/quarrying industry. With no policy in place, the impact on this Objective would be less certain.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	Bath and surrounds are traditional mining areas. Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a long-term supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material. With no policy in place, the impact on this Objective would be less certain although this could be mitigated by the application of other adopted and emerging Development Plan policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0?	Bath and surrounds are traditional mining areas. Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a long-term supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material. To have a dedicated policy in place defining areas within which mineral extraction would be acceptable in principle will have a more positive effect on this Objective than having no policy framework,
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate)	0	0	Mining/quarrying activities could have an adverse impact on wildlife habitats and geodiversity. This could be mitigated by the application of other adopted and emerging Development Plan policies - see Table 4.

<i>Policy No. & Title</i>	MINERALS ALLOCATIONS - M2 Option 1: include specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
change)			
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The policy safeguards sites where mineral extraction is acceptable and therefore could result in land, water, air, light, noise pollution. This could be mitigated by the application of other adopted and emerging Development Plan policies - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	?	This policy safeguards mineral sites as allocated and will only allow the extraction of minerals outside these sites if it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas. A lack of policy direction defining areas within which mineral extraction would acceptable in principle could result in an uncertain effect on this Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
This policy safeguards mineral sites as allocated and will only allow the extraction of minerals outside these sites if it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas which will result in a minor positive impacts on Objectives 4 and 7 and neutral impacts on 6, 8, 9 and 12. A lack of policy direction defining areas within which mineral extraction would acceptable in principle could result in an uncertain effect on Objectives 4, 7 and 12.			

Policy No. & Title	AGGREGATE RECYCLING FACILITIES - M3 Option 1: include a specific policy; Option 2: include specific policy plus allocate sites		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	This policy could help support companies that recycle aggregates. The alternative option would also result in a positive impact as the policy would still apply to any site allocated but will not be pursued as it is considered preferable for any future proposals that may come forward to be dealt with by a criterion based policy rather than by allocating specific sites/areas given the often temporary nature of these facilities.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Activities associated with aggregate recycling facilities could result in land, water, air, light, noise pollution. However other adopted and emerging Development Plan policies would apply - see Table 4. The option to allocate sites specifically as aggregate recycling facilities would result in the same impact this SA Objective - see

Policy No. & Title	AGGREGATE RECYCLING FACILITIES - M3 Option 1: include a specific policy; Option 2: include specific policy plus allocate sites		
SA Objectives	Opt. 1	Opt. 2	Commentary
			response to Objective 4 above.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	The policy directs proposals for aggregate recycling facilities to active mineral or waste management sites or brownfield sites and therefore would have a major positive impact on this Objective. The option to allocate sites specifically as aggregate recycling facilities would result in the same impact on this SA Objective - see response to Objective 4 above.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	This policy is likely to have a neutral impact on this SA Objective. However, the Joint Waste Core Strategy would also apply - see Table 1. The option to allocate sites specifically as aggregate recycling facilities would result in the same impact on this SA Objective.
Summary This policy could help support companies that recycle aggregates and have a minor positive impact on Objectives 4 and 12 plus a neutral impact on Objectives 9 and 13. The alternative option (the allocation of site) would also result in a positive impact as the policy would still apply to any site allocated but will not be pursued as it is considered preferable for any future proposals that may come forward to be dealt with by a criterion based policy rather than by allocating specific sites/areas given the often temporary nature of these facilities.			

Policy No. & Title	WINNING AND WORKING OF MINERALS - M4		
	Option 1: include a specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	?	The indirect effect of this policy could help support companies within the mineral extraction/quarrying industry. With no clear policy guidance as to the circumstances within which mineral extraction would be acceptable, there is likely to be an uncertain effect on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	SA Objective is not applicable to this emerging policy.
Objective 6: Protect and enhance local distinctiveness	0	0	The policy seeks to ensure that the proposed development is compatible with the character of the area. The policy also expects access roads to be adequate for the type and volume of traffic or can be upgraded without comprising the character or adversely affecting the environment in the vicinity of the road. With Option 2 and no dedicated policy, other Development Plan policies would protect and enhance local distinctiveness should a proposal come forward.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy expects that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site which maintains or enhances its value to the environment and/or community. This would therefore result on a neutral impact on the SA. With Option 2 and no dedicated policy, other Development Plan policies would protect and enhance local distinctiveness should a proposal come forward.

Policy No. & Title	WINNING AND WORKING OF MINERALS - M4		
	Option 1: include a specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The policy expects that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site which maintains or enhances its value to the environment and/or community. This would therefore result on a neutral impact on the SA. Option 2 would result in a similar impact.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The winning and working of mineral could result in land, water, air, light, noise pollution. However other adopted and emerging Development Plan policies would apply - see Table 4. Option 2 would result in a similar impact.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 11 Increase resilience to climate change	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	?	The winning and working of minerals and ancillary minerals development will only be allowed provided the need for the mineral in relation to the availability of alternative sources of material can be demonstrated. This will help encourage careful and efficient use of natural resources. Without a bespoke policy providing clear guidance which cannot be achieved through other Development Plan policies, the effect on this Objective would be uncertain.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
The policy, by expecting that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site would result in a minor positive impact on Objectives 4 and 12. Without a bespoke policy providing clear guidance which cannot be achieved through other Development Plan policies, the effect on these Objectives would be uncertain.			

Policy No. & Title	ENERGY MINERALS - M5		
	Option 1: include a specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	The draft policy addresses a range of impacts that might result from oil and gas exploration and production and will ensure that the proposal does not give rise to any potential adverse impacts on amenity, human health, public safety which cannot be successfully mitigated. Option 2 is also likely to result in a neutral impact.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	The indirect effect of this policy could be to create additional jobs within the mineral extraction/quarrying industry.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	This SA Objective is not applicable to this draft policy.
Objective 6: Protect and enhance local distinctiveness	0	?	Option 1: The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production. The siting of wells and associated facilities will be directed to the least sensitive locations within the licence area. Under Option 2, whilst there are other Development Plan policies that would seek to protect /enhance local distinctiveness, the lack of specific guidance in relation to this particular area of mining could result in a more uncertain impact
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The policy explicit states that permission will only be granted for extraction in the AONBs in exceptional circumstances and substantial harm to a World Heritage Site will be wholly exceptional. Other impacts on the district's historic, environmental and cultural assets are covered by adopted and emerging Development Plan policies - see Table 4.

Policy No. & Title	ENERGY MINERALS - M5		
	Option 1: include a specific policy; Option 2: no policy		
SA Objectives	Opt. 1	Opt. 2	Commentary
			No alternative options proposed.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production. However, other adopted and emerging Development Plan policies would apply in the case of protecting habitats and biodiversity and geodiversity - see Table 4. Option 2 would result in a similar impact.
Objective 9: Reduce land, water, air, light, noise pollution	++	?	The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production and that conditions should be imposed on planning permissions to manage such impacts. It will also seek to protect and enhance the quality of the underlying groundwater or surface water. Under Option 2, whilst there are other Development Plan policies that would help reduce land, water, air, light and noise pollution, the lack of specific guidance in relation to this particular nature of excavation could result in a more uncertain impact.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production. It is likely that both Options will have a neutral impact on this Objective.
Objective 11 Increase resilience to climate change	0	0	The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production It is likely that both Options will have a neutral impact on this Objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	Like the extraction of conventional minerals, energy minerals can only be extracted in locations where the resource exists. This will help encourage careful and efficient use of natural resources. Option 2 would result in a similar impact.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	This SA Objective is not applicable to this emerging policy.
Summary			
The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production and that conditions should be imposed on planning permissions to manage such impacts It will also seek to protect and enhance the quality of the underlying groundwater or surface water which is crucial for the well-being of the Bath Hots Springs and will have a major positive impact on Objective 9. Under Option 2, the lack of specific guidance in relation to this particular nature of excavation could result in a more uncertain impact.			

BD1: Bath Design Policy			
Option 1 Set out a specific policy			
Option 2 No policy but rely on other DM Policies			
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	Not applicable to the purpose of this policy
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	Not applicable to the purpose of this policy
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	This policy has a minor positive impact on vibrant and cohesive communities as it requires development to be well designed and appropriate for Bath, and to be inspired by its design values.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	0	This policy has a major positive impact on this objective as it requires development to respond to the qualities that make the city a successful and highly regarded settlement.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	Not applicable to the purpose of this policy
Objective 6: Protect and enhance local distinctiveness	++	0	This policy has a major positive impact on this objective as it requires development to protect and enhance Bath's local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	0	This policy has a major positive impact on this objective as it requires development to protect and enhance Bath's historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)	N/A	N/A	Not applicable to the purpose of this policy
Objective 9:	N/A	N/A	Not applicable to the purpose of this policy

	BD1: Bath Design Policy		
	Option 1 Set out a specific policy		
	Option 2 No policy but rely on other DM Policies		
SA Objectives	Opt 1	Opt 2	Commentary
Reduce land, water, air, light, noise pollution			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	Not applicable to the purpose of this policy
Objective 11: Increase resilience to climate change	N/A	N/A	Not applicable to the purpose of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	Not applicable to the purpose of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	Not applicable to the purpose of this policy
Summary			
Option 1 requires development to respond to the important and valued characteristics of Bath, to ensure that new developments contribute positively to the continued evolution of the city, and that the significance, integrity and authenticity of the World Heritage Site is maintained.			

Policy No. & Title	Cattlemarket Site SB1			
	Option 1: mixed use development			
	Option 2: includes wider redevelopment of the Hilton			
	Option 3: no site allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	+	The site is within Bath City Centre, and easy walking and cycling distance for many Bath residents. It is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES. The site allocation could include provision for a riverside walkway and provision of landscaping, wildlife areas and open space. Options 1 and 2 with appropriate development requirements

Policy No. & Title	Cattlemarket Site SB1 Option 1: mixed use development Option 2: includes wider redevelopment of the Hilton Option 3: no site allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
				and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	?	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options 1 and 2 these are not significantly different. The benefits will accrue over time.</p> <p>Options 1 and 2 site allocation makes provision for homes, including affordable housing which helps allow residents to live close to employment opportunities, however it excludes student accommodation due to competing demands of different land uses.</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	?	<p>Options 1 and 2 site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p> <p>Site development with the provision of public spaces and improvements to the public realm would help to achieve this objective.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	?	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace.</p> <p>Site allocation could include provision for B1 office use, A1/A3 uses, and potentially a replacement hotel providing an adequate supply of land to support a diverse range of employment opportunities. Despite being a very successful hotel, this is a building of poor aesthetic quality with a negative relationship to its context.</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p> <p>Mitigation Development requirements to include appropriate mix of uses, and where appropriate will facilitate the redevelopment of the Hilton Hotel.</p>

Policy No. & Title	Cattlemarket Site SB1 Option 1: mixed use development Option 2: includes wider redevelopment of the Hilton Option 3: no site allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	+	All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area. Site is within Bath City Centre, and within easy walking and cycling distance for many Bath residents Site is within walking distance of train station for easy access to Keynsham and other settlements outside B&NES
Objective 6: Protect and enhance local distinctiveness	++	++	?	The site is in with the World Heritage Site and the Bath Conservation Area. It contains a listed building at risk, and is likely to have significant below ground archaeology. The site currently provides a broken street frontage to Walcot Street which provides a negative relationship to the street. The development requirements for the provision of public spaces and enhancement of the public realm and protection of longer distance views would help contribute this objective. Mitigation and enhancement The site allocation requires development to respond to the character of this part of the conservation area and includes a requirement to conserve the Cornmarket Building, to respond appropriately to the important archaeology, and to protect and enhance the biodiversity of the area. Development is required to repair the broken street frontage of Walcot Street.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	?	The site is within the WHS and Conservation Area. The two storey former Cornmarket building is Grade II listed building and is a Building at Risk due to its poor structure. The broken street frontage of Walcot Street has negative impact within this historic context. The former cattlemarket has been used for decades as a surface level car park There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. Mitigation and enhancement Site allocation requires development to respond to the character of this part of the conservation areas and includes a requirement to conserve the Cornmarket Building. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space

Policy No. & Title	Cattlemarket Site SB1 Option 1: mixed use development Option 2: includes wider redevelopment of the Hilton Option 3: no site allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	?	<p>The Cattlemarket vaults are an important habitat for bats.</p> <p>There are no significant sustainability differences in relation to the land use options 1 and 2. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>Mitigation and enhancement Protect and enhance the Cattlemarket vaults as bat roost.</p> <p>The biodiversity value of the river to be retained and enhanced, including its role as a dark corridor.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>Site is previously developed land.</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.</p> <p>Options 1 and 2 promote the efficient use of land. There are no significant sustainability differences in relation to the land use options 1 and 2. All will increase activity and therefore generate a degree of air, light and noise pollution, although current use as a car park will generate air and noise pollution so the effects are likely to be neutral.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>The land is predominantly in Flood Zone 1. The small area adjacent to the River is in FZ 2.</p> <p>This site is located within the Enterprise Area and included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test.</p> <p>The EA has recommended that any development coming forward should ensure a sufficient standard of protection against flood risk is maintained for the lifetime of the development. In terms of relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where possible. As part of the EA's maintenance requirements for main rivers we would look to have a sufficient margin next to the river (e.g. 8 metres) to allow access for inspection and any required emergency works.</p> <p>UFMfSW does show some potential surface water flow routes across site during high order events. Should be considered for the surface drainage strategy for the site.</p> <p>Mitigation The sequential approach should be taken within the site. Any new development should enhance the river corridor margin, seeking opportunities to improve public access as well as access for EA inspection. FRA and Land Contamination reports are required.</p>

Policy No. & Title	Cattlemarket Site SB1 Option 1: mixed use development Option 2: includes wider redevelopment of the Hilton Option 3: no site allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 11 Increase resilience to climate change	0	0	0	There are no significant sustainability differences in relation to the land use options. Other development plan policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	0	There are no significant sustainability differences in relation to the land use options. Other adopted and emerging development plan policies apply.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
<p>A mixed use development optimising its central location and high accessibility to sustainable modes of transport is proposed in each of the options. The development and design principles safeguard valued heritage assets, and provide protection and enhancement for biodiversity. Given its current neglected appearance, and use as a surface level car park, the development of this site will generally be very positive when measured against sustainability criteria. Development proposals will repair the current broken street frontage helping to improve the economic vitality of Walcot Street.</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would achieve the objectives 1-8 and 12. Even though there are relevant Development Management policies, Option 3, with no site specific guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>				

Policy No. & Title	Central Riverside and Recreation Ground SB2 Option 1 Site allocation with specific requirements Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	<p>The site comprises open spaces, buildings and uses that are almost exclusively related to sports, recreation and leisure activities. Option 1 allocating this areas with clear intention to create a 'green heart to the city, with the river at its centre, as a forum for leisure, recreation, wildlife, entertainment and culture' would help achieve this objective.</p> <p>Development may still happen without an allocation under Option 1 but it does not provide site specific guidance to help achieve this objective.</p> <p>These issues to be partly addressed in the Draft Plan. And additional safeguards should be achieved through the Recreation Ground Trust.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	No housing is proposed for this site, as other uses are considered more appropriate.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0	As Objective 1, Option 1 with specific development and design principles help achieve this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	The transformation of this part of the city will significantly contribute to the image and identity of the city as a place to visit and as a place to do business. It will reinforce and help to differentiate the city from its competitors.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	<p>The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.</p> <p>Mitigation and enhancement Option 1 with specific requirements to improve the existing public footpath along the river would contribute positively to this objective.</p>
Objective 6: Protect and enhance local distinctiveness	+	-	<p>The views available are varied, with certain locations providing spectacular views including Grand Parade, North parade Bridge and from the Rec Ground to the Abbey.</p> <p>Mitigation and enhancement</p>

Policy No. & Title	Central Riverside and Recreation Ground SB2 Option 1 Site allocation with specific requirements Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
			Safeguard and protect valued assets, although there is a potential tension between the requirement for a new rugby stadium and the need to protect important views from Grand Parade and Terrace Walk.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	-	The site is within the WHS and Conservation Area, and there are important views throughout the area. The radial gate has negative impact on the historic setting of Pulteney Bridge in particular Mitigation and enhancement The development requirements and design principles will seek to protect and enhance heritage assets and the historic setting of the area
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	The river corridor provides an important ecological function, particularly in relation to bats. Mitigation and enhancement Encourage and protect habitats and biodiversity Lighting at this location needs to be designed to be responsive to the important ecological function of the river corridor.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Option 1 promotes the efficient use of land.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	0	The area falls within FZ 3a/3b and functions as an important storage area during flood events. Other adopted and emerging development plan policies apply. Mitigation New development need to ensure no net loss of floodplain storage. On-site measures or a separate off site solution would need to be progressed in non-water compatible development is proposed. It will need to be ensured that proposals coming forward are safe and do not result in an increase in risk to third parties. There is likely to be an opportunity to remove, replace or improve the radial gate on Pulteney weir. If Twerton gate were to fail to close, then the flood risk at this site would increase and occur early. The Bath River Avon options appraisal is ongoing and this needs to inform the Placemaking Plan, IDP and Council CIL 123 list.
Objective 11 Increase resilience to climate change	0	0	Other adopted and emerging development plan policies apply.
Objective 12:	+	0	Other adopted and emerging development plan policies apply.

Policy No. & Title	Central Riverside and Recreation Ground SB2		
	Option 1 Site allocation with specific requirements		Option 2 No allocation
SA Objectives	Opt 1	Opt 2	Commentary
Encourage careful and efficient use of natural resources including energy and encourage sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary Option 1 enables development to enhance the appeal of this area, and to reinforce its role as the recreational and leisure heart of the city centre. Heritage assets, in particular important views, and biodiversity are given appropriate protection. Options 1 with appropriate development requirements and design principles, would achieve more SA objectives. Even though there are relevant Development Management policies, Option 2, with no site specific guidance would lead to uncertainty about future development on this key development site in Bath.			

Policy No. & Title	Manvers Street SB3				
	Option 1: B1 9,000 sqm, D1 6,000 sqm, C3 6,500 sqm, A1 1,000 sqm, A3 1,000 sqm		Option 2: B1 5,500 sqm, D1 5,500 sqm, C3 6,000 sqm, A1 5,500 sqm, A3 1,000 sqm		
	Option 3 B1 7,500 sqm, D1 5,500 sqm, C3 7,000 sqm, A1 2,500 sqm plus other mixed uses, A3 1,000 sqm		Option 4 No allocation		
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	0	<p>There are no significant sustainability differences in relation to the three land use options. All can improve cycling and walking infrastructure.</p> <p>Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision of landscaping, wildlife areas and open space</p> <p>Options 1, 2 and 3 with appropriate development</p>

Policy No. & Title	Manvers Street SB3 Option 1: B1 9,000 sqm, D1 6,000 sqm, C3 6,500 sqm, A1 1,000 sqm, A3 1,000 sqm Option 2: B1 5,500 sqm, D1 5,500 sqm, C3 6,000 sqm, A1 5,500 sqm, A3 1,000 sqm Option 3 B1 7,500 sqm, D1 5,500 sqm, C3 7,000 sqm, A1 2,500 sqm plus other mixed uses, A3 1,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					<p>requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	0	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time.</p> <p>All of the site allocation options include provision for housing including affordable housing. No student housing provided due to competing demands of different land uses</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	0	<p>There are no significant sustainability differences in relation to the land use options.</p> <p>All options include provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm</p> <p>Mitigation and enhancement The development requirements and design principles require a new public space to be provided. This important contribution to the city's public realm will contribute towards promoting stronger, more vibrant and cohesive communities.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	0	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace. There is no significant difference between them in SA terms.</p> <p>This site is part of the Core Strategy Policy B2 and Enterprise Area. Site allocation includes provision for B1 office use, A1/A3 uses, and potentially a hotel providing an adequate supply of land to support a diverse range of</p>

Policy No. & Title	Manvers Street SB3 Option 1: B1 9,000 sqm, D1 6,000 sqm, C3 6,500 sqm, A1 1,000 sqm, A3 1,000 sqm Option 2: B1 5,500 sqm, D1 5,500 sqm, C3 6,000 sqm, A1 5,500 sqm, A3 1,000 sqm Option 3 B1 7,500 sqm, D1 5,500 sqm, C3 7,000 sqm, A1 2,500 sqm plus other mixed uses, A3 1,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					<p>employment opportunities and allowing residents to work locally</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	0	<p>No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.</p> <p>The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.</p>
Objective 6: Protect and enhance local distinctiveness	+	+	+	0	<p>It is within the World Heritage Site, and the conservation area, and the site is adjacent to the Grade I listed South Parade, and next to the Grade II* listed St John's Church.</p> <p>Mitigation and enhancement Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	0	<p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>It is within the World Heritage Site, and the conservation area, and the site is adjacent to the Grade I listed South Parade, and next to the Grade II* listed St John's Church.</p> <p>Mitigation and enhancement Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm</p>

Policy No. & Title	Manvers Street SB3 Option 1: B1 9,000 sqm, D1 6,000 sqm, C3 6,500 sqm, A1 1,000 sqm, A3 1,000 sqm Option 2: B1 5,500 sqm, D1 5,500 sqm, C3 6,000 sqm, A1 5,500 sqm, A3 1,000 sqm Option 3 B1 7,500 sqm, D1 5,500 sqm, C3 7,000 sqm, A1 2,500 sqm plus other mixed uses, A3 1,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	0	Option 1-3 could seek to encourage and protect habitats and biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0		The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. There are no significant sustainability differences in relation to the land use options. All will increase activity and therefore air light and noise pollution. Policy promotes the efficient use of land
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0		This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change. Mitigation Development on this site needs to consider raising the ground level informed by a FRA. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required. If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal.
Objective 11 Increase resilience to climate change	0	0	0		Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage	0	0	0		Other adopted and emerging development plan policies apply.

