

Bath and North East Somerset Core Strategy Green Belt Site Allocations Sustainability Appraisal

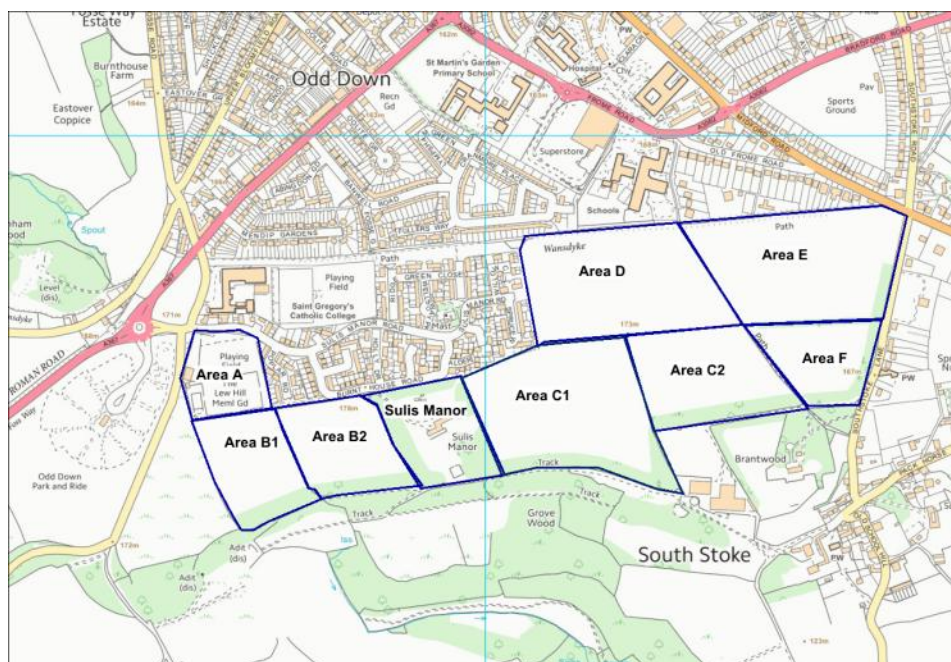
This is an addendum to the SA Report Annex L (March 2013)(CD9/A1/5) and needs to be read along with the main report. General sustainability was considered through the Annex L and only the key significant effects/ impacts are noted in the report. Key new evidence used is listed below.

	Sub-questions: Does the policy/proposal ---	New Key Evidence used (Core Document Number)
Objective 1 Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	Transport Study Local Education Requirements for the sites (CD10/E21)
Objective 2 Improve the health and well-being of all communities	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	Transport Study Wales & West Utilities Information Gas Pipeline – Broadmoor lane, Weston (CD10/E15) Valuing people, place and nature a Green Infrastructure Strategy (CD10/E17)
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	SHMA (CD9/H4) Strategic Greenfield Allocations Viability Test (CD10/E7) Register of Town or Village Greens ((CD10/E4)
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality 	

	<ul style="list-style-type: none"> • Provide a diverse range of employment opportunities in a variety of sectors 	
<p>Objective 8 Build a strong, competitive economy and enable local businesses to prosper</p>	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	
<p>Objective 9 Increase availability of local produce and materials</p>	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	
<p>Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	<p>Transport Access Assessment (CD9/12/1-27) (CD10/E8)</p>
<p>Objective 11 Reduce the need and desire to travel by car</p>	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	<p>Transport Access Assessment (CD9/12/1-27) (CD10/E8)(CD10/E22)</p>
<p>Objective 12 Protect and enhance local distinctiveness</p>	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	<p>WHS Setting and AONB Landscape and Visual Impact Assessment Preliminary Arboricultural Assessment (CD10/E2-6)</p> <p>GB Review Stage 2</p>
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	<p>Heritage Asset Study GB Review Stage 2 Addendum to Landscape & Visual Impact Assessment: (October 2013)(CD10/E11 – E13)</p>
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	<p>Preliminary Ecological surveys and Assessment 2008 and 2013 Preliminary Arboricultural Assessment (CD10/E2-E6) Bat Survey Weston Bat Survey (CD10/E9) South West Keynsham further detailed ecological survey (CD10/E10) Green Field Site Emerging</p>