Policy No. & Title	Manvers Street SB3 Option 1: B1 9,000 sqm, D1 6,000 sqm, C3 6,500 sqm, A1 1,000 sqm, A3 1,000 sqm Option 2: B1 5,500 sqm, D1 5,500 sqm, C3 6,000 sqm, A1 5,500 sqm, A3 1,000 sqm Option 3 B1 7,500 sqm, D1 5,500 sqm, C3 7,000 sqm, A1 2,500 sqm plus other mixed uses, A3 1,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
careful and efficient use of natural resources including energy and encourage sustainable construction					Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0		Covered by Development Management Policies in the Joint Waste Core Strategy
Summary					
<p>A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria.</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>					

Policy No. & Title	North Quays SB4 Option 1: B1 19,500 sqm, A1 0 sqm, D1 8,000 sqm, C3 6,000 sqm Option 2: B1 6,000 sqm, A1 17,000 sqm, D1 5,200 sqm, C3 6,000 sqm Option 3: B1 12,000 sqm, A1 7,500 sqm, D1 5,000 sqm, C3 10,000 sqm Option 4: B1 20,000 sqm, A1 4,000 sqm, C3 2,000 sqm Option 5: No allocation					
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	++	0	<p>There are no significant sustainability differences in relation to the land use options. All can improve cycling and walking infrastructure.</p> <p>Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents.</p> <p>Site is within walking distance of Bath Spa train station for easy access to and from</p>

Policy No. & Title	North Quays SB4 Option 1: B1 19,500 sqm, A1 0 sqm, D1 8,000 sqm, C3 6,000 sqm Option 2: B1 6,000 sqm, A1 17,000 sqm, D1 5,200 sqm, C3 6,000 sqm Option 3: B1 12,000 sqm, A1 7,500 sqm, D1 5,000 sqm, C3 10,000 sqm Option 4: B1 20,000 sqm, A1 4,000 sqm, C3 2,000 sqm Option 5: No allocation					
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Commentary
						<p>Keynsham and other settlements outside B&NES. Site allocation includes provision for riverside walkway. Site allocation includes provision of landscaping, wildlife areas and open space.</p> <p>Options 1, 2, 3 and 4 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 5, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	+	0	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time.</p> <p>All of the site allocation options include provision for housing, including affordable housing.</p> <p>No student housing provided due to competing demands of different land uses</p> <p>Options 1, 2, 3 and 4 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 5, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	++	0	<p>There are no significant sustainability differences in relation to the land use options. Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm</p>

Policy No. & Title	North Quays SB4 Option 1: B1 19,500 sqm, A1 0 sqm, D1 8,000 sqm, C3 6,000 sqm Option 2: B1 6,000 sqm, A1 17,000 sqm, D1 5,200 sqm, C3 6,000 sqm Option 3: B1 12,000 sqm, A1 7,500 sqm, D1 5,000 sqm, C3 10,000 sqm Option 4: B1 20,000 sqm, A1 4,000 sqm, C3 2,000 sqm Option 5: No allocation					
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	++	-	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace.</p> <p>There is no significant difference between them in SA terms.</p> <p>Site allocation includes provision of B1 office use, A1/A3 uses, and potentially a hotel providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally.</p> <p>Options 1, 2, 3 and 4 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 5, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p> <p>The provision of approx. 500 parking spaces is sought to enable to offset the loss of the existing car parking spaces and to maintain the vitality and viability of the city centre.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	++	++	<p>No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.</p> <p>The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.</p> <p>Need to provide an adequate level of public parking spaces within the EA area and coach parking and drop off facilities within the wider area.</p>
Objective 6: Protect and enhance local distinctiveness	+	+	+	+	-	<p>There are no significant sustainability differences in relation to the land use options.</p> <p>It is within the World Heritage Site, and the conservation area, and adjacent to listed buildings.</p>

Policy No. & Title	North Quays SB4 Option 1: B1 19,500 sqm, A1 0 sqm, D1 8,000 sqm, C3 6,000 sqm Option 2: B1 6,000 sqm, A1 17,000 sqm, D1 5,200 sqm, C3 6,000 sqm Option 3: B1 12,000 sqm, A1 7,500 sqm, D1 5,000 sqm, C3 10,000 sqm Option 4: B1 20,000 sqm, A1 4,000 sqm, C3 2,000 sqm Option 5: No allocation					
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Commentary
						<p>Mitigation and enhancement Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	++	++	-	<p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>It is within the World Heritage Site, and the conservation area, and adjacent to listed buildings.</p> <p>Mitigation and enhancement Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	+	+	+	+	-	<p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>The policy approach seeks to enhance biodiversity habitats and connections</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	+	+	+	+	-	<p>The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.</p> <p>There are no significant sustainability differences in relation to the land use options. All will increase activity and therefore air light and noise pollution.</p> <p>The change of use from the existing use as a</p>

Policy No. & Title	North Quays SB4 Option 1: B1 19,500 sqm, A1 0 sqm, D1 8,000 sqm, C3 6,000 sqm Option 2: B1 6,000 sqm, A1 17,000 sqm, D1 5,200 sqm, C3 6,000 sqm Option 3: B1 12,000 sqm, A1 7,500 sqm, D1 5,000 sqm, C3 10,000 sqm Option 4: B1 20,000 sqm, A1 4,000 sqm, C3 2,000 sqm Option 5: No allocation					
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Commentary
						car park and coach park should improve local air and noise pollution.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	-	-	This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change. Mitigation The masterplan for this site needs to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required. If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal.
Objective 11 Increase resilience to climate change	0	0	0	0	0	There are no significant sustainability differences in relation to the land use options. Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	+	0	There are no significant sustainability differences in relation to the land use options. Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste	0	0	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

Policy No. & Title	North Quays SB4 Option 1: B1 19,500 sqm, A1 0 sqm, D1 8,000 sqm, C3 6,000 sqm Option 2: B1 6,000 sqm, A1 17,000 sqm, D1 5,200 sqm, C3 6,000 sqm Option 3: B1 12,000 sqm, A1 7,500 sqm, D1 5,000 sqm, C3 10,000 sqm Option 4: B1 20,000 sqm, A1 4,000 sqm, C3 2,000 sqm Option 5: No allocation					
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Commentary
hierarchy (Reduce, Reuse and Recycle)						
Summary						
<p>A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of the site, development will generally be very positive when measured against sustainability criteria. The Bath Quays Waterside project has a positive impact on flood conditions. There may be an issue with regards to the quantity of parking that gets re-provided, and the real or perceived impact of this on Objective 4. There may also be tensions in relation to the proposed mix of uses and the building heights required to make the development financially viable.</p> <p>Options 1, 2, 3 and 4 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 5, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>						

Policy No. & Title	South Quays and Riverside Court SB5 Option 1: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 2: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 15,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	0	<p>There are no significant sustainability differences in relation to the three land use options. All can improve cycling and walking infrastructure.</p> <p>The site is within the Central Area, and easy walking and cycling distance for many Bath residents</p> <p>Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES</p> <p>Site allocation includes provision for riverside walkway</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p> <p>Options 1, 2, and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for	++	++	++	0	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst</p>

Policy No. & Title	South Quays and Riverside Court SB5 Option 1: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 2: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 15,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
sufficient, high quality and affordable housing					<p>there are differences between the options these are not significantly different. The benefits will accrue over time.</p> <p>All of the site allocation options include provision for housing, including affordable housing.</p> <p>No student housing provided due to competing demands of different land uses</p> <p>Options 1, 2, and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	0	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p> <p>Site development requires the provision of public spaces and improvements to the public realm</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	0	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace.</p> <p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p> <p>Site development requires the provision of public spaces and improvements to the public realm</p> <p>Options 1, 2, and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling	++	++	++	+	<p>No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.</p> <p>The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of</p>

Policy No. & Title	South Quays and Riverside Court SB5 Option 1: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 2: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 15,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
and walking					Bath it is highly accessible location, where people are encouraged to walk and cycle.
Objective 6: Protect and enhance local distinctiveness	+	+	+	-	It is within the World Heritage Site, and the Newark Works building is listed. Much of the site is curtilage listed. Mitigation and enhancement Site allocation requires development to respond to the context of the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	-	There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. It is within the World Heritage Site, and the Newark Works building is listed. Much of the site is curtilage listed. Mitigation and enhancement Site allocation requires development to respond to the context of the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	-	There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. The policy approach requires development proposals to restore and enhance the biodiversity value of the river and the river edge by retaining and enhancing the green edge to the riverside, and ensuring the provision of a dark corridor to the river to enhance conditions for bats.
Objective 9: Reduce land, water, air, light, noise pollution	0/?	0/?	0/?	-/?	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. There are no significant sustainability differences in relation to the land use options. All will increase

Policy No. & Title	South Quays and Riverside Court SB5 Option 1: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 2: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 15,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					activity and therefore air light and noise pollution. Policy promotes the efficient use of land
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	-	<p>This site is partly Flood Zones 2 and 3 and affected by climate change.</p> <p>Mitigation The masterplan for this site needs to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required.</p> <p>This site is at high risk (Flood Zone 3), with the BANES SFRA suggesting the site would be subject to significant depths during a major flood event. As with SB4 the Bath Quays Waterside flood conveyance project is seeking to enable this site coming forward. On site ground raising and offsite flood defence improvements as part of the Bath Quays Waterside flood conveyance project will be required to ensure any new development coming forward on this site is safe.</p> <p>The EA support new development to be employment led, rather than residential, given the high flood risks in this area of the city. In terms of treatment of the river corridor the EA would look for better access to the river margin and where possible habitat creation to be incorporated into any proposals.</p> <p>From previous planning applications at this site we are aware of the presence of contamination which will need to be given adequate consideration in any proposals coming forward.</p> <p>If Twerton gate were to fail to close, the flood risk at this site would increase and occur early. The Bath River Avon options appraisal is ongoing and this needs to inform the Placemaking Plan, IDP and Council CIL 123 list.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination report • Ecological surveys

Policy No. & Title	South Quays and Riverside Court SB5 Option 1: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 2: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 15,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 11 Increase resilience to climate change	0	0	0	-	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	-/?	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary					
<p>A mixed use development optimising its central location and accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria.</p> <p>Options 1, 2, and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>					

Policy No. & Title	South Bank SB6 Option 1: B1 15,500 sqm, A3 500 sqm, C3 2,500 sqm Option 2: B1 9,000 sqm, A3 500 sqm, C3 9,000 sqm Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	-	<p>There are no significant sustainability differences in relation to the three land use options. All can improve cycling and walking infrastructure.</p> <p>Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents</p>

Policy No. & Title	South Bank SB6 Option 1: B1 15,500 sqm, A3 500 sqm, C3 2,500 sqm Option 2: B1 9,000 sqm, A3 500 sqm, C3 9,000 sqm Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
				<p>Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES</p> <p>Site allocation includes provision for riverside walkway</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	0	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time.</p> <p>All of the site allocation options include provision for housing, including affordable housing.</p> <p>No student housing provided due to competing demands of different land uses.</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	++	0	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p> <p>Site development requires the provision of public spaces and improvements to the public realm</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	-	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace. There is no significant difference between them in SA terms.</p> <p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p>

Policy No. & Title	South Bank SB6 Option 1: B1 15,500 sqm, A3 500 sqm, C3 2,500 sqm Option 2: B1 9,000 sqm, A3 500 sqm, C3 9,000 sqm Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
				<p>Site development requires the provision of public spaces and improvements to the public realm</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	++	++	+	<p>No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.</p> <p>The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.</p>
<p>Objective 6: Protect and enhance local distinctiveness</p>	++	++	-	<p>It is within the World Heritage Site</p> <p>Mitigation and enhancement Site allocation requires development to respond to the context of the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	-	<p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>It is within the World Heritage Site.</p> <p>Mitigation and enhancement Site allocation requires development to respond to the context of the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity</p>	+	+	-	<p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p>

Policy No. & Title	South Bank SB6 Option 1: B1 15,500 sqm, A3 500 sqm, C3 2,500 sqm Option 2: B1 9,000 sqm, A3 500 sqm, C3 9,000 sqm Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
(taking account of climate change)				The policy approach seeks to enhance biodiversity habitats
Objective 9: Reduce land, water, air, light, noise pollution	0	0	-	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. There are no significant sustainability differences in relation to the land use options. All will increase activity and therefore air light and noise pollution. Policy promotes the efficient use of land
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	This site is partly Flood Zones 2 and 3 and affected by climate change. Mitigation The masterplan for this site needs to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required. If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal. Documents potentially required by EA for planning application: Flood risk assessment Land Contamination report Ecological surveys
Objective 11 Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable	++	++	++	Redevelopment of the previously developed land helps to achieve this objective. Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.

Policy No. & Title	South Bank SB6 Option 1: B1 15,500 sqm, A3 500 sqm, C3 2,500 sqm Option 2: B1 9,000 sqm, A3 500 sqm, C3 9,000 sqm Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
<p>A mixed use development optimising its central location and accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria.</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>				

Policy No. & Title	Green Park Station West & Sydenham Park SB7				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	0	<p>There are no significant sustainability differences in relation to the three land use options overall. All can improve cycling and walking infrastructure.</p> <p>Site is on the edge of Bath City Centre, and easy walking and cycling distance for many Bath residents</p> <p>Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES</p> <p>Site allocation includes provision for riverside walkway</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	0	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time.</p> <p>All of the site allocation options include provision for housing, including affordable housing.</p> <p>No student housing provided due to competing demands of different land uses</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future</p>

Policy No. & Title	Green Park Station West & Sydenham Park SB7				SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
<p>Green Park Station West Option 1: B1 12,000 sqm, A1 3,000 sqm, C3 9,000 sqm Option 2: B1 0 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 0 sqm, A1 1,000 sqm, C3 0 sqm Option 4 No allocation</p> <p>Sydenham Park Option 1: B1 4,500 sqm, A1 (food) 12,000 sqm, (non-food) 27,000sqm, C3 38,000 sqm Option 2: B1 30,00 sqm, A1 (food) 0 sqm, (non-food) 6,500sqm, C3 35,000 sqm Option 3: B1 22,000 sqm, A1 (food) 0 sqm, (non-food) 6,500 sqm, C3 43,000 sqm Option 4 No allocation</p>										development on this key development site in Bath.
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	+	+	+	0	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm</p>					
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	+	+	+	-	<p>For this site there are a number of different options that explore different scenarios. Each of these has similar residential quantities, but they vary in terms of their quantum of retail or office floorspace.</p> <p>The site allocation options includes provision of B1 office use providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>					
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling</p>	++	++	++	+	<p>No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.</p> <p>Being located on the valley floor and close to the centre of Bath it is highly accessible by public</p>					

Policy No. & Title	Green Park Station West & Sydenham Park SB7				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
and walking					transport and people are encouraged to walk and cycle.
Objective 6: Protect and enhance local distinctiveness	+	+	+	-	It is within the World Heritage Site, the conservation area, and Green Park Station is listed. Mitigation and enhancement Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	-	It is within the World Heritage Site, and Green Park Station is listed. There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. Mitigation and enhancement Seeks to respond to the setting of listed buildings, notably Green Park Station Building heights to respond to important views
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	-	There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. The policy approach seeks to enhance biodiversity habitats.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	?	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. There are no significant sustainability differences

Policy No. & Title	Green Park Station West & Sydenham Park SB7				SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
<p>Green Park Station West Option 1: B1 12,000 sqm, A1 3,000 sqm, C3 9,000 sqm Option 2: B1 0 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 0 sqm, A1 1,000 sqm, C3 0 sqm Option 4 No allocation</p> <p>Sydenham Park Option 1: B1 4,500 sqm, A1 (food) 12,000 sqm, (non-food) 27,000sqm, C3 38,000 sqm Option 2: B1 30,00 sqm, A1 (food) 0 sqm, (non-food) 6,500sqm, C3 35,000 sqm Option 3: B1 22,000 sqm, A1 (food) 0 sqm, (non-food) 6,500 sqm, C3 43,000 sqm Option 4 No allocation</p>										<p>in relation to the land use options. All will increase activity and therefore air light and noise pollution. Policy promotes the efficient use of land</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	0	<p>Other adopted and emerging development plan policies apply. See table 4 This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change. However the sequential approach was taken through the Core Strategy to justify the location of the general growth areas including this site.</p> <p>Mitigation B&V Technical Study has identified the area to provide improved conveyance for this site as well as other sites within the EA (B&V Technical Note Addendum). It will have positive effect if this channel profiling was provided on this site. Flood risk assessment and Land contamination reports are required.</p> <p>If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • WFD assessment (either screening or full assessment) • Ecological surveys 					
<p>Objective 11 Increase resilience to climate change</p>	0	0	0	0	<p>Other adopted and emerging development plan policies apply.</p> <p>Core Strategy Policy CP4 supports connection of</p>					

Policy No. & Title	Green Park Station West & Sydenham Park SB7				SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Green Park Station West Option 1: B1 12,000 sqm, A1 3,000 sqm, C3 9,000 sqm Option 2: B1 0 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 0 sqm, A1 1,000 sqm, C3 0 sqm Option 4 No allocation Sydenham Park Option 1: B1 4,500 sqm, A1 (food) 12,000 sqm, (non-food) 27,000sqm, C3 38,000 sqm Option 2: B1 30,00 sqm, A1 (food) 0 sqm, (non-food) 6,500sqm, C3 35,000 sqm Option 3: B1 22,000 sqm, A1 (food) 0 sqm, (non-food) 6,500 sqm, C3 43,000 sqm Option 4 No allocation										development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	0	Redevelopment of the brownfield land contributes to this objective. Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.					
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy					
Summary A mixed use development optimising its edge of centre location and reasonable accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, eg Green Park Station, and provide protection and enhancement for biodiversity, as well as the provision of an enhanced public realm. Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.										

Policy No. & Title	Bath Riverside Core Area SB8 Option 1: Residential led development Option 2: no allocation (Extant planning permissions cover much of the area)		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	<p>There are no significant sustainability differences in relation to the three land use options. All can improve cycling and walking infrastructure.</p> <p>Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa and Oldfield Park train stations for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space</p> <p>Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	<p>The draft policy facilitates around 1,500 dwellings. including affordable housing.</p> <p>No student housing provided due to competing demands of different land uses.</p> <p>Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace.</p> <p>There is no significant difference between them in SA terms. There may be a difference in respect of 'deliverability' but that is not specifically a SA matter</p> <p>Site will be developed for residential-led development. Therefore, it is likely this policy/site will have a neutral impact against this objective.</p> <p>Option 1 with appropriate development requirements and design</p>

Policy No. & Title	Bath Riverside Core Area SB8 Option 1: Residential led development Option 2: no allocation (Extant planning permissions cover much of the area)		
SA Objectives	Opt 1	Opt 2	Commentary
			principles, particularly specifying land uses would facilitate this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	+	No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area. Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
Objective 6: Protect and enhance local distinctiveness	+	+	The site is within the World Heritage Site. Mitigation Policy framework covered by Bath Western Riverside SPD and other development management policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. Mitigation Policy framework covered by Bath Western Riverside SPD and other development management policies.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. Mitigation Policy framework covered by Bath Western Riverside SPD and other development management policies.
Objective 9: Reduce land, water, air, light, noise pollution	0/?	0/?	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. There are no significant sustainability differences in relation to the land use options. All will increase activity and therefore air light and noise pollution. Policy promotes the efficient use of land
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Other adopted and emerging development plan policies apply. This site is partly Flood Zones 1, 2 and 3 and affected by climate change. Outline application has principle of development and siting of buildings including approach to flood compensation, mitigation and land contamination. If Twerton gate were to fail to close the flood risk at this site

Policy No. & Title	Bath Riverside Core Area SB8 Option 1: Residential led development Option 2: no allocation (Extant planning permissions cover much of the area)		
SA Objectives	Opt 1	Opt 2	Commentary
			would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal.
Objective 11 Increase resilience to climate change	0	0	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary			
<p>This development is making a significant contribution to meeting the city's housing requirements, that in turn supports other sustainability objectives. It is transforming underused land into a new part of the city, creating new pedestrian and cyclist routes, improving access to the river, and providing new open spaces.</p> <p>Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>			

Policy No. & Title	Bath Riverside – North Bank SB8 Option 1: Residential led development Option 2: no allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	<p>There are no significant sustainability differences in relation to the three land use options. All can improve cycling and walking infrastructure.</p> <p>Site is within easy walking and cycling distance for many Bath residents Site is within reasonable walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space</p> <p>Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time.</p> <p>All of the site allocation options include provision for housing, including affordable housing.</p> <p>No student housing provided due to competing demands of different land uses</p> <p>Housing It might be only a minor positive impact due to the brownfield viability issues which potentially affect the affordable housing delivery.</p> <p>Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm</p>

Policy No. & Title	Bath Riverside – North Bank SB8 Option 1: Residential led development Option 2: no allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace.</p> <p>There is no significant difference between them in SA terms. There may be a difference in respect of 'deliverability' but that is not specifically a SA matter</p> <p>Site allocation is for residential-led development. However, it is likely to include a minor element of provision of B1 office use helping to provide an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally.</p> <p>Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	<p>No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.</p> <p>Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.</p>
Objective 6: Protect and enhance local distinctiveness	++	++	<p>It is within the World Heritage Site, and the conservation area.</p> <p>Mitigation and enhancement Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	<p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>It is within the World Heritage Site, and the conservation area.</p> <p>Mitigation and enhancement Policy requires an appropriate townscape response that relates to the scale of the Upper Bristol Road. Policy ensures that building heights to not detract from important views over the site.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	<p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>The policy approach seeks to enhance biodiversity habitats</p>
Objective 9:	0/?	0/?	The land is within the Coal Authority defined Development Low

Policy No. & Title	Bath Riverside – North Bank SB8 Option 1: Residential led development Option 2: no allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Reduce land, water, air, light, noise pollution			<p>Risk Area. The site is outside the Surface Coal Resource Plan area.</p> <p>There are no significant sustainability differences in relation to the land use options. All will increase activity and therefore air light and noise pollution.</p> <p>Policy promotes the efficient use of land</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	-	-	<p>Other adopted and emerging development plan policies apply. See table 4 This site is partly Flood Zones 1, 2 and 3 and affected by climate change.</p> <p>Mitigation B&V Technical Note Addendum concluded that the impact of raising all the development sites in this policy area on peak water levels is negligible. However appropriate mitigation measures need to be considered. Flood risk assessment, Land contamination reports and Ecology surveys are required.</p> <p>Westmark: This site is partly within Flood Zone 2 but some areas are moving into Flood zone 3 with climate change. B&V Bath Flood Risk Management Project Technical Note has assumed the site is raised above flood level and any loss of compensation for the redevelopment of this site has been taken into account as part of the Bath Quays Waterside flood conveyance project Phase 2. As with other sites along the river corridor any new development should be sufficiently set back to allow better access to the river. In terms of relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where possible. As part of our maintenance requirements for main rivers we would look to have a sufficient margin next to the river to allow access for inspection and any required emergency works.</p> <p>If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • Ecological surveys <p>Household Waste Recycling Centre: This site is partly within Flood Zone 2. As with other sites along the river corridor any new development should be sufficiently set back to allow better access to the river. In terms of relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where</p>

Policy No. & Title	Bath Riverside – North Bank SB8 Option 1: Residential led development Option 2: no allocation		
SA Objectives	Opt 1	Opt 2	Commentary
			possible. As part of our maintenance requirements for main rivers we would look to have a sufficient margin next to the river to allow access for inspection and any required emergency works. Will be contaminated from previous uses. Need to ensure development proposals are supported by appropriate risk assessments/remediation proposals. Documents potentially required by EA for planning application: <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • Ecological surveys • WFD Assessment (either screening or full assessment)
Objective 11 Increase resilience to climate change	0	0	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary			
Development of underutilised sites is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes.			
Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.			

Policy No. & Title	Bath Press SB9 Option 1: Mixed (inc bulky retail) 30,000 sqm, C3 7,000 sqm Option 2: Mixed (inc bulky retail) 0 sqm, B1 3,000 sqm, C3 17,000 sqm Option 3: Mixed (inc bulky retail) 10,000 sqm, C3 10,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	0	<p>Site is located well accessible to the health and well-being facilities in Bath.</p> <p>Site is within walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&NES</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p> <p>There are no significant sustainability differences in relation to the three land use options. All can improve cycling and walking infrastructure.</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	?	<p>The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time.</p> <p>All of the site allocation options include provision for housing, including affordable housing.</p> <p>No student housing provided due to competing demands of different land uses</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	-	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p> <p>Site development requires the provision of public spaces and improvements to the public realm</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	-	<p>All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace.</p> <p>There may be a difference in respect of 'deliverability', but options 1-3 all contribute well to this objective.</p>

Policy No. & Title	Bath Press SB9 Option 1: Mixed (inc bulky retail) 30,000 sqm, C3 7,000 sqm Option 2: Mixed (inc bulky retail) 0 sqm, B1 3,000 sqm, C3 17,000 sqm Option 3: Mixed (inc bulky retail) 10,000 sqm, C3 10,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					<p>The site allocation includes provision for different levels of employment floorspace providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally</p> <p>Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	+	<p>No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.</p> <p>Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.</p>
Objective 6: Protect and enhance local distinctiveness	+	+	+	-	<p>It is within the World Heritage Site, views across the site are important, and the Bath Press façade is of local importance</p> <p>Mitigation and enhancement The policy seeks the retention of the 1920s Bath Press façade and the historically important elements of the building. Development proposals need to respond to the Bath Building Heights Strategy.</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	-	<p>It is within the World Heritage Site, and the Bath Press façade is of local importance Options 1, 2 and 3 with appropriate development requirements and design principles would facilitate this objective.</p> <p>Mitigation and enhancement The policy seeks the retention of the 1920s Bath Press façade and the historically important elements of the building. Development proposals need to respond to the Bath Building Heights Strategy.</p>
Objective 8: Encourage and	+	+	+	-	<p>The policy approach seeks to enhance biodiversity habitats, the creation of a new green infrastructure</p>

Policy No. & Title	Bath Press SB9 Option 1: Mixed (inc bulky retail) 30,000 sqm, C3 7,000 sqm Option 2: Mixed (inc bulky retail) 0 sqm, B1 3,000 sqm, C3 17,000 sqm Option 3: Mixed (inc bulky retail) 10,000 sqm, C3 10,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
protect habitats and biodiversity and geodiversity (taking account of climate change)					link. Options 1, 2 and 3 with appropriate development requirements and design principles would facilitate this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0/?	0/?	0/?	0/?	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. There are no significant sustainability differences in relation to the land use options. All will increase activity and therefore air light and noise pollution. Policy promotes the efficient use of land
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	0	Other adopted and emerging development plan policies apply. See table 4 The small area along the Lower Bristol Road is within FZ2. Flood risk assessment and Land contamination reports are required. If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal. Documents potentially required by EA for planning application: <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports
Objective 11 Increase resilience to climate change	0	0	0	0	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	0	Other adopted and emerging development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste	0	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

Policy No. & Title	Bath Press SB9 Option 1: Mixed (inc bulky retail) 30,000 sqm, C3 7,000 sqm Option 2: Mixed (inc bulky retail) 0 sqm, B1 3,000 sqm, C3 17,000 sqm Option 3: Mixed (inc bulky retail) 10,000 sqm, C3 10,000 sqm Option 4 No allocation				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)					
Summary					
Development of this underutilised site is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes.					
Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.					

Policy No. & Title	Roseberry Place SB10 Option 1: B1 5,500 sqm, C3 11,500 sqm Option 2: C3 17,000 sqm Option 3: No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is accessible to the health and well-being facilities in Bath. Site is within easy walking and cycling distance for many Bath residents Site is within walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space There are no significant sustainability differences in relation to the three land use options.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time. All of the site allocation options include provision for housing including affordable housing. No student housing provided due to competing demands of different land uses Options 1 and 2 with appropriate development

Policy No. & Title	Roseberry Place SB10 Option 1: B1 5,500 sqm, C3 11,500 sqm Option 2: C3 17,000 sqm Option 3: No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
				requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Site allocation option 1 includes provision for at least 5,500 sqm of B1 office use providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally. Option 2 assumes residential only Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	No significant sustainability differences in relation to the land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area. Being located on the valley floor and relatively close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
Objective 6: Protect and enhance local distinctiveness	++	++	++	It is within the World Heritage Site Mitigation and enhancement Development should not detract from important views Development to provide a defined and active edge to this key entrance to the city. Provides for a wider variety of built forms and materials to be used, responding to its mixed used character whilst respecting the homogenous character of the whole city.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area. No impacts

Policy No. & Title	Roseberry Place SB10 Option 1: B1 5,500 sqm, C3 11,500 sqm Option 2: C3 17,000 sqm Option 3: No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	<p>Its riverside location has been identified as an 'Ecological Node' in the Natural Environment Evidence Base commissioned to inform the Council's Masterplan for the Enterprise Area. An 'Ecological Node' is defined as an area 'where wildlife corridors intersect and/or there are features of particular ecological value in the river channel'.</p> <p>There are no significant sustainability differences in relation to the land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.</p> <p>The policy approach seeks to enhance biodiversity habitats, including the 'ecological node' and the provision of green infrastructure links,</p>
Objective 9: Reduce land, water, air, light, noise pollution	0/?	0/?	0/?	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is outside the Surface Coal Resource Plan area.</p> <p>There are no significant sustainability differences in relation to the land use options. All will increase activity and therefore air light and noise pollution.</p> <p>Policy promotes the efficient use of land</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	<p>Other adopted and emerging development plan policies apply.</p> <p>This site is partly Flood Zones 2 and 3 and affected by climate change.</p> <p>Mitigation B&V Technical Note Addendum concluded that the impact of raising all the development sites in this policy area on peak water levels is negligible. However appropriate mitigation measures need to be considered. Flood risk assessment, Land contamination reports, Ecology surveys and WFD assessment (either screening or full assessment) are required.</p> <p>This site falls mainly within Flood Zone 2, partly within Flood Zone 3 and increase flood risk with climate change. As with other sites a sequential approach to site layout should be specified by placemaking plan if a mixed use scheme (with different vulnerabilities) is being promoted.</p> <p>The masterplanning for this site will need to take into account the need for the site to be raised. B&V Bath Flood Risk Management Project Technical Note has assumed the site is raised above flood level (except Stable Yard itself). The likely loss of flood storage from redevelopment</p>

Policy No. & Title	Roseberry Place SB10 Option 1: B1 5,500 sqm, C3 11,500 sqm Option 2: C3 17,000 sqm Option 3: No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
				<p>of this site has been taken into account as part of the Bath Quays Waterside flood conveyance project Phase 2. On site ground raising or defences will be need to be delivered to ensure any new development is safe.</p> <p>For information a disused railway embankment forms part of the defence for the site so this will need to be investigated as part any Flood Risk Assessment for the site. The EA supports the Council view that there is an opportunity to deliver Green Infrastructure and habitat as part of development and recommends built development is set back at least 8 metres from the river bank to allow access to the river corridor and habitat creation opportunities. Given the brownfield nature of the site any risk associated with contamination would also need to be addressed.</p> <p>If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to work with the Environment Agency to continue to develop the Bath River Avon options appraisal.</p> <p>Documents potentially required by EA for planning application: Flood risk assessment Land Contamination reports Ecological surveys WFD assessment (either screening or full assessment)</p>
Objective 11 Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
Development of this underutilised site is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological				

Policy No. & Title	Roseberry Place SB10 Option 1: B1 5,500 sqm, C3 11,500 sqm Option 2: C3 17,000 sqm Option 3: No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
<p>considerations. Issues such as building heights may be tested as part of the viability of schemes.</p> <p>Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.</p>				

Policy No. & Title	SB 11 Former MoD Foxhill		
Option 1	<p>Roll forward the (2007) Local Plan allocation GDS.1/B2 and the policy wording to the Placemaking Plan. This somewhat out of date as it did not foresee the total disposal of the site and has been superseded by an outline and first reserved matters planning application.</p> <p>If circumstances change were to change other development management policies would be utilised to determine a new application. The current permission would only be a material consideration.</p>	Option 2	<p>Delete (2007) Local Plan allocation GDS.1/B2 and include a new PMP Policy based on the principles permitted within the outline application - to lock in those principles within the Development Plan rather than rely on the existing permission as a material consideration should circumstances change. Other development management policies would also be utilised to determine a new application.</p>

Policy No. & Title	SB 11 Former MoD Foxhill		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0, +, +	+, ++, ++	<p>Option 1 - The requirement for B1, B2 and B8 uses and local needs retailing on-site would enable sustainable travel to places of work for new residents on-site and those surrounding the site. This objective will also be secured by the application other relevant Development Management policies</p> <p>Option 2 - the requirement for B1 space, local needs retailing and a primary school on-site would enable sustainable to travel to places of work and education. This may not be achieved until later phases. This objective will be secured by the application other relevant Development Management policies</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	<p>Option 1 will not secure this as the overall residential requirement that is needed in the context of the city-wide spatial strategy (CS Policy B1) is not specified. The requirement for B2 and B8 uses would reduce the land available or housing considerably. Design Quality will be secured by the application other relevant Development Management policies</p> <p>Option 2 secures this by reference to around 700 total dwellings – which would be subject to the application of affordable housing policy. Design Quality will be secured by the application other relevant Development Management policies</p>

Policy No. & Title	SB 11 Former MoD Foxhill		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0, +, +	+, ++, ++	Option 1 - no educational provision on-site is stipulated in the policy. This and other SA sub-criteria secured by the application other relevant Development Management policies Option 2 - housing quantum and lack of alternatives justifies provision of new primary school on-site as a requirement. Other SA sub-criteria secured by the application other relevant Development Management policies
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	++	Option 1 - does not stipulate the quantum of B1 space and also required B2 and B8 space, which is now deemed as not deliverable or sustainable given the sites locational characteristics. It would also have too much of an opportunity cost re SA objective 2. Option 2 – stipulates a reasonable level of B1a space given the sites locational characteristics and the overall strategy for delivering increases in B1a space across the city. Major injection of housing enables workers to live closer to employment centres (e.g. Enterprise Area and Universities)
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	The site is well located accessible to bus stops and PROWs.
Objective 6: Protect and enhance local distinctiveness	0, +, +	0, ++, ++	Option 1 – includes reference to protecting and enhancing the Bath skyline. It also requires retention and enhancement of existing vegetation, boundary planting and reinforcement & maintenance of northern boundary planting. Option 2 - Clause 6 is more strongly worded and states that Great weight will be given to maintain the significance of assets, in particular in relation to views of the site and its illumination in respect of the Bath WHS and setting of the Bath Conservation Area. The Bath WHS Setting SPD should be used to assess development effects. It also requires an 'advance planting plan' identifying a comprehensive tree planting proposal accompanied by management proposals on the northern part of the application site. The issue is the northern part of the site in the main (later phase) and advance planting will take time to become fully effective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	++	Option 1 – includes reference to protecting and enhancing the Bath skyline. It also requires retention and enhancement of existing vegetation, boundary planting and reinforcement & maintenance of northern boundary planting. Option 2 - Clause 6 is more strongly worded and states that Great weight will be given to maintain the significance of assets, in particular in relation to views of the site and its illumination in

Policy No. & Title	SB 11 Former MoD Foxhill		
SA Objectives	Opt 1	Opt 2	Commentary
			<p>respect of the Bath WHS and setting of the Bath Conservation Area. The Bath WHS Setting SPD should be used to assess development effects. It also requires an 'advance planting plan' identifying a comprehensive tree planting proposal accompanied by management proposals on the northern part of the application site.</p> <p>The issue is the northern part of the site in the main (later phase) and advance planting will take time to become fully effective</p>
<p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	0	+	<p>Option 1 – requires retention and enhancement of existing vegetation, boundary planting and reinforcement & maintenance of northern boundary planting. This objective will also be secured in detail by the application other relevant Development Management policies</p> <p>Option 2 – secures 1.5ha of natural green space. This objective will also be secured in detail by the application other relevant Development Management policies.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	-, - /?,+/?	-, 0, 0	<p>Option 1 – includes reference to protecting and enhancing the Bath skyline re design and lighting issues. This objective will also be secured in detail by the application other relevant Development Management policies.</p> <p>Option 2 – Re-development of the site will result in intensification of development on the site, including uses that will be occupied at night. Therefore, re-development is likely to increase levels of light/noise pollution. Criterion 2 is particularly strong in respect of recognising the impact of illumination on the assessment of effects on heritage assets. This objective will also be secured in detail by the application other relevant Development Management policies</p> <p>Lots of construction traffic over a long period of implementation.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	<p>Option 1 – Flood Zone 1- This objective will be secured by the application other relevant Development Management policies</p> <p>Option 2 - – Flood Zone 1- This objective will be secured by the application other relevant Development Management policies</p>
<p>Objective 11 Increase resilience to climate change</p>	0	0	<p>Option 1 – This objective will be secured by the application other relevant Development Management policies</p> <p>Option 2 – This objective will be secured by the application other relevant Development Management policies</p>
<p>Objective 12: Encourage careful and efficient use of natural resources including energy and encourage</p>	0	+	<p>The site is previously developed land, therefore it encourages efficient use of land.</p> <p>Option 1 – This objective will be secured by the application other relevant Development Management policies</p> <p>Option 2 – This objective will be secured by the application other relevant Development Management policies</p>

Policy No. & Title	SB 11 Former MoD Foxhill		
SA Objectives	Opt 1	Opt 2	Commentary
sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	<p>Option 1 – This objective will be secured by the application other relevant Development Management policies</p> <p>Option 2 – This objective will be secured by the application other relevant Development Management policies</p>
<p>Summary Key Points Option 2 provides the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement of this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.</p>			

Policy No. & Title	SB 12 Former MoD Warminster Road	
Option 1	Option 2	
<p>No PMP Policy</p> <p>This means relying on the outline planning permission granted for residential-led development as a site specific material consideration if circumstances change. Other Development Management policies would also be utilised to determine a new application.</p>	<p>Include new PMP Policy based on the principles permitted within the outline application to lock in those principles within the Development Plan rather than rely on the existing permission as a material consideration should circumstances change. Other Development Management policies would also be utilised to determine a new application.</p>	

Policy No. & Title	SB 12 Former MoD Warminster Road		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	<p>Option 1 SA objective addressed by application of other development management policies</p> <p>Option 2 Criterion (5) re provision of land for school enables flexibility for school and increases potential for an increase in outdoor activities for pupils.SA objective also addressed by application of other development management policies</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+,+,+	+, ++, ++	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Criterion (1) secure the uses of the site for at least 150 dwellings, thus making a major contribution to city-wide requirements</p>
Objective 3:	+	+	Option 1

Policy No. & Title	SB 12 Former MoD Warminster Road		
SA Objectives	Opt 1	Opt 2	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime			<p>Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Criterion (5) re provision of land for school enables this</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	-/+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Neutral – Site not seen as an employment location given availability of alternative sites and need for housing. Loss of jobs on site unavoidable. New workers for economy via new housing. Replacement employment space allocated in Enterprise Area instead of on-site.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	++	<p>Option 1 Sites location is fixed and enables good access via a variety of means to the city centre. SA objective also addressed by application of other development management policies.</p> <p>Option 2 Sites location is fixed and enables good access via a variety of means to the city centre. SA objective also addressed by application of other development management policies.</p>
Objective 6: Protect and enhance local distinctiveness	+	+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Design Criterion 2, 3, 4 and 7 achieve this. SA objective also addressed by application of other development management policies.</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	++	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Design criteria 2, 3, 4 and 7 achieve this. SA objective also addressed by application of other development management policies.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Design criteria 3, 4d, 4e and 6 achieve this. SA objective also addressed by application of other development management policies.</p>

Policy No. & Title	SB 12 Former MoD Warminster Road		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	0	0	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 – Design criteria 4 achieves this re impact of illumination on heritage asserts and ecological asset. SA objective also addressed by application of other development management policies.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	<p>Option 1 Flood Zone 1 – SA objective addressed by application of other development management policies</p> <p>Option 2 Flood Zone 1 – SA objective addressed by application of other development management policies</p>
Objective 11 Increase resilience to climate change	0	0	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Neutral – SA objective addressed by application of other development management policies</p>
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	<p>The site is previously developed land therefore it encourages efficient use of land.</p> <p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Neutral – SA objective addressed by application of other development management policies</p>
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Neutral – SA objective addressed by application of other development management policies</p>
Summary			
Option 2 secures the most suitable of the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.			

Policy No. & Title	SB 13 Former MoD Ensligh
Option 1a	Option 2
No PMP Policy This means relying on the outline planning permission granted for residential-led development as a site specific material consideration if circumstances change. Other Development Management policies would also be utilised to determine a new application.	Include new PMP Policy based on adopted Core Strategy Policy B3b (which relates to land immediately adjoining SB13) and which it is therefore logical to apply to SB13 to ensure consistency of determination if ever a new application was submitted for this or both areas - due to changing circumstances. Other Development Management policies would also be utilised to determine a new application.

Policy No. & Title	SB 13 Former MoD Ensligh		
SA Objectives	Short term	Med term	Commentary
Objective 1: Improve the health and well-being of all communities	+, +, +	+, ++, ++	Option 1 Sites location is fixed and enables easy access to the AONB for walking. SA objective also addressed by application of other development management policies Option 2 Provision of primary school on site (later phase) makes a major contribution to make it easy to reach a key service on foot. Site enables easy access to the AONB for walking. Criterion 14 mitigates the loss of the current field on-site. SA objective addressed by application of other development management policies
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	Option 1 Use and quantum not specified and so housing not secured Option 2 The site makes an important contribution (400 units) via criterion (1) to boost housing supply
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	++	Option 1 SA objective addressed by application of other development management policies Option 2 Primary school secured by criterion (12). Reference to 'By design' in criterion (2). SA objective also addressed by application of other development management policies
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	-/+	Option 1 Neutral Option 2 The loss of the existing employment use is unavoidable. Replacement floorspace is best directed to the Enterprise Area as mitigation. Re-identification for residential redevelopment also injects workforce into and closer to the city.
Objective 5: Ensure everyone	+	+	Option 1 Sites location is fixed and thus has access to the existing public

Policy No. & Title	SB 13 Former MoD Ensleigh		
SA Objectives	Short term	Med term	Commentary
has access to high quality and affordable public transport and promote cycling and walking			<p>transport network. There are wide footways on both sides of the carriageway on the approach into Lansdown to allow walking. About 30-40 mins by foot and 20mins by bike to the city centre. There are no designated cycle routes along the Lansdown road corridor into Bath city centre. Potential to link and improve the network of cycle paths and footpaths available in and around Bath (which the policy addresses). Also potential for cycle and pedestrian link to Weston. SA objective also addressed by application of other development management policies</p> <p>Option 2 A above but criterion (10) reinforce the need to ensure good public transport provision e.g. bus stops, cycle paths or contributions. SA objective also addressed by application of other development management policies</p>
Objective 6: Protect and enhance local distinctiveness	0	0	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Achieved by criteria (6, 7, 8, 9). Scope for harm mitigated by the application of these criteria. Much of site is previously developed and redevelopment will improve its appearance. SA objective also addressed by application of other development management policies</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Achieved by criteria (6, 7, 8, 9). Scope for harm mitigated by the application of these criteria. Much of site is previously developed and redevelopment will improve its appearance. SA objective also addressed by application of other development management policies</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Achieved by the application of criterion (4) on green infrastructure and (5) on ecology , with particular reference to the SNCI and SAC</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	-	<p>Option 1 SA objective addressed by application of other development management policies</p> <p>Option 2 Likely a net increase in illumination (asp due to development of playing field) but mitigation achieved by the application of criterion (4). Potential net increase in traffic mitigated by</p>

Policy No. & Title	SB 13 Former MoD Ensleigh		
SA Objectives	Short term	Med term	Commentary
			response to objective 5. SA objective also addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Option 1 Flood Zone 1 - SA objective addressed by application of other development management policies Option 2 Flood Zone 1 - SA objective addressed by application of other development management policies e.g. SUDS
Objective 11 Increase resilience to climate change	0	0	Option 1 SA objective addressed by application of other development management policies Option 2 SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	The site is previously developed land therefore it encourages efficient use of land. Option 1 SA objective addressed by application of other development management policies Option 2 Criterion 11 requires that the development scope the potential to incorporate renewable energy. SA objective also addressed by application of other development management policies.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)			Option 1 SA objective also addressed by application of other development management policies. Option 2 Criterion 13 requires integrated waste management infrastructure. SA objective also addressed by application of other development management policies.
Summary			
Option 2 secures the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement this and to secure the most high profile design concepts of the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.			

Policy No. & Title	SB 14 Twerton Park
Option 1	Option 2
No PMP Policy (as future availability uncertain). Site would come forward as a windfall sites and be dealt with solely by development management policies to address SA objectives.	<p>Site is allocated (but not relied upon) should circumstances change and to make sure the key land use key site specific issues are highlighted. Other development management policies would also apply to address SA objectives.</p> <p>Note; circumstances n in respect of availability and developability have changed since the Core Strategy adoption and and PMP options document .The Development Plan will likely be reviewed again prior to development coming forward.</p>

Policy No. & Title	SB14 Twerton Park		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	+	<p>Option 1 Neutral – SA objective also addressed by application of other development management policies</p> <p>Option 2 Ensures that change at Twerton Park contributes to Twerton local centre, whilst enhance the role of this site in for structured sport and associated facilities. SA objective also addressed by application of other development management policies</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0/+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Policy does not stipulate housing on site but enables its provision as part of a package of uses. SA objective also addressed by application of other development management policies</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Policy approach enables investment in and enhancement of the current facility</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	+	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Neutral – SA objective addressed by application of other development management policies</p>
Objective 5: Ensure	0	+	<p>Option 1 Neutral – SA objective addressed by application of other</p>

Policy No. & Title	SB14 Twerton Park		
SA Objectives	Opt 1	Opt 2	Commentary
everyone has access to high quality and affordable public transport and promote cycling and walking			development management policies Option 2 The site is located well accessible to public transport networks. Neutral – SA objective addressed by application of other development management policies
Objective 6: Protect and enhance local distinctiveness	0	0/+	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral to potentially positive if Twerton Local Centre enhanced – SA objective also addressed by application of other development management policies
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 12:	0	+	Option 1

Policy No. & Title	SB14 Twerton Park		
SA Objectives	Opt 1	Opt 2	Commentary
Encourage careful and efficient use of natural resources including energy and encourage sustainable construction			Neutral – SA objective addressed by application of other development management policies Option 2 The site is previously developed land. SA objective addressed by application of other development management policies
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Summary			
The sites future availability and developability is uncertain (and therefore change is not relied upon) Option 2 enables investment in the current facility and raises the scope for that investment could include the enhancement of Twerton local centre if the northern part of the site was to be redevelopment in any sense, and the provision of housing. As per option 1 detailed matters would be dealt with in the application of general development management policies (i.e. treated as a windfall site)			

Policy No. & Title	SB 15 Hartwells Garage	
Option 1	Option 2	
No PMP Policy. Site would come forward as a windfall sites and be is dealt with entirely by other development management policies.	Site is allocated to embed a number of requirements that have assessed as being necessary following an assessment of its planning history.	

Policy No. & Title	SB15 Hartwells		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0, 0, 0	0, +, +	Option 1 Neutral – SA objective addressed by application of other development management policies. Option 2 Vison for site and policy criterion included in respect of connecting development to safeguarded cycle route, enabling easy reach to the city centre and it shops and places of work. Route may not be delivered in short term. Other appraisal questions/prompts addressed by other DM policies.
Objective 2: Meet identified needs for sufficient, high	0	+	Option 1 Neutral – SA objective addressed by application of other development management policies.

Policy No. & Title	SB15 Hartwells		
	SA Objectives	Opt 1	Opt 2
quality and affordable housing			Option 2 Allocated as a major housing site. Student housing considered but rejected. Although the site is outside the Enterprise Area (and not subject to CSD policy B5) it is considered that this site can best contribute to the overall needs of the city by focusing on non-student housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	-/+	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Negative – promotes loss of employment on site (albeit at a low level). Mitigated by availability of compensatory land. Positive - enables workers to be housed in the city addresses mismatch between jobs and resident workforce.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	+	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Site located on major bus route. Vision for site and policy criterion included in respect of connecting development to safeguarded cycle route, enabling easy reach to the city centre and its shops and places of work. Route may not be delivered in short term. Other appraisal questions/prompts addressed by other DM policies
Objective 6: Protect and enhance local distinctiveness	0	+	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Design criteria included related to immediate context and views into the site from higher ground to ensure development does not harm the significance of the WHS or the setting of the CA. SA objective also addressed by application of other development management policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural	0	+	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Design criteria included related to immediate context and

Policy No. & Title	SB15 Hartwells		
SA Objectives	Opt 1	Opt 2	Commentary
assets			views into the site from higher ground to ensure development does not harm the significance of the WHS or the setting of the CA. SA objective also addressed by application of other development management policies.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 SA objective also addressed by application of other development management policies.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Option 1 SA objective addressed by application of other development management policies Option 2 SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	Option 1 SA objective addressed by application of other development management policies Option 2
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	+	Option 1 SA objective addressed by application of other development management policies Option 2 Promotes reuse of brownfield site. Other SA questions/prompts addressed by application of other development management policies
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Summary			
<p>Option 2 allocating this site with specific development and design requirement has a positive 1, 2, 5, 6, 7 and 12. The sites allocation for non-student residential development and the inclusion of key design principles enables the site to play the most useful future role in delivering the spatial strategy for the city and will help to achieve good design. A negative effect on objective 4 (Build a strong, competitive economy) was identified as this leads to loss of employment site. However, loss of employment is mitigated by availability of land elsewhere. Replacement facility already permitted at Peasedown Business Park. The effect of Option 1 is neutral although there is a higher risk of less sustainable outcomes.</p>			

Policy No. & Title	SB 16 Burlington Street	
	Not introduced at Options Stage consultation but in prep of Draft Plan	
Option 1	Option 2	
Existing Local Plan allocation GDS.1/B14 is not rolled forward. Site comes forward as a windfall sites and is dealt with entirely by development management policies.	Site is rolled forward as an unimplemented Local Plan allocation with design criteria tweaked a little to embed a number of issues that have assessed as being necessary to achieve a sustainable outcome following an assessment of its planning history.	

Policy No. & Title	SB16 Burlington Street		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	Option 1 – Allocated for mixed residential and community uses Option 2 - Allocated for mixed residential and community uses
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	Option 1 - Allocated for mixed residential Option 2 - Allocated for mixed residential, which the site can include student accommodation.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	Option 1 - Allocated for mixed residential and community uses Option 2 - Allocated for mixed residential and community uses
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	Option 1 – The site/ policy doesn't have the scope to address this in any significant way Option 2 - The site/ policy doesn't have the scope to address this in any significant way
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	The site is well located accessible by public transport. SA objective addressed by application of other development management policies e.g. cycle storage

Policy No. & Title	SB16 Burlington Street		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 6: Protect and enhance local distinctiveness	+	++	Option 1 –only refers to protection of tree on site. SA objective also addressed by application of other development management policies Option 2 – refers to the trees, all facades and acceptable extent of extension and includes more supporting text re he sites context. SA objective also addressed by application of other development management policies
Objective 7: Protect and enhance the district’s historic, environmental and cultural assets	+	++	Option 1 –only refers to protection of tree on site. SA objective also addressed by application of other development management policies Option 2 – refers to the trees, all facades and acceptable extent of extension and includes more supporting text re the sites context. SA objective also addressed by application of other development management policies
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	Option 1 Neutral – SA objective addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural	+	+	The site is currently used as car parking and reuse of brownfield land could encourage efficient use of land. Option 1 SA objective addressed by application of other development management policies

Policy No. & Title	SB16 Burlington Street		
SA Objectives	Opt 1	Opt 2	Commentary
resources including energy and encourage sustainable construction			
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	<p>Option 1 Neutral – SA objective addressed by application of other development management policies</p> <p>Option 2 Neutral – SA objective addressed by application of other development management policies</p>
Summary			
Small site allocated for mixed use community and residential use and noting the importance of the existing tree. Greater emphasis in option 2 re SA objectives 6 and 7. Option 1 Existing Local Plan allocation GDS.1/B14 is not rolled forward. Site comes forward as a windfall sites and is dealt with entirely by development management policies. The effect of Option 1 is neutral although there is a higher risk of less sustainable outcomes.			