		Allocations – Ecological Issues (CD10/E11) Core Strategy Amendments Habitat Regulations Assessments (Nov 2013)(CD10/A2)
Objective 15 Reduce land, water, air, light, noise pollution	<ul style="list-style-type: none"> • Minimise land, water, air, light, noise pollution 	
Objective 16 Encourage sustainable construction	<ul style="list-style-type: none"> • Help development that demonstrates sustainable design and construction • Minimise consumption and extraction of minerals 	Strategic Greenfield Allocations Viability Test (CD10/E7)
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and ‘greenhouse’ emissions • Promote sustainable energy generation and distribution 	Renewable Energy Assessment for B&NES Green Belt sites (CD10/E17)
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	Water Infrastructure and Geotechnical Prioritisation Report (CD9/I3)
Objective 19 Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> • Promote the conservation and wise use of land • Keep water consumption within local carrying capacity limits (taking account of climate change) • Minimise consumption and extraction of minerals 	Renewable Energy potential for B&NES Green Belt sites Assessment (CD10/E16)
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> • Reduce waste not put to any use 	

Bath Odd Down: 300 homes



Summary key comments

1. All areas assessed provide similar major positive effects on social and economic objectives. Good access to a variety of services and facilities in Bath city centre and Odd Down local centre by foot and public transport as well as good access to countryside with potential to improve Green Infrastructure. Connectivity between the sites and surrounding environment should be carefully considered through the Masterplan process. Development will help to meet identified housing needs to support economic growth in Bath where the district's major economic activity is planned and is most deliverable and to allow the workforce to live closer to where they work.
2. The evidence indicates that the southern edge of sites B1, B2, C1 and C2, and areas E and F have a significant negative impact on the WHS Setting, South Stoke Conservation Area and the AONB which would be very difficult to successfully mitigate. The northern boundary of Areas D and E is formed by the Wansdyke Scheduled Ancient Monument and evidence shows that development of these sites will have a high negative impact on significance of the setting of the Wansdyke.
3. Area A and Sulis Manor have existing uses but are potentially available for development. Area A contains the Football Club - the full/partial relocation of this facility within the site or adjoining Green Belt land would be required. The relocation of the Language School use be facilitated or this use could be retained on site.

SA Matrix for Odd Down

Odd Down	A	B (B1& B2)	Sulis Manor	C1	C2	D	E	F
Area	2.33 ha	6.6 ha	3.2 ha	7.5 ha	4.5 ha	6.8 ha	7 ha	2.7 ha
Objective 1 Improve accessibility to community facilities and local services	++	++	++	++	+	++	++	++
Objective 2 Improve the health and well-being of all communities	++	++	++	++	++	++	++	++
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	+/?	++	+/?	++	++	++	++	++
Objective 4 Promote stronger more vibrant and cohesive communities	++	++	++	++	+	++	++	+
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	0	0	0	0	0	0	0	0
Objective 6 Improve the availability and provision of employment training	0	0	0	0	0	0	0	0
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	++	++	+	++	++	++	++	++
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	++	++	+	++	++	++	++	++
Objective 9 Increase availability of local produce and materials	-	-	-	-	-	-	-	-
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	++	++	++	++	++
Objective 11 Reduce the need and desire to travel by car	++	++	++	++	++	++	++	++
Objective 12 Protect and enhance local distinctiveness	-	-/--	--	-/--	-/--	-	-/--	--
Objective 13 Protect and enhance the district's historic, environmental and cultural assets	0	-/--	--	-/--	-/--	--	--	--
Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)	-	-	-	-	-	-	-	-
Objective 15 Reduce land, water, air, light, noise pollution	-	-	-	-	-	-	-	-
Objective 16 Encourage sustainable construction	+	+	+	+	+	+	+	+
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	+	+	+	+	+	+	+	+
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	0	0	0	0	0
Objective 19 Encourage careful and efficient use of natural resources	-	-	-	-	-	-	-	-
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	0	0	0	0

Key comments and mitigation measures

Area A Odd Down Football Club

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Odd Down local centre. This site is in current use as a Football Club, this use would need to be retained in the same broad location.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre and Odd Down local centre.
- Obj 3 Major positive effects on contributing to meet identified needs for housing. However, it requires full or part relocation of the existing football club to deliver.
- Obj 10/11 Good accessibility to the existing public transport network. New development provides opportunities to provide safe access to bus stops where no footway is currently provided.
- Obj 12 The WHS Setting and AONB Landscape and Visual Impact Assessment (LVIA) report notes that development within Area A would relate well to the adjacent Sulis Manor housing estate. There would be a medium-low impact on the AONB. New development should enhance existing or incorporate new Public Rights of Way.
- Obj 13 Area A is located adjacent within the World Heritage Site, but is not directly adjacent to a Conservation Area or listed building. As noted above, the WHS Setting and AONB Landscape Visual Impact Assessment notes that development here would not result in a change in the nature of the compact city form of Bath, unless development of significantly increased height was considered.
- Obj 14 The Preliminary Arboricultural Assessment for Odd Down/Sulis Manor states that Manor Road is defined by existing hedgerows that provide important screening and a buffer from the nearby Park and Ride facility. There is potential for enhancing these features and to improve the current rather sparse and poor landscape planting along Sulis Manor Road adjacent to the sports club and football pitches. This would help to develop the skyline seen from Combe Hay Lane across the pasture slopes that drop down towards the Cam Valley and Combe Hay. An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species
- Obj 15 Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Former Fullers Earth Site for residual waste but no proposal has yet been submitted. No strategic negative cumulative impacts are identified, however cumulative impact should be considered though the Development Management process.