Policy No. & Title	SB 17 South of Englishcombe Lane	
	Not introduced at Options Stage consultation but in prep of Draft Plan	
Option 1	Option 2	
Roll forward saved Local Plan Policy GDS.1/B7 into the Placemaking Plan	As Option 1 but modified to exclude the need for <i>pedestrian access from Stirtingale Road</i>	

Policy No. & Title	SB17 South of Englishcombe Lane		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	The site is accessible to health and well-being facilities in Bath.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	<p>Option 1 Specifies about 45 dwellings</p> <p>Option 2 Specifies around 40 dwellings. Capacity reduced from Option 1 following urban design response to geotechnical constraints as part of pre-app post 2007 Local Plan adoption. Not significantly different in SA effect.</p>
Objective 3:	0	0	Neutral – SA objective addressed by application of other

Policy No. & Title	SB17 South of Englishcombe Lane		
SA Objectives	Opt 1	Opt 2	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime			development management policies
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	Residential development here would help locate workforce closer to the city.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	Option 1 a requirement of the 2007 Local Plan policy was pedestrian access from Stirlingale Road Option 2 This does not include such a requirement as the land is outside the policy area and land ownership and deliverability is an issue. The lack of such an access/short cut is of minor consideration given the size of the site and the extent of current footpaths
Objective 6: Protect and enhance local distinctiveness	0	0	Option 1 Neutral – SA objective also addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	Option 1 Protection of hedgerows on site boundaries, retention of as many trees as possible (there will be some loss to achieve access), mitigated by planting of new large trees. SA objective also addressed by application of other development management policies Option 2 Protection of hedgerows on site boundaries, retention of as many trees as possible (there will be some loss to achieve access), mitigated by planting of new large trees. SA objective also addressed by application of other development management policies
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	Option 1 Protection of hedgerows on site boundaries, retention of as many trees as possible (there will be some loss to achieve access), mitigated by planting of new large trees. SA objective also addressed by application of other development management policies Option 2 Protection of hedgerows on site boundaries, retention of as many trees as possible (there will be some loss to achieve access), mitigated by planting of new large trees. SA objective also addressed by application of other

Policy No. & Title	SB17 South of Englishcombe Lane		
SA Objectives	Opt 1	Opt 2	Commentary
			development management policies
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Option 1 Neutral – SA objective also addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Option 1 Neutral – SA objective also addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	Option 1 Neutral – SA objective also addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Option 1 Neutral – SA objective also addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Option 1 Neutral – SA objective also addressed by application of other development management policies Option 2 Neutral – SA objective addressed by application of other development management policies
Summary This is a relatively small greenfield housing allocation, within the existing urban area of Bath. It is an undeveloped allocation of the current 2007 BANES Local Plan. The purpose of the policy is to secure residential development and to highlight the need to protect hedgerows and mitigate the loss of trees re access. The options are similar, although Option 2 does not require a secondary pedestrian access. However an analysis of the context show that this will not have a significant negative sustainability effect (further there are questions re deliverability).			

Policy No. & Title	SB 18 Royal United Hospital		
SA Objectives	Opt 1	Opt 2	Commentary
			Option 1: Allows redevelopment of outdated wards, and the provision of new medical facilities and additional car parking. Option 2: No allocation
Objective 1:	+	+	This site specific policy will be limited in its scope and enable

Policy No. & Title	SB 18 Royal United Hospital Option 1: Allows redevelopment of outdated wards, and the provision of new medical facilities and additional car parking. Option 2: No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Improve the health and well-being of all communities			future investment in the RUH site
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0/+	0/+	Impact of emerging policy is neutral. Although proposals for non-health care uses are likely to include housing, with an element of affordable housing. Other adopted and emerging development plan policies apply.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	The primary purpose of this policy is to ensure that change on the RUH site improves or does not reduce on-site parking provision.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	Successful operation of the RUH will contribute to general economic well-being of the District.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	The Estate Strategy will provide measures for improving public transport provision.
Objective 6: Protect and enhance local distinctiveness	0	0	Other adopted and emerging development plan policies apply.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	Other adopted and emerging development plan policies apply.
Objective 8: Encourage and protect habitats	0	0	Other adopted and emerging development plan policies apply.

Policy No. & Title	SB 18 Royal United Hospital Option 1: Allows redevelopment of outdated wards, and the provision of new medical facilities and additional car parking. Option 2: No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
and biodiversity and geodiversity (taking account of climate change)			
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Other adopted and emerging development plan policies apply.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	The site is located within Flood Zone 1. FRA is required. Other adopted and emerging development plan policies apply. Documents potentially required by EA for planning application: Flood risk assessment Land Contamination reports
Objective 11 Increase resilience to climate change	0	0	Other adopted and emerging development plan policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	Brownfield development. Other adopted and emerging development plan policies apply.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Other adopted and emerging development plan policies apply.
Summary			
The policy framework enables the RUH to implement infrastructure improvements and new developments to continue to provide quality services. Other policies apply to the development of the site.			

Policy No. & Title	SB.19 University of Bath Campus at Claverton Down	
Option 1	Option 2	

Roll forward the 2007 Local Plan policy allocation and wording with amendments in respect of decked parking and a linking mechanism between permitting academic space and student accommodation. This devolves much policy making re the placement of buildings in space and design criteria to a non-statutory masterplan	Extend the policy area to cover whole estate (including Green Belt, but do not remove further land from the Green Belt). Include much more specific policy in the form of a framework plan and general and area specific design criteria. Do not include a linking mechanism and instead rely on other policies. to ensure balanced use of estate (i.e. Article 4 Direction re HMOs and, CS Policy B5 and related site allocations policies in the Enterprise Area.
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Policy No. & Title	SB.20 University of Bath Campus at Claverton Down		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	<p>Option 1 Clause 1a enables the further provision of facilities for sports and recreation. This enables pitches to be lost, but clause 3 requires the replacement of any playing pitch capacity lost to development. The 'green heart' is to be identified a masterplan. This objective will be secured by the application other relevant Development Management policies.</p> <p>Option 2 The zonal text enables the further provision of facilities for sports and recreation. General principle (i) states that <i>The loss of publically accessible playing pitch capacity to other type's development will only be permitted if that capacity is replaced elsewhere within the city or its immediate environs. Any reduction in non-publically accessible capacity is a matter for the University as it weighs this resource against its overall institutional and campus priorities.</i> The green and clear zones also maintain access to existing open space. This objective will be secured by the application other relevant Development Management policies.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	-	+	<p>Option 1 This enables student accommodation on campus but does not specify that it should seek to address the whole spectrum of needs (first year and post year). Thus it is capable of generating significant demands for follow-on space, which will increase the demand for HMOs and the interest in potential normal housing development sites from student accommodation providers.</p> <p>Option 2 This enables more student accommodation on –campus but general criterion (a) requires that a balanced portfolio of new provision so that the growth of the University reduces its impact on the realisation of objectives for normal housing. Criterion (q) requires that follow-on supply and demands be addressed to inform decision-making.</p> <p>It is not possible to state /specify the level of development is acceptable in urban design terms without further evidence. This will be assessed at Development Management stage.</p> <p>Tying in permissions for academic space to student accommodation projects on-campus was considered as a means of ensuring that teaching (recruiting) capacity was matched with student housing on campus. However, it is considered that the policy as now worded,</p>

Policy No. & Title	SB.20 University of Bath Campus at Claverton Down		
SA Objectives	Opt 1	Opt 2	Commentary
			the HMO Article 4 Direction and other site specific allocation policies in the Enterprise Area will enable balanced development on-campus. Further there are reasons why academic space needs to be built even if numbers were not to increase.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	++	The site can accommodate university related uses include variety of space for education, business, conference, IT, sports, health, arts and social, catering and retail which helps promote stronger more vibrant and cohesive communities on campus. This objective will be secured by the application other relevant Development Management policies.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	The University of Bath is a major employer in the District. Both options enable it to invest within the non-Green Belt part of its estate, which will likely enable growth and an increase in job opportunities. Tying in permissions for academic space to student accommodation projects on-campus was considered as a means of ensuring that teaching (recruiting) capacity was matched with student housing on campus. However, it is considered that the policy as now worded, the HMO Article 4 Direction and other site specific allocation policies in the Enterprise Area will achieve balanced development on-campus. Further there are reasons why academic space needs to be built even if numbers were not to increase. It would have had negative effects on this SA Objective and has not been pursued. Mitigation and enhancement It is not possible to state /specify the level of development is acceptable in urban design terms without further evidence. This will be assessed at Development Management stage
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	++	Option 1 Criterion (4) requires on and off-site transport infrastructure necessary to deliver an integrated transport solution. Option 2 Criterion (g) is more specific - <i>In all circumstances development should enable sustainable transport choices to be made including bus use to and from the campus/estate and pedestrian and cyclist circulation to, from and within the campus/estate. This includes retaining but not increasing an operational level of car parking of not more than 2,200 spaces so as not to harm the patronage of sustainable transport modes, their viability, or cause additional car trips to and from the campus.</i>
Objective 6: Protect and enhance local distinctiveness	+	+/0	The campus is almost completely surrounded by the Cotswolds AONB. Although the campus cannot be seen from the centre of Bath, its hilltop setting means that it is visible from a number of vantage points in the World Heritage Site and Conservation Area (e.g. from Alexandra Park). Extensive tree cover surrounds the

Policy No. & Title	SB.20 University of Bath Campus at Claverton Down		
SA Objectives	Opt 1	Opt 2	Commentary
			<p>campus and therefore, much of it still appears in harmony with its landscape setting.</p> <p>The Sulis Club is a 'satellite' recreational ground on the edge of the Claverton plateau with pitches, tennis courts and a clubhouse. It is also wholly in the World Heritage Site, Cotswolds AONB and Green Belt.</p> <p>The campus is already substantially developed. There is scope for further intensification but this requires careful management.</p> <p>Option 1 Criterion 2 and 5 apply re the green hear t and AONB, but other important townscape issues are not included in the policy wording.</p> <p>Option 2 The policy is comprehensive in terms of the inclusion of general and area specific development principles that relate to this objective. This objective will also be secured by the application other relevant Development Management policies.</p>
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p>	-	++	<p>The main Claverton Down campus is within The City of Bath World Heritage Site. The slightly detached University medical centre is within the Conservation Area itself. Directly to the north is Bathampton Camp Scheduled Monument, an early Iron Age hill fort of which the University campus forms part of its setting. The campus is already substantially developed. There is scope for further intensification but this requires careful management.</p> <p>Option 1 The consideration of the historic environment is absent from the policy wording. As mitigation this objective will be secured by the application other relevant Development Management policies.</p> <p>Option 2 The zonal approach and policy wording policy is comprehensive in terms of the inclusion of general and area specific development principles that relate to this objective. This objective will also be secured by the application other relevant Development Management policies.</p>
<p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	0 /+	0 /+	<p>The extensive Bathampton Down SNCI flows into the north fringe of the campus and a small geological SSSI exists along Quarry Road (the western approach to the campus). Other notable ecological issues relate to the Universities location close to the Bath and Bradford on Avon Bat SAC. Bushey Norwood (to the east) provides very important foraging for bats of many species, including those protected by the SAC designation and bats use routes around the universities perimeter. The campus is already substantially developed. There is scope for further intensification but this requires careful management.</p> <p>Option 1 This objective will be secured by the application other relevant</p>

Policy No. & Title	SB.20 University of Bath Campus at Claverton Down		
SA Objectives	Opt 1	Opt 2	Commentary
			<p>Development Management policies.</p> <p>Option 2 This will be achieved by the application of zonal approach '3' (green zone) and '5' (clear zone), general principles (f) and (j), and area specific principle 'P' (AONB north of the Avenue). This will neutralise negative effects and could potentially generate positive outcomes</p> <p>This objective will also be secured by the application other relevant Development Management policies.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	- -	-	<p>Option 1 Both options enable development with the Cotswolds AONB. Whilst the areas concerned are not 'classic AONB' development has the potential to affect the qualities of the wider AONB by virtue of illuminating areas of the campus that are dark at present and causing light spill. This is also an issue in respect of the SAC. The general intensification other parts of the campus also have the potential to increase light spill. There is no specific reference to light pollution in the policy. This objective will be secured by the application other relevant Development Management Policies.</p> <p>Option 2 Both options enable development with the Cotswolds AONB. Whilst the areas concerned are not 'classic AONB' development has the potential to affect the qualities of the wider AONB by virtue of illuminating areas of the campus that are dark at present and causing light spill. This is also an issue in respect of the SAC. The general intensification other parts of the campus also have the potential to increase light spill.</p> <p>The application of zonal approach (2) for the AONB to the north of the Avenue, and general design criteria (J) and area specific criterion (p) will moderate/mitigate the potential for light population impacts</p> <p>This objective will also be secured by the application other relevant Development Management policies.</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	<p>Option 1 Flood Zone 1- This objective will be secured by the application other relevant Development Management policies.</p> <p>Option 2 Flood Zone 1- This objective will be secured by the application other relevant Development Management policies.</p>
<p>Objective 11 Increase resilience to climate change</p>	0	0	<p>Option 1 This objective will be secured by the application other relevant Development Management policies.</p>

Policy No. & Title	SB.20 University of Bath Campus at Claverton Down		
SA Objectives	Opt 1	Opt 2	Commentary
			Option 2 This objective will be secured by the application other relevant Development Management policies.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	Both options facilitate development on existing campus site. Option 2 with extend the policy area to cover whole estate allows optimising the efficient use of developable land within the campus. This objective will be secured by the application other relevant Development Management policies.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Option 1 This objective will be secured by the application other relevant Development Management policies. Option 2 This objective will be secured by the application other relevant Development Management policies.
Summary Key Points Option 1 – devolves many key concepts to be determined in a non-statutory masterplan. Option 2 is more comprehensive in its spatial and development principles for specific areas of the Campus. Option 2 promote/enable more sustainable outcomes across more SA objectives. A number of Objectives e.g. 10-13 will also be achieved by the application of other development management policies.			

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park	
Option 1	Option 2	
Identify the campus as a MED as in the 2007 Local Plan. Continue to apply other decision-taking criteria in CS Policy B5	Allow NPPF:89 to apply and determine PDL at Development Management Stage. Delete reference to the campus in CS Policy B5 and move and update text into PMP Policy SB.21.	

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	Option 1 This objective will be secured by the application other relevant Development Management policies. Option 2 This objective will be secured by the application other relevant Development Management policies.

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	<p>Option 1 Realistically this enables the University to redevelop old housing stock on a roughly 1:1 basis. It is unlikely to increase the number of bedspaces on campus further than has been achieved since 2011</p> <p>Option 2 Realistically this enables the University to redevelop old housing stock on a roughly 1:1 basis. It is unlikely to increase the number of bedspaces on campus further than has been achieved since 2011</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	<p>Option 1 This objective will be secured by the application other relevant Development Management policies.</p> <p>Option 2 This objective will be secured by the application other relevant Development Management policies.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	<p>Option 1 Bath Spa University is a major employer in the District. The application of national green belt policy on PDL may enable it to make small additional increases in academic space to that achieved since 2011</p> <p>Option 2 Bath Spa University is a major employer in the District. The application of national green belt policy on PDL may enable it to make small additional increases in academic space to that achieved since 2011</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	This objective will be secured by the application other relevant Development Management policies.
Objective 6: Protect and enhance local distinctiveness	+	+	<p>Option 1 The impact of development on the significance of heritage assets is highlighted as being a determining factor. This objective will also be secured by the application other relevant Development Management policies.</p> <p>Option 2 The policy directs applicants to the Development Plan's policies on the historic environment in recognition that the campus lies with a listed historic park/garden. This objective will also be secured by the application other relevant Development Management policies.</p>

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	<p>Bath Spa's Newton Park Campus sits within the core of a registered (Grade II*) historic parkland 'of outstanding interest' and includes a Scheduled Monument (St Loe's Castle). There are three Grade I listed buildings (The Mainor House, Castle, and Castle Gatehouse); one Grade II* listing building (the Stables); and one Grade II listed building (the Dairy). The walls to the Italian Garden are also listed (Grade II*). The wider parkland beyond the campus also contains part of the Wansdyke Scheduled Monument and other listed buildings.</p> <p>Option 1 The impact of development on the significance of heritage assets is highlighted as being a determining factor. This objective will also be secured by the application other relevant Development Management policies.</p> <p>Option 2 The policy directs applicants to the Development Plan's policies on the historic environment in recognition that the campus lies with a listed historic park/garden and that there are listed buildings on and around the campus. This objective will also be secured by the application other relevant Development Management policies.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	<p>Option 1 This objective will be secured by the application other relevant Development Management policies.</p> <p>Option 2 The policy wording highlights keys species using the site, including bats, and that development must have due regard to the presence of these species. This objective will also be secured by the application other relevant Development Management policies.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	<p>Option 1 This objective will be secured by the application other relevant Development Management policies.</p> <p>Option 2 This objective will be secured by the application other relevant Development Management policies.</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of	0	0	<p>Option 1 Flood Zone 1- This objective will be secured by the application other relevant Development Management policies.</p> <p>Option 2 Flood Zone 1- This objective will be secured by the application other</p>

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park		
SA Objectives	Opt 1	Opt 2	Commentary
climate change)			relevant Development Management policies.
Objective 11 Increase resilience to climate change	0	0	Option 1 This objective will be secured by the application other relevant Development Management policies. Option 2 This objective will be secured by the application other relevant Development Management policies.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Option 1 This objective will be secured by the application other relevant Development Management policies. Option 2 This objective will be secured by the application other relevant Development Management policies.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Option 1 This objective will be secured by the application other relevant Development Management policies. Option 2 This objective will be secured by the application other relevant Development Management policies.
Summary Key Points			
<p>Option 1 – is not NPPF compliant as it retains a MEDs boundary. The objective of the policy is to focus in SA objectives 2+4, re enabling development in the context of objectives 6+7 on the heritage context. Other Development Plan policies would also secure these objectives and the remaining SA objectives would be solely met via the application of other Development Pan policies.</p> <p>Option 2 is NPPF compliant as PDL green Belt matters will be dealt with at development management stage. The objective of the policy is to focus in SA objectives 2+4, re enabling development in the context of objectives 6+7+8 on the heritage context and also ecological context –reflecting observations raised by Natural England.</p>			

Policy No. & Title	Somerdale KE2a		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	Site is within walking distance of Keynsham Town Centre with health facilities. Site allocation includes provision for a GP surgery, to providing improved access to healthcare. Site allocation includes provision for a primary school, making it easy to reach for new residents.

Policy No. & Title	Somerdale KE2a Option 1: Placemaking Plan allocation Option 2: No allocation (rely on extant planning permission)		
SA Objectives	Opt 1	Opt 2	Commentary
			<p>Site located adjacent to train station for easy access to Bristol and Bath facilities.</p> <p>Site allocation includes provision for cycle / footways, including a link to central Bristol, allowing for active travel and leisure / informal recreation.</p> <p>Site allocation includes provision for a new social and sports club and sports pitches allowing engagement in structured sport.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space which could be used for local food production.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	Site allocation includes provision for around 700 homes, including a policy compliant affordable housing offer.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	<p>Site allocation includes provision for a new social and sports club and sports pitches accessible to the local community</p> <p>Site development requires the submission of a design guide which will address issues such as designing out crime, provision of public spaces and design of public realm.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	Site allocation includes provision for at least 11,000sqm of B1 office use, providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	<p>Site located adjacent to train station for easy access to Bristol and Bath facilities.</p> <p>Site allocation includes provision for cycle / footways, including a link to central Bristol, allowing for active travel and leisure / informal recreation.</p> <p>Site is within walking distance of Keynsham Town Centre.</p>
Objective 6: Protect and enhance local distinctiveness	++	++	<p>Site allocation includes requirement to retain historic Blocks A, B and C.</p> <p>Site development requires the submission of a design guide which will address issues such as provision of public spaces and design of public realm.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space, with the Hams protected for the community</p> <p>Site allocation requires development to respond positively to and enhance and/or better reveal the significance of the heritage assets within the site boundary, including the Roman settlement of Trajectus.</p>

Policy No. & Title	Somerdale KE2a		
	Option 1: Placemaking Plan allocation		
SA Objectives	Option 2: No allocation (rely on extant planning permission)		
	Opt 1	Opt 2	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	The Hams contains the Roman town of Trajectus which has been identified following archaeological evaluation. This area will remain undeveloped and has been designated as a Scheduled Ancient Monument. Site allocation requires development to respond positively to and enhance and/or better reveal the significance of the heritage assets within the site boundary, including the Roman settlement of Trajectus. Evaluation work on the factory buildings and land to the north and south (areas identified for development) identify land of low to moderate archaeological potential planning application contains conditions to mitigate harm. Site allocation includes requirement to retain historic Blocks A, B and C, retaining the historical link of the site which was the former Fry / Cadbury factory. Site development requires the submission of a design guide which will address issues such as relation to surrounding townscape. Several trees across the site have the protection of a 2012 Tree Preservation Order (TPO).
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Site bounds River Avon SNCI; site development requires flood protection measures, SuDS, wetland habitat, wildlife areas and open space to avoid potential impacts on the designated site
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The land is within the Coal Authority defined Development Low Risk Area. The west part of the site is within the Surface Coal Resource Plan area. However no development is proposed in this area. Other Development Management policies apply
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Site is located partly within Flood Zone 1 and 2 and has been subject to the Core Strategy Sequential test. Site development requires flood protection measures and SuDS which leads to development supporting and corresponding with appropriate flood risk management guidance and policies for flooding. Site has achieved planning consent with Environment Agency working closely with applicant to secure appropriate flood risk mitigation, sustainable drainage and ecological benefits.
Objective 11 Increase resilience to climate change	0	0	Other Development Management policies apply
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	Development is partly brownfield (reuse of the old factory buildings and development of the previously developed rear of the factory) and greenfield Site development requires flood protection measures and SuDS
Objective 13: Promote waste management accordance with the waste	0	0	Refer to the Joint Waste Core Strategy

Policy No. & Title	Somerdale KE2a Option 1: Placemaking Plan allocation Option 2: No allocation (rely on extant planning permission)		
SA Objectives	Opt 1	Opt 2	Commentary
hierarchy (Reduce, Reuse and Recycle)			
Summary Both options in effect currently deliver the same outcomes (in that option 1 allocates the site for the uses permitted under option 2). However, option 1 provides clarity in policy terms for meeting the above sustainability objectives in the event that future applications are proposed for the site. Relying on option 2 alone would mean there is a policy vacuum in the event that a different scheme is promoted on the site, and would not be as effective in ensuring sustainability objectives are met.			

Policy No. & Title	Ashton Way Car Park Option 1 Allocation (as per options document consultation) Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	Site is within walking distance of Keynsham Town Centre with its health facilities Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops Options document proposed new leisure centre which provides an opportunity to engage in structured sport and leisure Options document proposed green roof to be incorporated into the design to provide new green infrastructure Option 2 would retain site in current use and would therefore be neutral
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	No housing proposed. Option 2 would retain site in current use and would therefore be neutral.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	Options document proposed new leisure centre which provides an accessible community and social facility Options document proposed improved public realm along Ashton Way, strengthened connections to the High Street (with the main entrance to the leisure centre located opposite the existing pedestrian footpath which links the High Street to Ashton Way), and the retention and incorporation of an existing public right of way into the scheme. The incorporation of street design along Ashton Way will assist in unifying the building with the town and movement network. The leisure centre itself will be a public building used for a variety of purposes. This promotion of public spaces supports civic, recreational and community functions and maximises opportunities for social interaction and connections within and between neighbourhoods. Options document proposed retention or betterment of current numbers of car parking which could involve the construction of a decked car park, which could potentially increase fear of crime when/if used at night. Option 2 would retain site in current use and would therefore be

Policy No. & Title	Ashton Way Car Park Option 1 Allocation (as per options document consultation) Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
			neutral
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	<p>Redevelopment will provide new job opportunities within the leisure centre (as well as relocation of jobs from existing leisure centre).</p> <p>New leisure centre will be an attraction for Keynsham town centre as a whole which will have economic benefits to existing businesses with increased footfall. This relates to building a strong competitive economy enabling local businesses to prosper.</p> <p>Option 2 would retain site in current use and would therefore be neutral.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	<p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>Options document proposed the retention or betterment of current numbers of car parking spaces.</p> <p>Option 2 would retain site in current use and would therefore be neutral.</p>
Objective 6: Protect and enhance local distinctiveness	+	0	<p>Site is located outside but adjacent to Conservation Area. Current use of site as car park detracts from the character of the Conservation Area.</p> <p>Options document proposed that development enhances the setting of the Conservation Area, that scale and massing be compatible with the local built context, that development should reflect the fine grain pattern of the former burgage plots, and that there be a variation in roof heights; emerging policy also requires that redevelopment incorporates a palette of materials to reflect and complement those of the local vernacular, including an element of blue lias stone, with design providing articulation and relief to the elevations. These requirements all relate to protecting areas of valued townscape, avoidance of harm to all landscapes and development which values and protects diversity and local distinctiveness.</p> <p>Options document proposed retention or betterment of current numbers of car parking which could involve the construction of a decked car park, which would increase the scale and mass of the site. The decked car park would need to be carefully designed to achieve the requirements set out above</p> <p>Option 2 would retain site in current use and would therefore be neutral.</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	<p>Options document proposed that development enhances the setting of the Conservation Area, that scale and massing be compatible with the local built context, that development should reflect the fine grain pattern of the former burgage plots, and that there be a variation in roof heights; emerging policy also requires that redevelopment incorporates a palette of materials to reflect and complement those of the local vernacular, including an element of blue lias stone, with design providing articulation and relief to the elevations. These requirements all relate to well-designed development that is well related to the surrounding townscape</p>

Policy No. & Title	Ashton Way Car Park Option 1 Allocation (as per options document consultation) Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
			Options document proposed incorporation of an appropriate landscape scheme that takes into account trees on site that are covered by a tree preservation order. This relates to avoidance of potential impacts or loss of aged/veteran trees. Option 2 would retain site in current use and would therefore be neutral
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	Options document proposed a green roof to be incorporated into the design of the leisure centre to provide an element of green infrastructure, improved public realm along Ashton Way to include tree planting, incorporation of an appropriate landscape scheme, and provision of SuDS. These requirements relate to development which incorporates biodiversity into the design and will provide a betterment to that which is currently on site. Option 2 would retain site in current use and would therefore be neutral
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Options document proposed the retention or betterment of the current numbers of car parking spaces. Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops Redevelopment will replace current leisure centre in the town centre The points above mean that there will be no material increase in traffic as a result from redevelopment, which relate to minimising increase in traffic congestion The site is located close to, but not within, the Keynsham air quality management area which relates to minimising exposure to poor air quality Options document proposed the avoidance of significant harm to the amenity of neighbouring residents which relates to the avoidance of potentially noisy activities in areas sensitive to noise. Option 2 would retain site in current use and would therefore be neutral
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Site is located outside the flood zone within Flood Zone 1 Options document proposed provision of SuDS by using infiltration techniques, and incorporation of a green roof. This relates to development which supports and corresponds with appropriate flood risk management guidance, and should provide a betterment to the existing situation FRA is required. Other adopted and emerging development plan policies apply. Option 2 would retain site in current use and would therefore be neutral
Objective 11 Increase resilience to climate change	++	0	Options document proposed incorporation of a combined heat and power (CHP) plant which should form the beginning of a Keynsham town centre district heating network, which is an efficient form of decentralised energy supply providing heat and electricity at the same time. It is one of the most low cost ways to meet zero carbon targets and is therefore related to increasing resilience to climate change.

Policy No. & Title	Ashton Way Car Park <i>Option 1 Allocation (as per options document consultation)</i> <i>Option 2 No allocation</i>		
SA Objectives	Opt 1	Opt 2	Commentary
			Option 2 would retain site in current use and would therefore be neutral
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	Site is a current car park and is therefore brownfield. Emerging policy requires provision of SuDS by using infiltration techniques, and incorporation of a green roof. Options document proposed incorporation of a combined heat and power (CHP) plant which should form the beginning of a Keynsham town centre district heating network, which is an efficient form of decentralised energy supply providing heat and electricity at the same time. It is one of the most low cost ways to meet zero carbon targets and is therefore related to utilising low carbon community infrastructure. Option 2 would retain site in current use and would therefore be neutral
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Refer to the Joint Waste Core Strategy Option 2 would retain site in current use and would therefore be neutral
Summary Option 1 was proposed in the options document consultation, and the analysis above shows that it would have resulted in a sustainable development. However, the site allocation has not been taken forward into the draft plan due to the site no longer being made available for development, and concerns over loss of town centre car parking during construction.			

Policy No. & Title	Riverside Offices and Fire Station KE2b <i>Option 1: Placemaking Plan allocation</i> <i>Option 2: Do not allocate</i> <i>Option 3: As allocation but no leisure centre (with increased sqm of other allocated uses)</i> <i>Option 4: Allocate for 100% residential</i>				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	-	-	Site is within walking distance of Keynsham Town Centre with its health facilities Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops. Draft policy requires improved public realm along Temple Street, high quality open space, and new links to the Memorial Park from Temple Street which relates to maintaining/increasing access to existing open space, the provision of new open space and design that supports social interaction. Development is encouraged to reinstate an orchard, which supports sustainable food production. Provision of a replacement leisure centre gives opportunities to engage in structured sport.

Policy No. & Title	Riverside Offices and Fire Station KE2b <i>Option 1: Placemaking Plan allocation</i> <i>Option 2: Do not allocate</i> <i>Option 3: As allocation but no leisure centre (with increased sqm of other allocated uses)</i> <i>Option 4: Allocate for 100% residential</i>				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would not provide a leisure centre on site and so conflicts with this objective. Mitigation would be required by re-providing the leisure centre elsewhere.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	0	++	++	The site does not currently provide any housing Draft policy requires a mixed use development which includes residential uses as part of the overall mix. This relates to providing good quality housing to meet identified needs. Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would provide a greater number of residential units.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0	-	-	Draft policy requires redevelopment to replace the current uses, including a new leisure centre, with a mix of uses including retail/town centre uses, residential and office. Elements of the current site (rear parts of Riverside) are open spaces that are not overlooked during non-working hours which has the potential to attract anti-social behaviour, which can be intimidating and lead to a fear of crime. Draft policy requires the continuation of Market Walk into the development site, improved public realm along Temple Street, high quality open space, and new links to the Memorial Park from Temple Street which relates to promotion of public spaces that might support other functions and design of public realm that maximises opportunities for social interaction and connections within and between neighbourhoods. Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would not provide a leisure centre on site and so conflicts with this objective. Mitigation would be required by re-providing the leisure centre elsewhere.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	0	+	0	The site currently includes some retail floorspace along the ground floor The site currently includes a fire station The site currently includes significant amounts of office floorspace but is no longer fit for purpose and is not attractive to potential occupants (and has therefore been partially empty for many

Policy No. & Title	Riverside Offices and Fire Station KE2b <i>Option 1: Placemaking Plan allocation</i> <i>Option 2: Do not allocate</i> <i>Option 3: As allocation but no leisure centre (with increased sqm of other allocated uses)</i> <i>Option 4: Allocate for 100% residential</i>				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					<p>years, and now completely empty following Council relocation to the Civic Centre).</p> <p>Draft policy requires a new mixed use development including replacement retail and new B1 offices (around 2,500sqm)</p> <p>A replacement fire station has already been granted planning permission at Hicks Gate on the edge of Keynsham.</p> <p>Providing an increase in jobs over the number currently on the site helps to provide an adequate supply of land for a diverse range of employment opportunities and correcting imbalances between residential and employment development to help reduce travel distances to work.</p> <p>Option 2 would retain site in current use and would therefore be neutral. Option 3 would provide a similar amount of employment floorspace as Option 1. Option 4 would not provide any employment floorspace and so does not have any effect to this objective.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	0	0	0	0	<p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>Draft policy requires provision of suitable car parking, that mitigates the transport impact of the development</p> <p>Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.</p>
<p>Objective 6: Protect and enhance local distinctiveness</p>	++	0	++	++	<p>Site currently contains inappropriate high-rise over-scaled buildings</p> <p>The existing buildings collectively do not contribute to the significance of the Conservation Area or its setting.</p> <p>A number of historic buildings were demolished and replaced when the existing buildings were constructed in the 1970s. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development.</p> <p>Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.</p> <p>Draft policy requires high quality design which enhances the Conservation Area and its setting; there must be a variation in roof heights; incorporation of a palette of materials identified as central to the character of Keynsham; design of</p>

Policy No. & Title	Riverside Offices and Fire Station KE2b <i>Option 1: Placemaking Plan allocation</i> <i>Option 2: Do not allocate</i> <i>Option 3: As allocation but no leisure centre (with increased sqm of other allocated uses)</i> <i>Option 4: Allocate for 100% residential</i>				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					<p>buildings must provide articulation and relief to the elevations. These relate to protecting areas of valued townscape and development which values and protects diversity and local distinctiveness</p> <p>Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.</p>
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p>	++	0	++	++	<p>Site currently contains inappropriate high-rise over-scaled buildings The existing buildings collectively do not contribute to the significance of the Conservation Area or its setting. A number of historic buildings were demolished and replaced when the existing buildings were constructed in the 1970s. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development. Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.</p> <p>Draft policy requires high quality design which enhances the Conservation Area and its setting; there must be a variation in roof heights; incorporation of a palette of materials identified as central to the character of Keynsham; design of buildings must provide articulation and relief to the elevations. These relate to protecting areas of valued townscape and development which values and protects diversity and local distinctiveness</p> <p>Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.</p>
<p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	+	0	+	+	<p>Site currently consists of extensive hard landscaping with little/no green infrastructure that would relate to this objective</p> <p>Draft policy requires improved links, views and green infrastructure; the Memorial Park should be enhanced and linked with Temple Street with planting along the new public routes through the site. Opportunities for providing terraced public open space overlooking the park will be encouraged, as will reinstatement of the orchard. The suitability for tree planting along Temple Street should be investigated. The policy requirements relate to development which incorporates biodiversity into the design, and encourages habitats and biodiversity</p>

Policy No. & Title	Riverside Offices and Fire Station KE2b <i>Option 1: Placemaking Plan allocation</i> <i>Option 2: Do not allocate</i> <i>Option 3: As allocation but no leisure centre (with increased sqm of other allocated uses)</i> <i>Option 4: Allocate for 100% residential</i>				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area. The site is not within the Surface Coal Resource Plan area.</p> <p>Draft policy requires provision of suitable car parking that mitigates the transport impact of development Sites lawful use is as a large scale office. Redevelopment for a mix of uses should not have a material increase in traffic, which relates to minimising increase in traffic congestion Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops The site is located close to, but not within, the Keynsham air quality management area which relates to minimising exposure to poor air quality Draft policy requires an improved public realm along Temple Street which investigates the suitability for tree planting, which would have a localised positive effect on air quality</p> <p>Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	0	<p>The site is located within Flood Zone 1 on an elevated site from the river valley below. Parts of the site are located in Flood Zone 2 and 3 but these are areas where improved green infrastructure is required.</p> <p>Draft policy requires provision of SuDS (excluding infiltration techniques) This relates to development which supports and corresponds with appropriate flood risk management guidance, and should provide a betterment to the existing situation. FRA and Land Contamination reports are required. The site does fall within the inundation area for chew valley reservoir, which extends further across the site than the fluvial flood zone extents. This should therefore be addressed in any site specific flood risk assessment for the site. It is likely that previous uses have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward.</p>

Policy No. & Title	Riverside Offices and Fire Station KE2b <i>Option 1: Placemaking Plan allocation</i> <i>Option 2: Do not allocate</i> <i>Option 3: As allocation but no leisure centre (with increased sqm of other allocated uses)</i> <i>Option 4: Allocate for 100% residential</i>				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.
Objective 11 Increase resilience to climate change	++	0	++	++	Draft policy requires incorporation of infrastructure for district heating and to be built to a high standard of energy efficiency. This relates to increasing resilience to climate change Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	0	++	++	Site is a current office/retail/fire station development and is therefore brownfield Draft policy requires provision of SuDS. Draft policy requires incorporation of infrastructure for district heating. This relates to development that encourages careful and efficient use of natural resources including energy and encourage sustainable construction Option 2 would retain site in current use and would therefore be neutral. Options 3 and 4 would have a similar impact to Option 1.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	Refer to the Joint Waste Core Strategy
Summary Implementation of the draft plan policy (option 1) would result in a more sustainable development to that which currently exists (option 2). Options 3 and 4 have similar effects to option 1, but are not as positive when reviewed against objectives 1, 3 and 4.					

Policy No. & Title	Pixash Lane Waste Site Option 1 Extend the employment allocation into Policy KE3a boundary Option 2 No allocations		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses and promotes new pedestrian and cycle routes. This relates to making it easier to reach everyday destinations, such as workplaces, through active travel. Option 2 would retain site in current use and would therefore be neutral.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	Draft policy approach would have a neutral effect on the achievement of the SA objective. Option 2 would retain site in current use and would therefore be neutral.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses, and requires a masterplanning approach reflecting best practice in urban design, ensuring that development is well integrated with neighbouring areas, frontages to have positive frontages onto all publically accessible routes, adopting perimeter block layouts. This relates to designing out crime and promoting a feeling of security through better design. Policy KE3 also requires provision of new shared pedestrian and cycle routes which relates to design of the public realm which maximises opportunities for social interaction and connections within and between neighbourhoods. Option 2 would retain site in current use and would therefore be neutral.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses. This relates to provision of an adequate supply of land to meet a diverse range of employment opportunities to meet the requirements of growth sectors, and correct imbalances between residential and employment development to help reduce travel distances to work. Option 2 would retain site in current use and would therefore be neutral.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses and requires provision of new shared pedestrian and cycle routes. The site is located adjacent to the A4 which is a main public transport route. This relates to prioritising access to good public transport and safe walking and cycling infrastructure. Option 2 would retain site in current use and would therefore be neutral.
Objective 6: Protect and enhance local distinctiveness	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses and requires incorporation of an element of traditional materials in key locations determined through the masterplan, which relates to valuing and protecting diversity and local distinctiveness. Option 2 would retain site in current use and would therefore be neutral.

Policy No. & Title	Pixash Lane Waste Site Option 1 Extend the employment allocation into Policy KE3a boundary Option 2 No allocations		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses and requires incorporation of an element of traditional materials in key locations determined through the masterplan, which relates to well-designed development that is well related to the surrounding townscape. Option 2 would retain site in current use and would therefore be neutral.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses and requires incorporation of green infrastructure, retention and strengthening of key hedgerows and trees to provide a landscape framework, incorporation of species rich verges and grassland habitat and incorporation of SuDS. This relates to conservation, restoration and re-creation of priority habitats, development that enhances the ecological services of the wider area, and development which incorporates biodiversity into the design. Option 2 would retain site in current use and would therefore be neutral.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses. This site is adjacent to an existing industrial site, and so the wider area is already exposed to noisy activities related to such uses. Traffic impacts are required to be mitigated by the policy. Option 2 would retain site in current use and would therefore be neutral.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses which requires provision of SuDS. This relates to development which supports and corresponds with appropriate flood risk management guidance, and should provide a betterment to the existing situation. Previous uses could have resulted in contamination which could pose a risk to the water environment; therefore emerging policy requires remediation of any land contamination. FRA and Land Contamination Reports are required. The site is within Flood Zone 1. Option 2 would retain site in current use and would therefore be neutral.
Objective 11 Increase resilience to climate change	0	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses. Draft policy approach would have a neutral effect on the achievement of the SA objective, and would instead rely on generic Development Management policies. Option 2 would retain site in current use and would therefore be neutral.
Objective 12: Encourage careful and efficient use of natural	+	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses. The extension would encompass previously developed land. The policy requires provision of SuDS.

Policy No. & Title	Pixash Lane Waste Site Option 1 Extend the employment allocation into Policy KE3a boundary Option 2 No allocations		
SA Objectives	Opt 1	Opt 2	Commentary
resources including energy and encourage sustainable construction			Option 2 would retain site in current use and would therefore be neutral.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Draft policy approach would incorporate site into Policy KE3 boundary, which is allocated for employment uses. Refer to the Joint Waste Core Strategy Option 2 would retain site in current use and would therefore be neutral.
Summary Option 1 to extend the employment allocation of this site into Policy KE3a boundary would contribute to provide an adequate supply of land to meet a diverse range of employment opportunities in Keynsham and correct imbalances between residential and employment development to help reduce travel distances to work, therefore positive effects on objectives 1, 3, 4, 5, 6, 7, 8 and 12.			

Somerset Valley Sections

Policy No. & Title	South Road Car Park SSV2 Option 1: Allocate for a retail use, Option 2: Context only no specific allocation		
SA Objectives	Opt. 1	Opt. 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	The site is within Midsomer Norton Town Centre with its health facilities. Site is located close to town centre bus stops. Redevelopment of the site would make it easier for local people to access shops by public transport as it is located within the town centre.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	+	This site is included within the Town Centre boundary therefore town centre uses are protected and facilitated through Core Strategy Policy CP12. However Option 1 provides a clearer policy direction for this site. Redevelopment of the site would provide an accessible community facility, redevelop a car park that does not currently have much in the way of natural surveillance (and therefore has the potential to be a source of fear of crime) and provide facility where opportunities will exist for social interaction.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+	This site is included within the Town Centre boundary therefore town centre uses are protected and facilitated through Core Strategy Policy CP12. However Option 1 provides a clearer policy direction for this site. In accordance with the NPPF, Policy CP12 facilitates a sequential approach to locating retail development which promotes development within the town centre, adjoining the centres, then out of the centre. Redevelopment of the site for retail would provide new employment opportunities, which although not a higher value added sector, would help to correct imbalances between residential and employment development.
Objective 5: Ensure everyone has access to high quality and affordable	+	+	Development would be within the town centre (walking distance of shops, facilities and public transport). Development would need to retain public car parking for the town

Policy No. & Title	South Road Car Park SSV2 Option 1: Allocate for a retail use, Option 2: Context only no specific allocation		
SA Objectives	Opt. 1	Opt. 2	Commentary
public transport and promote cycling and walking			centre. Mitigation Sufficient public car parking spaces need to be provided on-site or off-site for the town centre.
Objective 6: Protect and enhance local distinctiveness	+	+	The site is located within the town centre. Other Development Management Policies apply.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	-/?	-/?	The site is not within the Conservation Area (CA) but is surrounded by MN CA. New development would need to protect and enhance the district's historic environmental and cultural assets in accordance with other Development Management Policies. Mitigation: Site specific requirements to enhance the Conservation Area and its setting.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	No specific issues identified.
Objective 9: Reduce land, water, air, light, noise pollution	-	-	The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area. Development would be within the town centre, minimising traffic congestion (more people will be able to walk/cycle) Mitigation Likely that previous uses have resulted in contamination which will need to be addressed Potential increases in levels of noise to neighbouring need to be minimised.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	The site lies within Flood Zone 1. FRA is required. Located away from the river so the use of sustainable drainage techniques would be the main priority.
Objective 11 Increase resilience to climate change	0	0	Other Development Management Policies apply – see table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Development is on a brownfield site Other Development Management Policies apply – see table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Joint Waste Core Strategy policies apply.
Summary Option 1 allocating the site for specific use such as retail provide more clarity than Option 2, in terms of meeting Objective 3 and 4, however the car parking survey shows that the South Road Car Park is well used and it is necessary to maintain the existing level of parking spaces and provide more space onsite or off site to accommodate new store. Minor negative effects and uncertain effects were identified in relation to objectives 7 and 9. Therefore following			

Policy No. & Title	South Road Car Park SSV2		
SA Objectives	Opt. 1	Opt. 2	Commentary
mitigation measures are recommended; <ul style="list-style-type: none"> • Site specific requirements to enhance the Conservation Area and its setting. • Likely that previous uses have resulted in contamination which will need to be addressed. • Potential increases in levels of noise to neighbouring need to be minimised. 			

Policy No. & Title	Central High Street Core including the Palladium and Brewery Sites SSV1		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	Site is within Midsomer Norton Town Centre with its health facilities. Site located close to town centre bus stops Redevelopment of the site for retail would make it easier to reach everyday destinations (such as shops) for local people by active travel as it is located within the town centre, and support social interaction for all ages.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	+	This site is included within the Town Centre boundary therefore town centre uses are protected and facilitated through Core Strategy Policy CP12. Currently the area includes some poor quality buildings that are in a poor state of repair which detract from the town centre environment. Option 1 allocating this area with specific development requirement to provide attractive links between the High Street and South Road would contribute this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	This site is included within the Town Centre boundary therefore town centre uses are protected and facilitated through Core Strategy Policy CP12 which contribute this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	Development would be within the town centre (walking distance of shops, facilities and public transport).
Objective 6: Protect and enhance local distinctiveness	+	0/+	The Conservation Area Appraisal recognises the need for restoration of key buildings such as the Palladium and former brewery. Mitigation and enhancement New development would need to retain the historic features of the Palladium and Brewery, enhancing the Conservation Area. Improving the public realm is also required.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0/+	The Conservation Area Appraisal recognises the need for restoration of key buildings such as the Palladium and former brewery Mitigation and enhancement New development would need to retain the historic features of the Palladium and Brewery, enhancing the Conservation Area. Improving the public realm is also required.
Objective 8: Encourage and protect habitats and biodiversity and	0	0	There is a bat roost on site. Mitigation and enhancement

Policy No. & Title	Central High Street Core including the Palladium and Brewery Sites SSV1		
	Option 1: Allocate for retail Option 2 Context only no specific allocation		
SA Objectives	Opt 1	Opt 2	Commentary
geodiversity (taking account of climate change)			Lighting at this location must be designed to be responsive to the bat roost on site
Objective 9: Reduce land, water, air, light, noise pollution	-	-	The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area. Policy M1 apply. Development would be within the town centre, minimising traffic congestion (more people will be able to walk/cycle) Potential ground constraints and contamination across site Mitigation Land Contamination reports and mitigation measures are necessary.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	The site lies within Flood Zone 1 due to the presence of the flood relief tunnel. This takes flood flows from the River Somer, preventing widespread flooding in the town centre. FRA is required. Flood alleviation tunnel – any blockage would result in flood risk. Documents potentially required by EA for planning application: • Flood risk assessment • Land Contamination reports
Objective 11 Increase resilience to climate change	0	0	Other Development management policies apply – see table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	Development is on a brownfield site Other Development management policies apply – see table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Joint Waste Core Strategy policies apply.
Summary			
Option 1 allocating the site with specific development requirements would have positive effects on objective 1,3,4,5, 6, 7 and 12. Some mitigation and enhancement measures are recommended;			
<ul style="list-style-type: none"> • New development would need to retain the historic features of the Palladium and Brewery, enhancing the Conservation Area. Improving the public realm is also required. • Lighting at this location must be designed to be responsive to the bat roost on site 			
A minor negative effect was identified in relation to objectives 9. Therefore following mitigation measures are recommended;			
<ul style="list-style-type: none"> • Site specific requirements to enhance the Conservation Area and its setting. • Likely that previous uses have resulted in contamination which will need to be addressed. 			

Policy No. & Title	Welton Bag Factory SSV4				
	Option 1: Allocate for mixed use, Option 2: Allocate for housing				
	Option 3: Allocate for large retail, Option 4: Context only no specific allocation				
SA Objectives	Opt1	Opt2	Opt3	Opt4	Commentary

Policy No. & Title	Welton Bag Factory SSV4 Option 1: Allocate for mixed use, Option 2: Allocate for housing Option 3: Allocate for large retail, Option 4: Context only no specific allocation				
SA Objectives	Opt1	Opt2	Opt3	Opt4	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	0	0	Opt 1 and Opt 2 have a positive contribution to this objective as locating new housing close to the health and well-being facilities in the Town Centre. Mitigation or enhancement: Development benefits from improving access to the High Street at Stones Cross making it easier to walk to the Town Centre and de-culverting the Wellow Brook to provide continued natural sections as part of west to east GI corridor.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	0	?	Opt 1 and Opt 2 have a positive contribution to this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	?	The site is currently vacant with many unoccupied industrial buildings and no public access. Opts 1, 2 and 3 redevelopment would open up the area for the public and improve connections to the High Street, therefore it contribute positively to this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+	-/?	?	The site is outside but adjacent to the Town Centre boundary. Site is currently in an employment use, although the occupier has vacated the factory and relocated. There is little prospect of the factory re-opening. Opt 1 aims to deliver an appropriate mix of employment floorspace and housing. Therefore, although redevelopment is likely to provide less employment floorspace than is currently on site, there will be more jobs provided than at present, and this is assessed as being positive. This relates to providing an adequate supply of land for employment opportunities and helping to reduce travel distances to work. Negative effect is identified for option 3 as this is out of the centre location following the retail sequential approach.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	+	Development would be adjacent to the town centre (walking distance of shops, facilities and public transport) Mitigation and enhancement: Establish a more direct and attractive connection between the site and the High Street via Stone's Cross and provide north to south and west to east pedestrian links.
Objective 6: Protect and enhance local distinctiveness	+/?	+/?	+/?	?	The site is adjacent to MN Conservation Area and the former brewery building is within the Conservation Area. Mitigation and enhancement Retention and reuse of the former brewery.
Objective 7: Protect and enhance the district's historic, environmental and	+/?	+/?	+/?	?	The site is adjacent to MN and Welton Conservation Area and the former brewery building is within the Conservation Area. The MN and Welton CA is identified as a CA the Risk.

Policy No. & Title	Welton Bag Factory SSV4 Option 1: Allocate for mixed use, Option 2: Allocate for housing Option 3: Allocate for large retail, Option 4: Context only no specific allocation				
SA Objectives	Opt1	Opt2	Opt3	Opt4	Commentary
cultural assets					Mitigation and enhancement Retention and reuse of the former brewery. New development needs to enhance the character and appearance of the Conservation Area.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+/?	+/?	+/?	+/?	The Wellow Brook is currently culverted through this site. Mitigation and enhancement: Incorporation of a high quality green infrastructure route through the site to encourage and protect habitats and biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	-/?	-/?	-/?	-/?	The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area. Development would be adjacent to the town centre, minimising traffic congestion (more people will be able to walk/cycle) Potential ground constraints and contamination across site. Mitigation and enhancement: A contamination survey and mitigation is necessary.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+/-/?	+/-/?	+/-/?	-	Flood Zone 1, 2 and 3 Redevelopment offers major opportunity to de-culvert the Wellow Brook that currently runs underneath the site. This could be restored to mimic the upstream natural sections through the site and provide habitat creation/enhancement. This would provide a significant local asset and could help to achieve Water Framework Directive objectives for the watercourse. Development would need to be set back from this river corridor, outside of the floodplain, avoiding the need for costly flood risk mitigation or flood storage compensation to be provided. Mitigation and enhancement: Incorporation of a high quality green infrastructure route along the Wellow Brook through the site linking with the attractive Welton Green community space Flood risk assessment, Land contamination reports, WFD assessment (either screening or full assessment) and Ecological surveys are necessary.
Objective 11 Increase resilience to climate change	0	0	0	0	Other Development Management Policies apply – see table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	+	Development is on a brownfield site Other Development Management Policies apply – see table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and	0	0	0	0	Joint Waste Core Strategy policies apply.

Policy No. & Title	Welton Bag Factory SSV4 Option 1: Allocate for mixed use, Option 2: Allocate for housing Option 3: Allocate for large retail, Option 4: Context only no specific allocation				
SA Objectives	Opt1	Opt2	Opt3	Opt4	Commentary
Recycle)					
<p>Summary</p> <p>Option 1 – 3 allocating the site with specific development requirements would have positive effects on objective 1,2, 3,4, 5, and 12. Uncertain effects are identified on objectives 6, 7, 8, 9 and 10.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <ul style="list-style-type: none"> • Improve access to the High Street at Stones Cross making it easier to walk to the Town Centre • De-culverting the Wellow Brook to provide continued natural sections as part of west to east GI corridor. • Retention and reuse of the former brewery. New development needs to enhance the character and appearance of the Conservation Area. • Incorporation of a high quality green infrastructure route through the site to encourage and protect habitats and biodiversity. • A contamination survey and mitigation is necessary. • Flood risk assessment, Land contamination reports, WFD assessment (either screening or full assessment) and Ecological surveys are necessary. <p>Option 4 has uncertain effects on a number of objectives.</p>					

Policy No. & Title	Midsomer Norton Town Park SSV3 Option 1 Allocate for Town Park Option 2 Allocate for mixed use Option 3 No allocation			
SA Objectives	Opt1	Opt2	Opt3	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	0/-	<p>The Green Space Strategy has identified the formal green space deficiency in MN. New town park will contribute significantly to this objective by offering opportunities to engage in sport, play, leisure and informal recreation for all ages.</p> <p>Option 1 and 2 have major positive effect on achieving this objective.</p> <p>Mitigation and enhancement: Improved linkages between MN and Westfield; Provide a new pedestrian/cycle bridge over the river allowing people to travel from Radstock Road through the park to Westfield.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	++	0	Option 2 mixed use including some housing will contribute to achieve this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	0/?	Options 1 and 2 allow the area to provide a significant community, social and cultural facility which could support civic, cultural, recreational and community functions, and offers opportunities for social interaction and new connections between Midsomer Norton, Westfield and Radstock. The batch area is currently not managed well. Formalising the use of the batch as part of Town Park will help reducing anti-social behaviour.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	0	Options 1 and 2 facilitate new town park which enhances town's leisure and cultural offers and encourages more people to visit Midsomer Norton contributing to the vitality and vibrancy of the town centre.
Objective 5: Ensure everyone has	++	++	0	Options 1 and 2 have major positive effects with improved linkages between Midsomer Norton and Westfield and a new

Policy No. & Title	Midsomer Norton Town Park SSV3 Option 1 Allocate for Town Park Option 2 Allocate for mixed use Option 3 No allocation			
SA Objectives	Opt1	Opt2	Opt3	Commentary
access to high quality and affordable public transport and promote cycling and walking				pedestrian/cycle bridge over the river allowing people to travel from Radstock Road through the park to Westfield.
Objective 6: Protect and enhance local distinctiveness	+	+	0/?	The site plays a positive role on the landscape character of the town including historical landmark such as a remnant of the Somerset Coalfield. Mitigation and Enhancement Valued landscape to be protected and enhanced.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	0/?	The site is close to Midsomer Norton Conservation Area. Mitigation and enhancement New development need to enhance the character and setting of the Conservation Area.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	0	SSV3 states that ecology is integral to the design of the park, and will be enhanced by the creation of the town park
Objective 9: Reduce land, water, air, light, noise pollution	+	+	0	The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area. Development has the potential to take traffic off the road and encourage people to use bikes. Development would enhance an area of tranquillity as a town park
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 River Somer runs through the site. Development provides opportunity to improve access to river. There is historic landfill in part of the site. Previous uses will have therefore resulted in contamination that may pose a risk to the water environment. This will need to be adequately assessed in any proposals coming forward with a planning application supported by appropriate risk assessments / remediation proposals. Sustainable drainage will be a priority Flood risk assessment, Land contamination reports, WFD assessment (either screening or full assessment) and Ecological surveys are necessary.
Objective 11 Increase resilience to climate change	+	+	+	SSV3 will act as a large piece of green infrastructure which will improve the quality of life in an urban area and relates to this objective (trees can assist with cooling, flood prevention etc)
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other Development Management Policies apply – see table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and	0	0	0	Joint Waste Core Strategy policies apply.

Policy No. & Title	Midsomer Norton Town Park SSV3 Option 1 Allocate for Town Park Option 2 Allocate for mixed use Option 3 No allocation			
SA Objectives	Opt1	Opt2	Opt3	Commentary
Recycle)				
<p>Summary</p> <p>Option 1 – 2 allocating the site with specific development requirements would generally perform positively to achieve a number of the SA objectives. Option 2 with housing development has a positive effect on objective 2. Uncertain effects are identified on objectives 6, 7, 8, 9 and 10. More neutral or negative effects are identified on option 3 with no allocation.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <ul style="list-style-type: none"> • Improved linkages between MN and Westfield; • Provide a new pedestrian/cycle bridge over the river allowing people to travel from Radstock Road through the park to Westfield. • New development need to enhance the character and setting of the Conservation Area. • Valued landscape to be protected and enhanced. • Flood risk assessment, Land contamination reports, WFD assessment (either screening or full assessment) and Ecological surveys are necessary. 				

Policy No. & Title	Charlton Timber Yard SSV14 Option 1: Allocate for town centre mixed use, Option 2: No allocation (remains employment use) Option 3: No allocation but include within the Town Centre boundary Option 4: Allocate for the health and wellbeing facilities				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	++	The site is adjacent to Radstock Town Centre (boundary set by B&NES Local Plan) with its health facilities The site is located within walking distance of town centre bus stops. Any development on this location have positive effect as its proximity to the health and well-being communities. Option 4 allocating this site for the health facilities have major positive effect.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	0	No housing is included.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime	+	+/?	+	+	The site is currently vacant and bringing the vacant building in the Town Centre helps to create more vibrant town centre. Option 1 requires a mixed use scheme encompassing town centre uses, option 2 with uncertain effect since it has been vacant for some time and option 4 which will increase opportunities for social interaction contributing well to this objective.

Policy No. & Title	Charlton Timber Yard SSV14 Option 1: Allocate for town centre mixed use, Option 2: No allocation (remains employment use) Option 3: No allocation but include within the Town Centre boundary Option 4: Allocate for the health and wellbeing facilities				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
and the fear of crime					
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+/?	+	+	<p>The site is currently in employment / ancillary retail use. This relates to providing land for employment opportunities and reducing travel distances to work. The potential for jobs depends on the final mix of uses. The overall floorspace for employment uses may decrease from the current level, but offices would provide higher value added jobs. All options contribute well to this objective, however Option 2 also have some uncertainty with the delivery.</p> <p>The overall effect, considering the site is now vacant, it is considered as positive except option 2.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	+	<p>Development would be in the town centre (walking distance of shops, facilities and public transport). Town centre bus stops are located within walking distance.</p>
Objective 6: Protect and enhance local distinctiveness	+	0/+	0/+	+	<p>Option 1 and 4 contribute positively to this objective since specific design and development requirements can be set by the Policy. Other Development Management Policies will apply therefore Option 2 and 3 can contribute to this objective.</p> <p>The historic stone buildings and the former fire station are import local landmarks in the town centre.</p> <p>The site is close to the Landscape Setting Area.</p> <p>Mitigation New development need to contribute to protect and enhance the Conservation Area and its setting, including using suitable materials, retention of historic stone buildings including the former fire station, incorporation of stone boundary, and reinstatement of windows within historic buildings.</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	+/?	+/?	++	<p>Option 1 and 4 contribute positively to this objective since specific design and development requirements can be set by the Policy. Other Development Management Policies will apply therefore Option 2 and 3 can contribute to this objective.</p> <p>Mitigation New development need to contribute to protect and enhance the Conservation Area and its setting, including using suitable materials, retention of historic stone buildings, incorporation of stone boundary, and</p>

Policy No. & Title	Charlton Timber Yard SSV14 Option 1: Allocate for town centre mixed use, Option 2: No allocation (remains employment use) Option 3: No allocation but include within the Town Centre boundary Option 4: Allocate for the health and wellbeing facilities				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
					reinstatement of windows within historic buildings
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	+/?	+/?	++	The Wellow Brook is part of the Strategic GI network and important bat corridor. Other Development Management Policies apply. Mitigation New development need to contribute to protect and enhance the Wellow Brook boundary and measures to protect the bat corridor.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	0	The land is within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area. Previous uses have resulted in contamination that may pose a risk to the water environment. This would need to be adequately assessed in any proposals coming forward The policy approach requires sound attenuation and remediation of any land contamination (or refer to the DM policy)
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0/-	0/-	0/-	0/-	Flood Zone 1 with area along river bank in zone 2 Part of the site looks to move into Flood Zone 3 in future with climate change. Development is required to provide SuDS Previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals. Mitigation Documents potentially required by EA for planning application: <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • Ecological surveys
Objective 11 Increase resilience to climate change	0	0	0	0	Other Development Management Policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	+	Site is brownfield which facilitate efficient use of land.

Policy No. & Title	Charlton Timber Yard SSV14 Option 1: Allocate for town centre mixed use, Option 2: No allocation (remains employment use) Option 3: No allocation but include within the Town Centre boundary Option 4: Allocate for the health and wellbeing facilities				
SA Objectives	Opt 1	Opt 2	Opt 3	Opt 4	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>Option 1 and 4 allocating the site with specific development requirements would perform positively to achieve objectives 1, 3, 4, 5, 6, 7, 8 and 12. Option 4 has a major positive effect to achieve objective 1. Negative and uncertain effects are identified on objectives 3, 4, 7, 8 and 10 for option 2 not allocating this site.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <ul style="list-style-type: none"> • Contribute to protect and enhance the Conservation Area and its setting, including using suitable materials, retention of historic stone buildings including the former fire station, incorporation of stone boundary, and reinstatement of windows within historic buildings. • Contribute to protect and enhance the Wellow Brook boundary and measures to protect the bat corridor. • Documents potentially required by EA for planning application: Flood risk assessment, Land Contamination reports and Ecological surveys 					

Policy No. & Title	Ryman Engineering Services SSV16 Option 1 Allocate for residential development Option 2 Allocate for health and wellbeing facilities uses Option 3 No allocation (It remains industrial use but identified as a development site)			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The site is adjacent to Radstock Town Centre and located within walking distance of town centre bus stops, potentially creating a new pedestrian connection to the railway land to the south, linking to the National Cycle network and St Nicholas School; and also reopening the two bridges between the site and the railway land to the west. The local GP is currently operating at the maximum capacity and needs to be relocated. Option 2 has major positive effect facilitating the local needs for its health facilities to be met within the town centre. However the viability might be an issue at the current condition.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	0	Option 1 has a positive effect, however the viability assessment shows that it does not generate sufficient value to exceed the value of the existing facility unless there is growth in values.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	0	The site is closely linked to the town centre and Option 1 and 2 have positive effect to achieve this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	+	+	Option 2 to facilitate health facilities and Option 3 to maintain the existing industrial operation which would contribute towards this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	+	The site is located adjacent to the town centre (walking distance of shops, facilities and public transport) Option 1 and 2 with specific development requirements can include a through pedestrian / cycle connection to the railway land to the south, linking to the National Cycle network and St Nicholas School; and also reopening the two bridges between the site and the railway land to the west.
Objective 6: Protect and enhance local distinctiveness	+/?	+/?	+	The study for the Landscape Setting Area identifies that the trees along the River contribute well to the setting for Radstock. Mitigation Option 1 and 2 with specific requirements to protect tree

Policy No. & Title	Ryman Engineering Services SSV16 Option 1 Allocate for residential development Option 2 Allocate for health and wellbeing facilities uses Option 3 No allocation (It remains industrial use but identified as a development site)			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
				would help to maintain important contribution to the setting of the town.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+/?	+/?	0	The site is within the Conservation Area. New development should not harm the character and setting of the Conservation Area. There are a number of historic features such as the rail track. Mitigation Option 1 and 2 with specific requirements referencing the historic industrial and rural setting and character of the site would help protect and enhance the Conservation Area and its setting.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+/?	+/?	0	The brook pass through the site is very important bat corridor and requires appropriate ecological mitigation for bats, reptiles and invertebrates. Mitigation Option 1 and 2 with specific requirements referring to ecological mitigations will contribute to achieve this objective.
Objective 9: Reduce land, water, air, light, noise pollution	-	-	0	The land is within the Coal Authority defined Development Low Risk Area. The land is adjacent to the Surface Coal Resource Plan area. Previous uses may have resulted in contamination which may pose a risk to human health and the water environment. This would need to be adequately addressed in any proposals coming forward with any planning application. Mitigation Land remediation as necessary. Option 1 need to consider noise issues with the adjacent employment land.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 (river channel itself constitutes flood zone 3) Site mainly located in flood zone 1, therefore use of SuDS is main priority and required by the emerging policy Mitigation Built development should be sequentially located away from the river corridor, ideally siting buildings outside the slightly wider climate change flood zone 3 extent shown in the SFRA. Documents potentially required by EA for planning application: <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • Ecological surveys
Objective 11 Increase resilience to climate change	0	0	0	Other Development Management Policies apply.

Policy No. & Title	Ryman Engineering Services SSV16 Option 1 Allocate for residential development Option 2 Allocate for health and wellbeing facilities uses Option 3 No allocation (It remains industrial use but identified as a development site)			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	Site is brownfield
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>All options have a mixed sustainability effects. Option 1 allocating this site for residential development would have positive effects on objectives 1, 3, 5 and 12. Option 2 allocating this site for health and wellbeing facilities uses would have objective 1,3,45 and 12. But both options have negative or uncertain effect on 6, 7 and 8.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <ul style="list-style-type: none"> • protect tree to maintain important contribution to the setting of the town. • Protect and enhance the historic industrial and rural setting and character of the site • protect and enhance the Conservation Area and its setting. • Land remediation as necessary. • Option 1 need to consider noise issues with the adjacent employment land. • Flood risk assessment, Land Contamination reports and Ecological surveys are necessary <p>Option 3 no allocation (maintaining the existing industrial use) would have generally positive effects on objectives 4, 5, 6 and 12 and neutral effects on other objectives.</p>				

Policy No. & Title	Radstock County Infants SSV17 Option 1 Allocate the site for residential Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	The site is located well located accessible to the services and facilities in Radstock.
Objective 2: Meet identified needs for sufficient, high quality and affordable	+	+	The site is within the Housing Development Boundary therefore even without an allocation, it is likely that some development come forward on this brownfield site.

Policy No. & Title	Radstock County Infants SSV17 Option 1 Allocate the site for residential Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
housing			
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	0/+	Currently the site is derelict, with signs of vandalism. This relates to anti-social behaviour and increasing the fear of crime. Redevelopment would improve the current situation and promote a feeling of security. Option 1 with specific allocation would provide clearer guidance to facilitate the delivery.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	This proposed development could contribute to the viability of town centre.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	The site is located within Radstock settlement with good access to public transport, services and shops.
Objective 6: Protect and enhance local distinctiveness	+	+	The site is currently vacant and redundant. The surrounding area is residential. Mitigation and enhancement The frontage of the site to be consistent with and respond positively to the distinct building line would help enhance local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	+	The site is within the Conservation Area and has a neutral effect on the CA with relatively low scale buildings on the site. Redevelopment offers the opportunity to enhance the CA. Mitigation and enhancement. Incorporate local building materials to contribute to the CA
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	Some trees protected by Tree Preservation Orders. Mitigation and enhancement Protect existing trees on the western boundary including those protected by TPOs.
Objective 9: Reduce land, water, air, light,	+	+	The existing residential area and former school use would have generated greater noise levels albeit over a reduced amount of time than the proposed use as residential.

Policy No. & Title	Radstock County Infants SSV17 Option 1 Allocate the site for residential Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
noise pollution			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Flood Zone 1 Use of SuDS is main priority and required by the emerging policy
Objective 11 Increase resilience to climate change	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	Site is brownfield.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>Option 1 allocating the site with specific development requirements would perform positively to achieve objectives 1, 2, 3, 4, 5, 6, 7, 8, 9 and 12. The site is within the Housing Development Boundary therefore even without an allocation, option 2 would have the similar effects with option 1. Other Development Management policies would guide the development under option 2.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <p>Mitigation and enhancement</p> <p>The frontage of the site to be consistent with and respond positively to the distinct building line would help enhance local distinctiveness.</p> <p>Incorporate local building materials to contribute to the CA</p> <p>Protect existing trees on the western boundary including those protected by TPOs.</p>			

Policy No. & Title	Coomb End SSV6 Option 1 Allocate the site for residential Option 2 No allocation		
SA Objectives	Opt1	Opt2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	The site is close to Radstock Town Centre with its health facilities Any development on this location have positive effect as its proximity to the health and well-being communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0/+	The site is within the Housing Development Boundary therefore even without an allocation, housing development can come forward. Part of the northern part of site has been developed for 5 houses. The remainder of the site has to date not come forward for development. It is likely that the site is in a number of different ownerships. Existing businesses will need to relocate or vacate the site to enable Redevelopment.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	?	0	Development of this site could contribute to this objective, however it is currently used as active employment spaces therefore there will be an uncertain effect how redevelopment of this site result to achieve this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	-	0	The site is located on the east side of Coomb End, approximately 300m north of the junction with the A367 and is occupied by buildings in a variety of commercial uses. Option 1 would result in the loss of current employment land.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	Development would be adjacent to the town centre (walking distance of shops, facilities and public transport).
Objective 6: Protect and enhance local distinctiveness	0	0	
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	0	The site is within the Conservation Area. The Radstock Conservation Area appraisal recognises the importance of the Coomb End area with the three collieries of Clandown, Old Pit and Middle Pit, and evidence of this former use in the area. Mitigation and enhancement Any development in the Coomb End area needs to relate to this local character and enhance the Conservation Area.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity	0	0	

Policy No. & Title	Coomb End SSV6		
	Option 1 Allocate the site for residential		
SA Objectives	Option 2 No allocation		Commentary
	Opt1	Opt2	
(taking account of climate change)			
Objective 9: Reduce land, water, air, light, noise pollution	0/?	0	The land is within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area. Previous uses may have resulted in contamination that may pose a risk to human health and/or water environment. Mitigation and enhancement <ul style="list-style-type: none"> Contamination risk assessment is necessary.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	0	Flood Zone 1 (with a small section of the site in zones 2 and 3); the steep nature of the watercourse at Coombend is an issue, and the culverted sections built in the 1880's are structurally failing; however EA has secured £1.6m towards reinforcement works within the existing culvert. Mitigation Development should be sited away from the culvert to ensure its structural integrity is not affected. Flood Risk assessment and Land contamination reports are necessary.
Objective 11 Increase resilience to climate change	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	Site is brownfield.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Joint Waste Core Strategy policies apply.
Summary			
<p>Option 1 allocating this site for residential development would have positive effects on objectives 1, 2, 5, 7 and 12. But negative or uncertain effects on objectives 3, 4, 9 and 10. The site is occupied by buildings in a variety of commercial uses. Option 1 would result in the loss of current employment land. Option 2 not allocating this site would have positive effects on objectives 1, 5 and 12. Since the site is within the Housing Development Boundary, housing development can come forward.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <ul style="list-style-type: none"> Any development in the Coomb End area needs to relate to this local character and enhance the Conservation Area. Land remediation as necessary. Development should be sited away from the culvert to ensure its structural integrity is not affected. 			

Policy No. & Title	Coomb End SSV6 Option 1 Allocate the site for residential Option 2 No allocation		
SA Objectives	Opt1	Opt2	Commentary

Policy No. & Title	Former St Nicholas Infant School SSV20 Option 1 Allocate the site for residential Option 2 No allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	Site is adjacent to Radstock Town Centre with its health facilities Site located within walking distance of town centre bus stops
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+/0	The site is within the Housing Development Boundary therefore even without an allocation, housing development can come forward.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	+/0	Site is currently partially derelict and shows signs of vandalism which has the potential to attract further anti-social behaviour and increase the fear of crime. Conservation and reuse of the buildings would provide a feeling of security and reduce anti-social behaviour, crime and the fear of crime
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+/0	Any development in this location would contribute the viability and vitality of the town centre.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	Development would be adjacent to the town centre (walking distance of shops, facilities and public transport).
Objective 6: Protect and enhance local distinctiveness	++	+/0	This site is adjacent to the Landscape Setting area.
Objective 7: Protect and enhance the district's historic, environmental	+	+/0	This site is within the Conservation Area. This 19th century buildings are regarded as an important heritage asset to Radstock, which display interesting architectural qualities such as the bell tower, and have been constructed using high quality local materials. English Heritage has confirmed that the buildings are of local significance

and cultural assets			which occupy a prominent place in the streetscape, and make a positive contribution to the Conservation Area. Mitigation and enhancement Development should reinstate the important historic features to enhance the character and appearance of the CA and preserve the setting of the surrounding Grade 11 listed buildings.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	0/+	Bats are roosting within the building. Mitigation and enhancement Appropriate ecological mitigation measures are necessary.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The land is within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Flood Zone 1. SuDs is priority.
Objective 11 Increase resilience to climate change	0	0	Other Development Management policies apply – see table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	Site is brownfield.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>Option 1 allocating the site with specific development requirements would perform positively to achieve objectives 1, 2, 3, 4, 5, 6, 7, 8, and 12. The site is within the Housing Development Boundary therefore even without an allocation, option 2 would have the similar effects with option 1. Other Development Management policies would guide the development under option 2.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <p>Mitigation and enhancement</p> <ul style="list-style-type: none"> Development should reinstate the important historic features to enhance the character and appearance of the CA and preserve the setting of the surrounding Grade 11 listed buildings. 			

- Appropriate ecological mitigation measures are necessary.

Policy No. & Title	Bath College Somer Valley campus SSV18 Option 1 Housing (50 dwellings) Option 2 Educational facility led mixed use development with some employment Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 1: Improve the health and well-being of all communities	-	-	0	Option 1 and 2 would result in loss of open space. However there is currently no public access and no formal playing pitch is marked. Mitigation Investigate the use of whether a replacement provision is required.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	Option 1 contributes well to this objective. However the site is no longer available for housing development.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	0	Option 1 could include reinstatement of public right of way linking Wells Road to Waterside would increase access to open space and inclusion of new high quality open space and shared space. Option 2 provides improved educational facilities offering more opportunities for training contributing positively to this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	++	0	Option 2 facilitates a construction skills centre of excellence at the Somer Valley campus providing local people with training opportunities and practical skills that can be utilised in the local employment market. Therefore major positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	0	Both Option 1 and Option 2 allow development within the urban area of Westfield with reasonable access to public transport. Under Option 1 with residential development if reinstatement of public right of way linking Wells Road to Waterside is included, then it helps increase access to open space.
Objective 6: Protect and enhance local distinctiveness	+	+	0	New development may have impact on the landscape setting for Westfield and views across the valley from Haydon. Mitigation: Tree screening is necessary to ensure new development does not cause intrusion into long distance views of the site. A land and visual impact assessment is required.

Policy No. & Title	Bath College Somer Valley campus SSV18 Option 1 Housing (50 dwellings) Option 2 Educational facility led mixed use development with some employment Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	-	-	0	<p>The site is adjacent to MN Conservation Area. The site lies in close proximity to a number of undesignated heritage assets. The most recent are three WW2 pillboxes along the southern boundary of the site (B&NES Historic Environment Record: MBN30293 and MBN30294) and whilst these would not be directly impacted by the development, their setting may be a consideration. Also the historic record of a Bronze Age round barrow within the playing field area (MBN2232), which may not have been an isolated feature as such monuments often occur in groups or in association with earlier/later monuments.</p> <p>Mitigation Building scale and height do not cause intrusion into views from the south east; enhance the setting of the adjacent Conservation Area and listed buildings.</p> <p>A predetermination desk-based archaeological assessment is carried out to assess all previous observations/finds in the vicinity and the likely impact of the propose development, followed by geophysical survey of site, and possibly field evaluation (trial trenching), to fully assess any archaeological impacts of the development.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>The site is open green space but with little ecological value (used for recreation, grass kept mown)</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area. The land is outside the Surface Coal Resource Plan area.</p> <p>Mitigation and enhancement A desk study and site walkover survey to assess the risks of potential contamination should be submitted.</p> <p>A transport statement/assessment needs to be psprepared.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>Flood Zone 1 Use of SuDS is main priority and required by emerging policy</p>
Objective 11	0	0	0	Other Development Management policies apply – see

Policy No. & Title	Bath College Somer Valley campus SSV18 Option 1 Housing (50 dwellings) Option 2 Educational facility led mixed use development with some employment Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Increase resilience to climate change				table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	The potential area is a playing field. However there is no public access and currently not used as a playing pitch. Other Development management policies apply.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>Option 1 allocating the site for housing would perform positively to achieve objectives 1, 3, 5 and 6. However the site is no longer available for housing.</p> <p>Option 2 allocating for Educational facility led mixed use development with some employment would perform positively to achieve objective 3, 4 5 and 6. Option 2 facilitates a construction skills centre of excellence at the Somer Valley campus providing local people with training opportunities and practical skills that can be utilised in the local employment market. Therefore major positive effect on this objective. Option 3 has neutral effects on all objectives.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <p>Mitigation and enhancement</p> <ul style="list-style-type: none"> • Investigate the use of whether a replacement provision is required. • Tree screening is necessary to ensure new development does not cause intrusion into long distance views of the site. A land and visual impact assessment is required. • A desk study and site walkover survey to assess the risks of potential contamination should be submitted. • Building scale and height do not cause intrusion into views from the south east; enhance the setting of the adjacent Conservation Area and listed buildings. • A predetermination desk-based archaeological assessment • A transport statement/assessment needs to be prepared. 				

Policy No. & Title	Cobblers Way (East of St Peter's Factory SSV11 Option 1 Allocate for housing Option 2 No allocation (recently obtained a planning permission)		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	Option 1 and Option 2 with an extant permission require pedestrian and cycle access from Lincombe Road which would make it easier to reach facilities along Wells Road. Green infrastructure requirements and enhanced access to open space to the south and east relate to opportunities to engage in play, leisure and informal recreation and increasing access to open space. Employment floorspace would make it easier to reach workplaces. Planning Permission was granted for 80 dwellings in Aug 2015. However it is not implemented yet therefore Option 1 with development requirements will ensure key requirements are met if new proposals come forward in the future.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	Option 1 and 2 with housing will help achieve this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	Site is currently a green field site that is partially used as a storage ground / dump for materials from previous phases of construction. Potential exists for vandalism. Redevelopment would introduce natural surveillance to a site which currently has none which relates to designing out crime and promoting a feeling of security. Option 1 and 2 approach requires links to Lincombe Road and Cobblers Way and link in with the public right of way running north to south. This relates to maximising connections within and between neighbourhoods. Inclusion of green infrastructure supports recreational functions.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	This location is close to employment opportunities in Midsomer Norton and Westfield. This relates to providing a supply of workers and reducing travel distance to local employment opportunities.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	Option 1 and Option 2 with an extant permission require pedestrian and cycle access from Lincombe Road which would make it easier to reach facilities along Wells Road. Green infrastructure requirements and enhanced access to open space to the south and east
Objective 6: Protect and enhance local distinctiveness	0	0	Site is currently a green field site that is partially used as a storage ground / dump for materials from previous phases of construction. Policy approach includes significant green infrastructure provision and protection of areas vulnerable to landscape impact. The land is adjacent to the Landscape Setting Area. Mitigation: Development to set well back from the

Policy No. & Title	Cobblers Way (East of St Peter's Factory SSV11 Option 1 Allocate for housing Option 2 No allocation (recently obtained a planning permission)		
SA Objectives	Opt 1	Opt 2	Commentary
			plateau edge and retention/strengthening of tree belts.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	The land is not within the Conservation Area. Option 1 and 2 approach includes significant green infrastructure provision and protection of areas vulnerable to landscape impact.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	It is part of important bat corridors. Mitigation: Enhancement of the Waterside stream at the southern boundary. Dark corridors to be in place to protect bat feeding and commuting routes around the sites perimeter.
Objective 9: Reduce land, water, air, light, noise pollution	-	-	The land is within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area. Potential on-site contaminant sources include deep made ground associated with the backfilled quarry; possible contamination associated with fly-tipped material present on site; naturally occurring elevated concentrations of contaminants within the underlying natural soils; possible contamination associated with the former quarrying and limekiln operations undertaken on site. This will need to be mitigated in the draft plan / planning application. Minor aquifer underlying the site. Mitigation protection of the aquifer
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Flood Zone 1. Flood Risk Assessment is necessary. Use of SuDS is main priority and is required by emerging policy Site is at the headwaters of the 'waterside' ordinary watercourse and should therefore look to provide a betterment in surface water runoff from the site compared to existing (this could be referred to in the draft Plan) Mitigation Provision of SuDs by using infiltration techniques.
Objective 11 Increase resilience to climate change	0	0	
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	-	-	The site is greenfield and some area was former quarrying and limekiln operations. Policy PCS5 is particularly relevant.

Policy No. & Title	Cobblers Way (East of St Peter's Factory SSV11 Option 1 Allocate for housing Option 2 No allocation (recently obtained a planning permission)		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Joint Waste Core Strategy policies apply.
<p>Summary Option 1 and 2 have the similar effects on SA objectives. Planning Permission was granted for 80 dwellings in Aug 2015 but no implemented yet therefore Option 1 with development requirements will ensure key requirements are met if new proposals come forward in the future.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <p>Mitigation and enhancement</p> <ul style="list-style-type: none"> • Development to set well back from the plateau edge and retention/strengthening of tree belts. • Enhancement of the Waterside stream at the southern boundary. Dark corridors to be in place to protect bat feeding and commuting routs around the sites perimeter. • Protection of the aquifer • Provision of SuDs by using infiltration techniques. 			

Policy No. & Title	Old Mills Industrial Estate SSV9 Option 1 Allocate the site for employment use (original site) Option 2 Allocate the land west of the Old Mills Industrial Estate Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	0	Development for business uses in this location would make it easier to reach workplaces for local residents. Emerging policy approach requires a community facility which relates to provision of appropriate and accessible community social facilities. Development would build on a currently open and undeveloped green field; however this is not currently publically accessible.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
Objective 3: Promote more vibrant and cohesive communities and reduce anti-social behaviour, crime	+	+	0	Development for business uses in this location would make it easier to reach workplaces for local residents and provide more opportunities for employment.

Policy No. & Title	Old Mills Industrial Estate SSV9			
	Option 1 Allocate the site for employment use (original site)			Option 2 Allocate the land west of the Old Mills Industrial Estate
	Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	0	<p>Option 1 and 2 provide an adequate supply of land to meet a diverse range of employment opportunities to meet the requirements of growth sectors, to correct imbalances between residential and employment development and to help reduce travel distances to work.</p> <p>The site is included in the SV Enterprise Zone. It will prioritize the establishment of a new strategic employment location for the area. It will promote the delivery of new business investment and employment growth and address the Core Strategy Vision & Spatial Strategy for the area.</p> <p>The area involves multiple land ownership.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	0	The area is located within the urban area with good public transport. It can be linked to national cycle routes. The A37 and A369 will also need to be accessible.
Objective 6: Protect and enhance local distinctiveness	0	0	0	<p>The coal mining past is evident within the surrounding landscape, including the widely visible and distinct conical shape of the Old Mills Batch.</p> <p>Mitigation and enhancement Development will need to respond carefully to the site's contrasting edges. Additional planting and screening may also be required to help mitigate potential impacts.</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	<p>The site is not within the MN Conservation Area.</p> <p>Mitigation and enhancement Landscape mitigate measures are necessary to minimise the impact on the surrounding countryside and nearby residential properties</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>No specific ecology designation on site, however it is adjacent to the batch designated as a SNCI and RIG.</p> <p>Mitigation and enhancement Landscape mitigate measures are necessary to minimise the impact on the surrounding countryside and nearby residential properties. This could also have an ecological benefit / provide mitigation</p>
Objective 9: Reduce land, water, air, light,	-	-	0	The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area. Policy M1 applies.

Policy No. & Title	Old Mills Industrial Estate SSV9			
	Option 1 Allocate the site for employment use (original site)			Option 2 Allocate the land west of the Old Mills Industrial Estate
	Option 3 No allocation			
SA Objectives	Opt 1	Opt 2	Opt 3	Commentary
noise pollution				Development would introduce noise into an area that is a currently open green space. This will require remediation in the draft plan / planning application
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0/-	0	Flood Zone 1. Flood Risk Assessment is necessary. Use of SuDS is main priority (refer to DM policies) The majority of option 2 site is in Flood Zone 1, with the Wellow Brook corridor being Flood Zone 2 and 3
Objective 11 Increase resilience to climate change	0	0	0	
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	-	-	-	Options 1 and 2 sites are greenfield. The northern area comprises around 11ha of agricultural land located to the north of the A362. To the north of the site a series of agricultural fields, well defined by hedgerows, slope upwards towards the village of Paulton. The southern area comprises around 4ha of agricultural land which is immediately to the east of the existing Old Mills industrial estate, south of Langley's Lane and the A362. Other Development Management policies apply – see table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>Option 1 and 2 have the similar effects on SA objectives, positive contribution to objectives 1, 3, 4 and 5. Some negative effects have been identified on objectives 9 and 12. The Options 1 and 2 sites are greenfield and has a negative effect on objective 12 encourage careful and efficient use of natural resources.</p> <p>Some mitigation and enhancement measures are recommended as follow;</p> <p>Mitigation and enhancement</p> <ul style="list-style-type: none"> • Development will need to respond carefully to the site's contrasting edges. Additional planting and screening may also be required to help mitigate potential impacts. • Landscape mitigate measures are necessary to minimise the impact on the surrounding countryside and nearby residential properties. This could also have an ecological benefit / provide mitigation • The land is within the Surface Coal Resource Plan area. Policy M1 applies. 				

Policy No. & Title	Batheaston Option 1: Allocate the site for housing SR16 (less than 10 dwellings) Option 2: Incorporate the site into the Housing Development Boundary (HDB)		
SA Objectives	Opt 1 SR16	Opt 2: HDB Revisio n	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	SR16 is within walking distance to the primary school, the village hall, the doctor's surgery, the shops and the village public houses. The site is also adjacent to the village football pitch and to the play park and older children's skate park. If the site was developed it would offer opportunities for people to engage in structured and informal sports and recreation. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	SR16 would contribute to the identified housing requirements, however the site capacity is for less than 10 dwellings. Option 2, including SR16 within the housing development boundary would enable some development to come forward on this brownfield site.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	This proposed development could help to increase the viability of the village shops and increase the opportunities for social interaction. A well designed scheme will promote Objective 3. Other Development Management policies apply – see table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	This site is located within walking distance to the village shops, village hall and public houses. Development on this site may help to sustain these village businesses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	The site is within walking distance of the village bus stops which have routes into Bath and Box. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking. A Public Right of Way (PROW) (BA2/34) runs through the site and there is a Placemaking Plan design principle which requires the PROW to be incorporated into the development.

Policy No. & Title	Batheaston Option 1: Allocate the site for housing SR16 (less than 10 dwellings) Option 2: Incorporate the site into the Housing Development Boundary (HDB)		
SA Objectives	Opt 1 SR16	Opt 2: HDB Revision	Commentary
			The site is close to a purpose built cycle path which runs from Batheaston into Bath city centre.
Objective 6: Protect and enhance local distinctiveness	+	+	Option 1 with specific design and development requirements such as specifying building materials would help achieve this objective. However Core Strategy and Placemaking Plan Development Management policies would provide guidance to The Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Batheaston. Other Development Management policies apply – see table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	The site is adjacent to the Batheaston Conservation area. It is currently covered by concrete garages and development on this site could enhance it and improve the setting of the conservation area. The site would require sensitive design with particular regard to site layout and building heights and soft landscaping to reduce the impact of any development and enhance the site.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The site is currently covered by garages. The development of this site will provide an opportunity to increase the biodiversity on site.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	As this is a central site in close proximity to the village shops and doctors surgeries, bus routes and cycle paths the development of this site should help to reduce reliance on private cars and facilitate the reduction in traffic congestion. Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts. Other Development Management policies apply – see table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	The site is within a Low Flood Risk Zone (FZ1) however Flood Zones 2 and 3 runs along western site boundary. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site. <u>Mitigation and enhancement</u> A sequential approach should be taken within the site to avoid the area with risk of flooding.
Objective 11 Increase resilience to	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

Policy No. & Title	Batheaston Option 1: Allocate the site for housing SR16 (less than 10 dwellings) Option 2: Incorporate the site into the Housing Development Boundary (HDB)		
SA Objectives	Opt 1 SR16	Opt 2: HDB Revision	Commentary
climate change			
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.
Summary:			
Both options 1 and 2 generally perform well against SA objectives. A number of potential significant positive effects have been identified in relation to the Objective 1 to 7. The site is within a Low Flood Risk Zone (FZ1) and Flood Zones 2 and 3 along western site boundary therefore a negative effect on objective 10.			
The original housing capacity for the SR16 site was 10 dwellings; however the capacity was reduced to about 5 dwellings following the further investigation and the site boundary ownership being confirmed. It is not considered as a major development therefore it is not considered necessary to allocate this site. Option 2 would allow SR16 to come forward for limited housing development in accordance with the HDB Review Criteria.			

Policy No. & Title	Camerton Opt 1: No site allocation Opt 2: Bridge Place Farm site Allocation (Around 5 dwellings)		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	0	+	Option 2, the Bridge Place Farm site is within walking distance to the primary school and the village hall.

Policy No. & Title	Camerton Opt 1: No site allocation Opt 2: Bridge Place Farm site Allocation (Around 5 dwellings)		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	+	Option 2 would contribute to the identified housing requirements for Camerton in accordance with Policy RA2 of the Core Strategy however the site capacity is for less than 10 dwellings.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	+	A proposed development could help to increase the viability of the village school, village hall and village public house. Other Development Management policies apply – see table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0/+	Option 2 is located within walking distance to the village pub and village hall. Development on this site may help to sustain these village businesses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	+	Option 2 is within walking distance of the village bus stop. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	0	-	Option 2 lies adjacent to the Cam Brook in the village of Camerton within the Cam and Wellow Brook Valleys Landscape Character Area. The site comprises a small, flat, irregular shaped pasture field immediately adjacent to the Cam Brook. The boundary with the Cam Brook is heavily treed and a dense tree screen also runs along the boundary with the road (Camerton Hill). Other boundaries are open currently and conform to the route of a public footpath. A development in this part of the village would have a negative impact on the landscape character and therefore is not in accordance with this objective. <u>Mitigation and enhancement</u> A landscape and visual impact assessment is necessary.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	-	Bridge Place Farmhouse is a mid/late C17 Grade II Listed Building in a rural setting with open fields on all sides. Building housing development on land at the entrance to the farm on Camerton Hill would harm the setting of the listed building by visually encroaching and intruding on the space about the

Policy No. & Title	Camerton Opt 1: No site allocation Opt 2: Bridge Place Farm site Allocation (Around 5 dwellings)		
SA Objectives	Opt 1	Opt 2	Commentary
			building and on the uninterrupted views of the farm complex looking east. This valley view focusses on the historic building, the group of buildings about it and the open rural scene in the landscape. The site would have a negative impact on the Grade II Listed building.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	-	Option 2 is a well wooded brook and the proximity of the SNCI which emphasises its importance for wildlife, development would destroy this important biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	0	-	Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village. Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	--	Part of Option 2 is within a High Flood Risk Zone (FZ3). <u>Mitigation and enhancement</u> A sequential approach should be taken within the site to avoid the area with risk of flooding. FRA is necessary.
Objective 11 Increase resilience to climate change	0	0	Option 2 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Option 2 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	Joint Waste Core Strategy policies apply.
Summary: Option 1 has neutral effects on the SA objective. Option 2 performs well against objectives 1-5 but performs negatively against objectives 6 - 10. Development on this site would have a detrimental impact on the landscape character and the Grade II Listed House, therefore allocating this site is not recommended.			

Policy No. & Title	Compton Martin Option 1: SR17 (10 dwellings) Option 2: No site allocation		
SA Objectives	Opt 1	Opt 2	Commentary

Policy No. & Title	Compton Martin Option 1: SR17 (10 dwellings) Option 2: No site allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	Site SR17 is within walking distance the village public house and village post office.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0	SR17 would help to meet some of the identified needs (maximum 10 dwellings) for Compton Martin in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	SR17 is located close to the public house and the village post office. Development on this site may help to sustain these village businesses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	0	SR17 is located near to the Compton Martin public house and post office and is close to the bus stops that serve the village. Further SR17 is close to a number of Public Rights of Way which will encourage walking and cycling.
Objective 6: Protect and enhance local distinctiveness	-	0	SR17 is adjacent to the Compton Martin conservation area and the green space has been identified as contributing to the setting of the conservation area. SR17 is also washed over by the AONB and development on this site could have a negative impact on the AONB. <u>Mitigation and enhancement</u> Building materials should reflect the local materials to protect and enhance the local distinctiveness of Compton Martin. Limit the site capacity to a maximum of ten dwellings and the remainder of the site should be left open to avoid harming the AONB setting.

Policy No. & Title	Compton Martin Option 1: SR17 (10 dwellings) Option 2: No site allocation		
SA Objectives	Opt 1	Opt 2	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	-	0	SR17 is adjacent to the Compton Martin conservation area and the green space has been identified as contributing to the setting of the conservation area. <u>Mitigation and enhancement</u> Minimise the impact on the setting of the Compton Martin conservation area by leaving appropriate buffers and green space.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	-	0	SR17 is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. Further the site is also washed over by the AONB and development on this site could have a negative impact on the AONB. <u>Mitigation and enhancement</u> Limit the site capacity to a maximum of ten dwellings and the remainder of the site should be left open to avoid harming the AONB setting. A dark corridor for bats and light sensitive species should be incorporated into the development.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	The site is in within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area. <u>Mitigation and enhancement and enhancement</u> If illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village. Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	SR17 is located within Flood Zone 1.
Objective 11 Increase resilience to climate change	0	0	Development on SR17 would be required to meet policy CP2 of the Core Strategy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Development on SR17 would be required to meet policy CP2 of the Core Strategy.
Objective 13: Promote waste management accordance with the	0	0	Joint Waste Core Strategy policies apply.

Policy No. & Title	Compton Martin Option 1: SR17 (10 dwellings) Option 2: No site allocation		
SA Objectives	Opt 1	Opt 2	Commentary
waste hierarchy (Reduce, Reuse and Recycle)			
<p>Summary</p> <p>Option 2 has neutral effects on the SA objective. Option 1 performs well against objectives 1,2, 4 and 5. Through the site assessment work, some negative effects were identified for Objective 6, 7 and 8, however specific Mitigation and enhancement measures to address these issues are recommended.</p>			

Policy No. & Title	East Harptree Opt 1: SR5 Opt 2: SR6 Opt 3: SR7			
SA Objectives	Opt 1 SR5	Opt 2 SR6	Opt 3 SR7	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Site SR5, SR6 and SR7 are within walking distance to the village green and village shop.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	SR5, SR6 and SR7 would help to meet identified needs for East Harptree in accordance with Policy RA2 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	SR5, SR6 and SR7 could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	SR5, SR6 and SR7 are located within walking distance to the village shop and the hair dressers shop. Development on this site may help to sustain these village businesses.

Policy No. & Title	East Harptree Opt 1: SR5 Opt 2: SR6 Opt 3: SR7			
SA Objectives	Opt 1 SR5	Opt 2 SR6	Opt 3 SR7	Commentary
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	SR5, SR6 and SR7 are within walking distance of the village bus stop. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	+	+	+	SR5, SR6 and SR7 are located within the Mendip Hills AONB and the Upper Chew and Yeo landscape valleys landscape character area. <u>Mitigation and enhancement</u> Any development must not intrude on the skyline which could have a negative impact on the AONB and on this landscape character area. Use building materials to reflect the local materials to protect and enhance the local distinctiveness of East Harptree.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	-	-	--	SR5 site has been identified as a 'gateway into the East Harptree conservation area'. The site is currently covered by hard standing and by redundant farm sheds development on this site could enhance it and improve the setting of the conservation area. <u>Mitigation and enhancement</u> Sensitive design with particular regard to site layout and building heights and soft landscaping to reduce the impact of any development and enhance the site is required. SR6 is adjacent to the East Harptree conservation area. <u>Mitigation and enhancement</u> Any development should regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. SR6 is washed over by the AONB and development on this site could have a negative impact. <u>Mitigation and enhancement</u> Appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside is necessary. SR7 would have a negative impact on the environmental assets of East Harptree as the site is Grade I Agricultural Land. Grade I agricultural land is excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.
Objective 8: Encourage and protect habitats and	0	-	-	SR5 is currently covered by concrete hard standing and a number of barns. The development of this site will provide an

Policy No. & Title	East Harptree Opt 1: SR5 Opt 2: SR6 Opt 3: SR7			
SA Objectives	Opt 1 SR5	Opt 2 SR6	Opt 3 SR7	Commentary
biodiversity and geodiversity (taking account of climate change)				<p>opportunity to increase the biodiversity on site.</p> <p><u>Mitigation and enhancement</u></p> <p>Precautionary working practices for reptiles and nesting birds on the site is necessary. Also consider native planting, mixed species seeding of lawns and gardens and the provision of nest boxes to be incorporated into any site design.</p> <p>SR6 is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p><u>Mitigation and enhancement</u></p> <p>The hedgerows to be conserved and protected and reinstated where possible.</p> <p>SR7 is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p><u>Mitigation and enhancement</u></p> <p>Appropriate Mitigation and enhancement are necessary.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	0	<p>SR5 is in Flood Zone 1. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site. The Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. However restoring and enhancing the watercourse on the site. Also the housing will need to be sited an appropriate distance from the culvert. Further previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.</p> <p>SR6 has been subject to a sequential flood risk and the whole site is in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water</p>

Policy No. & Title	East Harptree Opt 1: SR5 Opt 2: SR6 Opt 3: SR7			
SA Objectives	Opt 1 SR5	Opt 2 SR6	Opt 3 SR7	Commentary
				<p>Flooding assessment that indicated that there is existing surface water flooding issues within the site. The Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.</p> <p>SR7 is in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site. The Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site. Please see the Surface Water Flooding Report.</p>
Objective 11 Increase resilience to climate change	0	0	0	Development on SR5, SR6 and SR7 would be required to meet policy CP2 of the Core Strategy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on SR5, SR6 and SR7 would be required to meet policy CP2 of the Core Strategy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the sites this will be minimal.
Summary:				
<p>Options 1 (SR5) and Option 2 (SR6) would contribute positively to meeting identified housing needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Allocating SR5 for about 10 dwellings would contribute positively to Objective 1, 2, 3, 4, 5 and 6. Allocating SR6 for about 8 dwellings would contribute positively to Objective 1, 2, 3, 4, 5 and 6. However there are some negative effects have been identified on Objective 7 and 8. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles.</p> <p>Option 3 (SR7) SR7 also contribute positively to meeting identified housing needs for the village however it would have a negative impact on the environmental assets of East Harptree as the site is Grade I Agricultural Land. Grade I agricultural land is excellent quality agricultural land.</p>				

Policy No. & Title	Farrington Gurney Option 1: Allocate a site outside the Housing Development Boundary (HDB) Option 2: No site allocation		
SA Objectives	Opt 1 Allocation outside of the HDB	Opt 2 No allocation	Commentary

Policy No. & Title	Farrington Gurney		
	Option 1: Allocate a site outside the Housing Development Boundary (HDB)		
	Option 2: No site allocation		
SA Objectives	Opt 1 Allocation outside of the HDB	Opt 2 No allocation	Commentary
Objective 1: Improve the health and well-being of all communities	++	0	Option 1 for a site outside the HDB which is within walking distance to the village green and village shop could help to promote the health and well-being of any future residents.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	0	Option 1 for a development outside the HDB would help to meet identified needs for Farrington Gurney in accordance with Policy RA1 of the Core Strategy. Further if the site was large enough it could deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	---	0	Option 1 for a development outside the HDB would not be in accordance with the objectives within this SA. There is no school capacity in Farrington Gurney Primary School or in the surrounding schools and therefore any children resulting from the development would have to be taken to the next nearest village with school capacity which would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	Option 1 for a development outside the housing development boundary could help to sustain the village business and improve their viability.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	---	0	Option 1 for a development outside the HDB would not be in accordance with this SA objective. There is no school capacity in the Farrington Gurney Primary School or in the surrounding schools and therefore any children resulting from the development would have to be taken to the next nearest village with school capacity which would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.
Objective 6: Protect and enhance local distinctiveness	+	0	The Draft Placemaking Plan would include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Farrington Gurney.

Policy No. & Title	Farrington Gurney		
	Option 1: Allocate a site outside the Housing Development Boundary (HDB)		
	Option 2: No site allocation		
SA Objectives	Opt 1 Allocation outside of the HDB	Opt 2 No allocation	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets			The Placemaking Plan policies have a requirement that the District's historic, environmental and cultural assets are protected. Other Development Management policies apply – see table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	Option 1 would be a greenfield site. Greenfield sites have the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Option 1 would be subject to a Surface Water Flooding assessment that indicated if there is existing surface water flooding issues within the site.
Objective 11 Increase resilience to climate change	0	0	Option 1 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Option 1 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the sites this will be minimal.
Summary:			

Policy No. & Title	Farrington Gurney		
	Option 1: Allocate a site outside the Housing Development Boundary (HDB)		
	Option 2: No site allocation		
SA Objectives	Opt 1 Allocation outside of the HDB	Opt 2 No allocation	Commentary
<p>Option 1 would contribute positively to meeting identified housing needs for Farrington Gurney in accordance with Policy RA1 of the Core Strategy. However there would be negative impacts as identified in Objective 3 and 5. The opportunities to redevelop the school on the existing site have been explored and the opportunities to expand the school onto neighbouring land have also been explored. At present there is no solution to the lack of school places and therefore no site can be allocated. An allocation would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.</p>			

Policy No. & Title	Hallatrow			
	Option 1: SR21			
	Option 2: SR22			
	Option 3: No site allocation			
SA Objectives	Opt 1 SR21	Opt 2 SR22	Opt 3 No allocation	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	0	SR21 and SR22 are within walking distance the village public house.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	- -	SR21 and SR22 would help to meet identified needs for Hallatrow in accordance with Policy RA2 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	--	--	0	SR21 and SR22 would not be in accordance with the objectives within this SA. There is no school capacity in the High Littleton Primary School or in the surrounding schools and therefore any children resulting from the development would have to be taken to the next nearest village with school capacity which would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.

Policy No. & Title	Hallatrow <i>Option 1: SR21</i> <i>Option 2: SR22</i> <i>Option 3: No site allocation</i>			
SA Objectives	Opt 1 SR21	Opt 2 SR22	Opt 3 No allocation	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	SR21 and SR22 are located close to the village's public house. Development on this site may help to sustain this village business.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	---	---	0	SR21 and SR22 would not be in accordance with the objectives within this SA. There is no school capacity in the High Littleton Primary School or in the surrounding schools and therefore any children resulting from the development would have to be taken to the next nearest village with school capacity which would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy. SR21 and SR22 are within walking distance of the village bus stops. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The Placemaking Plan would require building materials to reflect the local materials to protect and enhance the local distinctiveness of Hallatrow.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	++	0	SR21 is not within the Hallatrow conservation area however there is a requirement that for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. SR22 is not in a conservation area however it is adjacent to the Grade II Listed Tennis Court and out buildings. There would be a requirement for any development to respect and enhance the setting of the Tennis Court Farm. SR22 is currently covered by concrete hard standing and metal farm barns. The re-development of this site could facilitate improving the setting of the Grade II Listed building. <u>Mitigation and enhancement</u> Sensitive design with particular regard to site layout and building heights and soft landscaping to reduce the impact of any development and enhance the site is required
Objective 8: Encourage and	0	+	0	SR21 is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of

Policy No. & Title	Hallatrow Option 1: SR21 Option 2: SR22 Option 3: No site allocation			
SA Objectives	Opt 1 SR21	Opt 2 SR22	Opt 3 No allocation	Commentary
protect habitats and biodiversity and geodiversity (taking account of climate change)				<p>biodiversity on the site. Further the site is also washed over by the Farrington Gurney Farmlands Character Area and development on this site could have a negative impact on the landscape.</p> <p><u>Mitigation and enhancement</u></p> <p>Appropriate Mitigation and enhancement are necessary.</p> <p>SR22 is currently covered by concrete hard standing and a number of barns. The development of this site will provide an opportunity to increase the biodiversity on site.</p> <p><u>Mitigation and enhancement</u></p> <p>Appropriate Mitigation and enhancement are necessary.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>SR21 is in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p>SR22 is in Flood Zone 1. FRA and Land Contamination Reports would be required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p>
Objective 11 Increase resilience to climate change	0	0	0	SR21 and SR22 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	SR21 and SR22 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this

Policy No. & Title	Hallatrow <i>Option 1: SR21</i> <i>Option 2: SR22</i> <i>Option 3: No site allocation</i>			
SA Objectives	Opt 1 SR21	Opt 2 SR22	Opt 3 No allocation	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				policy may have an indirect positive effect. However, due to the small nature of the sites this will be minimal.
Summary:				
Option 1 (SR21) would contribute positively to meeting identified housing needs for Hallatrow in accordance with Policy RA2 of the Core Strategy. However there would be negative impacts as identified in Objective 3 and 5. The opportunities to redevelop the school on the existing site have been explored and the opportunities to expand the school onto neighbouring land have also been explored. At present there is no solution to the lack of school places and therefore no site can be allocated. An allocation would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.				

Policy No. & Title	High Littleton <i>Option 1: Site allocation outside the housing development boundary (HDB)</i> <i>Option 2: No housing allocation</i>		
SA Objectives	Opt 1: Site allocation outside the HDB	Opt 2 No allocation	Commentary
Objective 1: Improve the health and well-being of all communities	+	0	Option 1 is within walking distance to the village green and village shop then it could help to promote the health and well-being of any future residents.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	0	Option 1 would help to meet identified needs for High Littleton in accordance with Policy RA1 of the Core Strategy. Further if the site was large enough it could deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	--	0	Option 1 would not be in accordance with the objectives of the SA. There is no school capacity in the High Littleton Primary School or in the surrounding schools and therefore any children resulting from the development would have to be taken to the next nearest village with school capacity which would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.

Policy No. & Title	High Littleton		
	Option 1: Site allocation outside the housing development boundary (HDB)		
	Option 2: No housing allocation		
SA Objectives	Opt 1: Site allocation outside the HDB	Opt 2 No allocation	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	0	Option 1 could help to sustain the village businesses and improve their viability.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	--	0	Option 1 would not be in accordance with the objectives of the SA. There is no school capacity in the High Littleton Primary School or in the surrounding schools and therefore any children resulting from the development would have to be taken to the next nearest village with school capacity which would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.
Objective 6: Protect and enhance local distinctiveness	0	0	The Placemaking Plan would have a requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of High Littleton.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	Option 1 is a greenfield sites and have the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	The Placemaking Plan policies have a requirement that the District's historic, environmental and cultural assets are protected. Other Development Management policies apply – see table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	Option 1 would be subject to a Surface Water Flooding assessment that indicated if there is existing surface water flooding issues within the site.
Objective 11 Increase	0	0	Option 1 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on

Policy No. & Title	High Littleton <i>Option 1: Site allocation outside the housing development boundary (HDB)</i> <i>Option 2: No housing allocation</i>		
SA Objectives	Opt 1: Site allocation outside the HDB	Opt 2 No allocation	Commentary
resilience to climate change			the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	Option 1 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.
Summary:			
Option 1 would contribute positively to meeting identified housing needs for High Littleton in accordance with Policy RA1 of the Core Strategy. However there would be negative impacts as identified in Objective 3 and 5. The opportunities to redevelop the school on the existing site have been explored and the opportunities to expand the school onto neighbouring land have also been explored. At present there is no solution to the lack of school places and therefore no site can be allocated. An allocation would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.			

Policy No. & Title	Hinton Blewett <i>Option 1: SR8 (2-3dwellings)</i> <i>Option 2: SR9 (2-3 dwellings)</i> <i>Option 3: Incorporate the site into the Housing Development Boundary (2-3 dwellings) (HDB)</i>			
SA Objectives	Opt 1 SR8	Opt 2 SR9	Opt 3 HDB Revision	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Site SR8 and SR9 is within walking distance the village public house.

Policy No. & Title	Hinton Blewett Option 1: SR8 (2-3 dwellings) Option 2: SR9 (2-3 dwellings) Option 3: Incorporate the site into the Housing Development Boundary (2-3 dwellings) (HDB)			
SA Objectives	Opt 1 SR8	Opt 2 SR9	Opt 3 HDB Revision	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	--	0/ +	+	SR8 and SR9 would meet some of the identified housing requirements for Hinton Blewett in accordance with Policy RA2 of the Core Strategy. SR9 is a brownfield site and therefore is in accordance with national policy. Option 3, including the site within the housing development boundary would enable some development to come forward on the sites if they are in accordance with the HDB review criteria.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Site SR8 and SR9 are located close to the village's public house. Development on these sites may help to sustain this village business.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	SR8 and SR9 are close to many public rights of ways (PROWs) which will promote walking in the open countryside.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The Placemaking Plan principles for SR8 and SR9 would include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Hinton Blewett.
Objective 7: Protect and enhance the district's historic, environmental and cultural	-	0	0	SR8 is within the Hinton Blewett conservation area There would be a requirement in the Placemaking Plan for any development on the site to be a 'conservation led design' which fully respects local character.

Policy No. & Title	Hinton Blewett Option 1: SR8 (2-3dwellings) Option 2: SR9 (2-3 dwellings) Option 3: Incorporate the site into the Housing Development Boundary (2-3 dwellings) (HDB)			
SA Objectives	Opt 1 SR8	Opt 2 SR9	Opt 3 HDB Revision	Commentary
assets				
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	–	0	–	<p>SR8 is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. Further the site is also washed over by the AONB and development on this site could have a negative impact.</p> <p><u>SR8 Mitigation and enhancement</u></p> <p>Appropriate Mitigation and enhancement are necessary.</p> <p>SR9 is currently covered by concrete pig stys. The development of this site will provide an opportunity to increase the biodiversity on site.</p> <p><u>SR9 Mitigation and enhancement</u></p> <p>Appropriate Mitigation and enhancement are necessary.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The Placemaking Plan policies would have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.</p> <p>Further, modern site construction practices would be applied to minimise the water, air and light pollution impacts.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	SR8 and SR9 are in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.
Objective 11 Increase resilience to climate change	0	0	0	SR8 and SR9 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy	0	0	0	SR8 and SR9 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

Policy No. & Title	Hinton Blewett Option 1: SR8 (2-3 dwellings) Option 2: SR9 (2-3 dwellings) Option 3: Incorporate the site into the Housing Development Boundary (2-3 dwellings) (HDB)			
SA Objectives	Opt 1 SR8	Opt 2 SR9	Opt 3 HDB Revision	Commentary
and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.
Summary:				
<p>Option 1: The original housing capacity for the SR8 site was about 2-3 dwellings. It is not considered as a major development therefore it is not considered necessary to allocate this site. The site is peripheral from the village and is in an area of loose knit development and would not be accordance with the HDB criteria and therefore will not be recommended.</p> <p>Option 2: The original housing capacity for the SR9 site was about 2-3 dwellings. It is not considered as a major development therefore it is not considered necessary to allocate this site.</p> <p>Option 3: The original housing capacity for the SR9 site was about 2-3 dwellings. It is not considered as a major development therefore it is not considered necessary to allocate this site. Option 3 would allow SR9 to come forward for limited housing development in accordance with the HDB Review Criteria.</p>				

Policy No. & Title	Temple Cloud Option 1 SR24 (site with outline planning permission for 70 dwellings) Option 2 No site allocation		
SA Objectives	Opt 1 SR23	Opt 2 SR 24	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	SR23 and SR24 is within walking distance to the primary school, village hall, garage, shop and the village's bus stops. SR24 is adjacent to the villages football pitch and to the play park If the site was developed it would offer opportunities for people to engage in structured and informal sports and recreation.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	SR23 would meet some of the housing needs (approximately 25 dwellings) for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield. Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy. SR24 would meet identified needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Greenfield development is likely to be more viable

Policy No. & Title	Temple Cloud Option 1 SR24 (site with outline planning permission for 70 dwellings) Option 2 No site allocation		
SA Objectives	Opt 1 SR23	Opt 2 SR 24	Commentary
			compared to brownfield. Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	SR23 and SR24 could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	SR23 and SR24 are located within walking distance to the village shop and to the village hall. Development on this site may help to sustain these village businesses/organisations in the future.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	SR23 and SR24 are within walking distance to the A37 and to the village bus stops that provide routes to Bristol, Bath, Wells and the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	+	+	The Placemaking Plan principles for both sites would include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Temple Cloud.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	+	SR23 is adjacent to the Grade II Listed Temple Inn Public House. Placemaking plan principles for the site would require sensitive design with particular regard to site layout and building heights and soft landscaping to reduce the impact of any development on the Grade II Listed building. SR24 is not adjacent to any listed buildings however the Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. There will be no impact on the historic or cultural assets of Temple Cloud.
Objective 8:	0	0	SR23 and SR24 are greenfield sites and have the potential

Policy No. & Title	Temple Cloud Option 1 SR24 (site with outline planning permission for 70 dwellings) Option 2 No site allocation		
SA Objectives	Opt 1 SR23	Opt 2 SR 24	Commentary
Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)			to support biodiversity. Therefore there could be a loss of biodiversity on the site. <u>SR23 and SR24 Mitigation and enhancement</u> There is a requirement in the Placemaking Plan emerging principles for any development to maintain and strengthen the integrity and connectivity of the green infrastructure on the site. Further there is also a requirement in the design principles for hedgerows to be protected and reinstated where possible.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	SR23 and SR24 are in Flood Zone1. FRA and Land Contamination Reports are required.
Objective 11 Increase resilience to climate change	0	0	SR23 and SR24 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	SR23 and SR24 would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.
Summary			
Option 2 (SR24) would contribute positively to meeting identified housing needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6 and 7. However there are some negative effects have been identified on 8. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles.			

Policy No. & Title	Temple Cloud Option 1 SR24 (site with outline planning permission for 70 dwellings) Option 2 No site allocation		
SA Objectives	Opt 1 SR23	Opt 2 SR 24	Commentary
Option 1 (SR23) would contribute to meeting some of the identified housing needs for the village however site SR24 would deliver all the necessary housing needs alongside appropriate Mitigation and enhancement.			

Policy No. & Title	Timsbury Option 1: SR13 (20-25 dwellings) Option 2: SR14 (25 dwellings) Option 3: SR15 (about 20 dwellings)			
SA Objectives	Option 1 SR13	Option 2 SR14	Option 3 SR15	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	++	SR13 is within an acceptable walking distances of the village shops The site is within walking distance of doctor's surgery. The site is within walking distance of the village hall and children's play park. SR14 is adjacent to the village hall, the cricket ground and children's park. SR14 is also within walking distance of the villages' shops and primary school. If the site is developed it would offer opportunities for people to engage in structured and informal sports and recreation. SR15 is located adjacent to the village's primary school and is within walking distance of the shops and businesses. SR15 is also within a short walking distance of the village doctor's surgery. The site is within short walking distance of the Timsbury village hall and the village park and playing fields.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	SR13, SR14 and SR15 would help to meet identified needs for Timsbury in accordance with Policy RA1 of the Core Strategy. Further SR13 is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.

Policy No. & Title	Timsbury <i>Option 1: SR13 (20-25 dwellings)</i> <i>Option 2: SR14 (25 dwellings)</i> <i>Option 3: SR15 (about 20 dwellings)</i>			
SA Objectives	Option 1 SR13	Option 2 SR14	Option 3 SR15	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	++	+	<p>SR13 is located within acceptable walking distances to the village shops, village businesses and to the village hall Development on this site will help to sustain these village businesses/organisations.</p> <p>SR14 has the potential to provide employment space and dwellings which will improve the employment opportunities in the village. This site is located within walking distance to the village shops, village businesses and to the village hall. Development on this site will help to sustain these village businesses/organisations.</p> <p>SR15 is located within walking distance to the village shops, village businesses and to the village hall. Development on this site will help to sustain these village businesses/organisations.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	<p>SR13 is within acceptable walking distances of the village bus stops which provide services to Bath, Bristol and to the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.</p> <p>SR14 and SR15 are The site is adjacent the village bus stops which provide routes to Bristol, Bath, and the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.</p>
Objective 6: Protect and enhance local distinctiveness	+	+	+	The Placemaking Plan principles for the proposed sites would include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Timsbury.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	-	+	+	<p>SR13 is not in the Timsbury conservation area however it is adjacent to Greenhill House which has been identified as a local heritage asset. There is a Ha-Ha running along the northern edge of the site and there is a plateau which has been identified as a landscape feature.</p> <p><u>Mitigation and enhancement</u></p> <p>There would be a requirement in the Placemaking Plan for any development on the site to be a 'conservation led design' which provides a setting to Greenhill House.</p> <p>SR14 is not within the Timsbury conservation area however it has been identified a 'gateway</p>

Policy No. & Title	Timsbury			
	Option 1: SR13 (20-25 dwellings) Option 2: SR14 (25 dwellings) Option 3: SR15 (about 20 dwellings)			
SA Objectives	Option 1 SR13	Option 2 SR14	Option 3 SR15	Commentary
				<p>into the village’.</p> <p><u>Mitigation and enhancement</u></p> <p>The Placemaking Plan principles require any development to have particular regard to site layout, building height and soft landscaping, to minimise the visual impact of the development in this sensitive location.</p> <p>SR15 is not within the Timsbury Conservation area however it is close to the historic core of Timsbury village.</p> <p><u>Mitigation and enhancement</u></p> <p>There is a Placemaking Plan requirement for any development on the site is have regard to site layout, building height and soft landscaping to minimise the visual impact of the development. There will be no impact on the historic or cultural assets of Timsbury.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	+	0	<p>SR13 and SR15 are greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p><u>Mitigation and enhancement</u></p> <p>Appropriate Mitigation and enhancement are necessary.</p> <p>SR14 is a brownfield site which is covered by concrete hard standing. The redevelopment of this site will increase the biodiversity potential on this site.</p> <p><u>Mitigation and enhancement</u></p> <p>The Draft Placemaking Plan development and design principles require maintenance and strengthening the integrity and connectivity of the green infrastructure.</p> <p>Further there is an additional emerging policy which requires enhancement of the site for biodiversity, including mixed species seeding of lawns and the provision of nest boxes and hedgehog boxes on the site.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>Modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
Objective 10:	0	0	0	<p>SR13, SR14 and Sr15 are in Flood Zone 1.</p>

Policy No. & Title	Timsbury			
	Option 1: SR13 (20-25 dwellings) Option 2: SR14 (25 dwellings) Option 3: SR15 (about 20 dwellings)			
SA Objectives	Option 1 SR13	Option 2 SR14	Option 3 SR15	Commentary
Reduce vulnerability to, and manage flood risk (taking account of climate change)				FRA and Land Contamination Reports are required.
Objective 11 Increase resilience to climate change	0	0	0	Development on SR13, SR14 and SR15 would be required to meet policy CP2 of the Core Strategy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on SR13, SR14 or SR15 would be required to meet policy CP2 of the Core Strategy. .
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.
Summary: Options 2 (SR14) and Option 3(SR15) would contribute positively to meeting identified housing needs for Timsbury in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6, 7 and 8. Allocating site SR15 for about 20 dwellings would contribute positively to Objective 1, 2, 3, 5, 6 and 7. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles in the Draft Placemaking Plan to ensure that the site is in accordance with all the SA objectives. Option 1 (SR13) would have a less of a positive impact on the SA objectives when compared to Options 2 and 3.				

Policy No. & Title	West Harptree				
	Option 1: SR1 (10 dwellings) Option 2: SR2 (site with outline planning permission for 17 dwellings) Option 3:SR3 (10 dwellings) Option 4: SR4 (4 dwellings)				
SA Objectives	Opt 1 SR1	Opt 2 SR2	Opt 3 SR3	Opt 4 SR4	Commentary
Objective 1: Improve the health and well-being of all communities	+	+			SR1, SR2, SR3 and SR4 are within walking distance of the doctor's surgery, the village shop, the beauty salon and the village's two public houses.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	–	<p>SR1 and SR2 would help to meet the identified needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield. Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9.</p> <p>SR3 would help to meet the identified needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield. SR3 is unlikely to deliver any quantum of Affordable Housing compared to other sites in village.</p> <p>This site would help to meet some of the identified needs for West Harptree (maximum 4 dwellings) in accordance with Policy RA2 of the Core Strategy. No – no Affordable Housing would be secured.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	+	<p>SR1, SR2, SR3 and SR4 could help to increase the viability of the village shop and increase the opportunities for social interaction.</p> <p>Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	+	SR1, SR2, SR3 and SR4 are located close to the village shop, beauty salon and to the village's two public houses. Development on this site may help to sustain these village businesses.

Policy No. & Title	West Harptree				
	Option 1: SR1 (10 dwellings) Option 2: SR2 (site with outline planning permission for 17 dwellings) Option 3:SR3 (10 dwellings) Option 4: SR4 (4 dwellings)				
SA Objectives	Opt 1 SR1	Opt 2 SR2	Opt 3 SR3	Opt 4 SR4	Commentary
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	+	+	SR1 and SR2 are within walking distance of the village shop however the route to the shop is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities. SR1 and SR2 are within walking distance of the bus stops that serve the village however the footpaths to the bus stops is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities. <u>SR1 and SR2 Mitigation and enhancement</u> The Draft Placemaking Plan policy principles would require an alternative footway from the site into the village. SR3 is within walking distance of the village shop, village hall and to the bus stops that serve the village. Further the site is located close to a number of public rights of ways which will promote walking. SR4 is within walking distance of the village shop and to the bus stops that serve the village. Further the site is located close to a number of public rights of ways which will promote walking.
Objective 6: Protect and enhance local distinctiveness	+	+	+	+	The Placemaking Plan principles for SR1, SR2, SR3 and SR4 would have a requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of West Harptree.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	-	+	SR1, SR2 and SR4 are not in or adjacent to the West Harptree conservation area and therefore would not have a negative impact on the historic or cultural assets within the village. SR3 is adjacent to the West Harptree conservation area. <u>SR3 Mitigation and enhancement</u> There is a requirement for any development on this site to minimise the impact on the setting of the West Harptree conservation area.
Objective 8: Encourage and protect habitats and biodiversity	-	0/+	-	-	SR1 and SR2 are adjacent to the West Harptree conservation area. SR1 The lies within the Upper Chew and Yeo Valley Landscape Character Area and the Mendips Hills AONB.

Policy No. & Title	West Harptree <i>Option 1: SR1 (10 dwellings)</i> <i>Option 2: SR2 (site with outline planning permission for 17 dwellings)</i> <i>Option 3:SR3 (10 dwellings)</i> <i>Option 4: SR4 (4 dwellings)</i>				
SA Objectives	Opt 1 SR1	Opt 2 SR2	Opt 3 SR3	Opt 4 SR4	Commentary
and geodiversity (taking account of climate change)					<p><u>SR1 and SR2 Mitigation and enhancement</u></p> <p>There would be a requirement in the Draft Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. There would also be a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p> <p>SR1 is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. Further the site is also washed over by the AONB and development on this site could have a negative impact. The southern and eastern hedgerows and the stream line have been identified as important features and as visual containment.</p> <p><u>SR1 Mitigation and enhancement</u></p> <p>The Draft Placemaking Plan requirement for any garden boundaries to be a minimum of 15m's from the centre line of the eastern and southern boundaries. There would also be a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p> <p>SR2 is part brownfield and part greenfield. The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. Further the site is also washed over by the AONB and development on this site could have a negative impact. The southern and eastern hedgerows and the stream line have been identified as important features and as visual containment.</p> <p><u>SR2 Mitigation and enhancement</u></p> <p>The Draft Placemaking plan would require any garden boundaries to be a minimum of 15m's from the centre line of the eastern and southern boundaries.</p> <p>SR3 is a greenfield site and has the potential to</p>

Policy No. & Title	West Harptree				
	Option 1: SR1 (10 dwellings) Option 2: SR2 (site with outline planning permission for 17 dwellings) Option 3:SR3 (10 dwellings) Option 4: SR4 (4 dwellings)				
SA Objectives	Opt 1 SR1	Opt 2 SR2	Opt 3 SR3	Opt 4 SR4	Commentary
					<p>support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p><u>SR3 Mitigation and enhancement</u></p> <p>There would be a requirement for any development to maintain and strengthen the integrity and connectivity of the green infrastructure.</p> <p>SR4 is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. There is a copse on site which could be destroyed if development was to take place.</p> <p><u>SR4 Mitigation and enhancement</u></p> <p>There is a Placemaking Plan principle requirement for any development to incorporate the copse into any development scheme for the site. There is also a requirement for any development to maintain and strengthen the integrity and connectivity of the green infrastructure.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	0	Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	–	0	0	<p>SR1, SR3 and SR4 are in Flood Zone 1. This site is in Flood Zone 1.</p> <p>SR2 has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p><u>SR2 Mitigation and enhancement</u></p> <p>The Draft Placemaking Plan development and design principles would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site. Please refer to the Surface Water Flooding Report. A full drainage strategy should be provided which demonstrates that the site can be adequately drained without increasing flood risk elsewhere and to ensure that the surface water flooding on the site can be mitigated.</p>
Objective 11 Increase resilience to climate change	0	0	0	0	Development on this site would be required to meet Policy CP2 of the Core Strategy. .
Objective 12: Encourage careful and	0	0	0	0	Development on this site would be required to meet Policy CP2 of the Core Strategy.

Policy No. & Title	West Harptree <i>Option 1: SR1 (10 dwellings)</i> <i>Option 2: SR2 (site with outline planning permission for 17 dwellings)</i> <i>Option 3:SR3 (10 dwellings)</i> <i>Option 4: SR4 (4 dwellings)</i>				
SA Objectives	Opt 1 SR1	Opt 2 SR2	Opt 3 SR3	Opt 4 SR4	Commentary
efficient use of natural resources including energy and encourage sustainable construction					
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.
<p>Options 2 (SR2) would contribute positively to meeting identified housing needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Allocating this site for about 17 dwellings would contribute positively to Objective 1, 2, 4, 5, 6 and 7. However there are some negative effects have been identified on Objective 8 and 10. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles which will allow this site to come forward for housing. Further this site is part brownfield and part greenfield which is more sustainable to develop than greenfield land.</p> <p>Option 1, (SR1), Option 3 (SR3) and Option 4 would have a less of a positive impact on the SA objectives when compared to Option 1 (SR1).</p>					