Areas B1 & B2

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Odd Down Local Centre.

- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre and Odd Down Local Centre.
- Obj 3 A major positive effect on contributing to meet identified needs for housing.
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS Setting and AONB LVIA report advises that development of any kind in the southern part of the area would be highly detrimental to maintaining the hidden nature of the city. An enhanced tree belt on the southern edge of the site could protect the visual screening of the site from wider views to the south. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 The site is located adjacent to and within the setting of the World Heritage Site, but not directly adjacent to a Conservation Area or listed building. The WHS and AONB LVIA notes that development of any kind in the southern half of the area would be highly detrimental to maintaining the hidden nature of the city. Protect the WHS setting by preventing the visual intrusion of development to the south of the site, by light pollution, defining an acceptable southerly extent of development and determining appropriate building heights.
- Obj 14 The Preliminary Arboricultural Assessment for Odd Down/Sulis Manor has identified that there is existing belts of young, broadleaf plantations on site which have the capacity to develop into beneficial landscape features. An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy, ensuring that this solar potential is realised through design.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Former Fullers Earth Site for residual waste but no proposal has yet been submitted. No strategic negative cumulative impacts are identified however cumulative impact should be considered though the Development Management process.

Sulis Manor

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Odd Down Local Centre.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre and Odd Down Local Centre.
- Obj 3 Major positive effect on contributing to meet identified needs for housing, however it may require relocation of current language school use.

- Obj 4 Positive effect on contributing to strengthen the local centre. New development should provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath. This site is part of a language school and this may need to be relocated to facilitate additional housing development.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 Existing mature trees should be retained and there is also potential for retention and conversion of the Sulis Manor building to add local character. The area is of medium impact on the AONB rising to high on the southern edge. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 The site is located adjacent to and within the setting of the World Heritage Site, but not directly adjacent to a Conservation Area or listed buildings. This area is well screened by mature trees. Protect the WHS setting by preventing the visual intrusion of development to the south of the site, by light pollution, defining an acceptable southerly extent of development and determining appropriate building heights. There is scope for the existing Sulis Manor building to be retained or converted.
- Obj 14 Preliminary Arboricultural Assessment for Odd Down/Sulis Manor states that the trees in the grounds of Sulis Manor make a significant contribution to the landscape amenity of this Core Strategy area, buffering the southern perimeter of the Sulis Manor housing estate and creating a prominent skyline feature screening the urban fringe from strategic locations to the south and south-east. The trees surrounding Sulis Manor do not appear to have been managed strategically recently. Some of the mature trees, especially on the south and east sides of the property, are in decline and developing gaps that could be taken advantage of to create positive links to extend public access and promote the potential of the site for passive recreation.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Former Fullers Earth Site for residual waste but no proposal has yet been submitted. No strategic negative cumulative impacts are identified however cumulative impact should be considered though the Development Management process.

Areas C1 & C2

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Odd Down Local Centre. However C2 is less accessible therefore careful linkages are necessary through adjoining development areas.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre and Odd Down Local Centre.
- Obj 3 Major positive effect on contributing to meet identified needs for housing
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath, with the potential to link to additional employment opportunities directly to the south of this site at Manor Farm.

- Obj 12 The WHS Setting and AONB LVIA report advises that development of any kind in the southern edge of the area would be highly detrimental to maintaining the hidden nature of the city. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 Development within C1 & C2 would reduce the separation between the City of Bath and South Stoke Village and Conservation Area, but a buffer area could still be maintained providing that land cell F was not also released for development mitigating this harm. Protect the WHS setting by preventing the visual intrusion of development to the south of the site, by light pollution, defining an acceptable southerly extent of development and determining appropriate building heights. .
- Obj 14 Preliminary Arboricultural Assessment for Odd Down/Sulis Manor states that there are existing belts of young, broadleaf plantations. These have the capacity to develop into beneficial landscape features both within the immediate vicinity of the area but also in relation to distant views into and from the site, in particular from the neighbouring green belt and South Stoke Conservation Area. An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species
- Obj 15 Any new development on greenfield land has a major negative effect on this objective. This should be minimised with modern construction practice. Any planning applications for development will be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Former Fullers Earth Site for residual waste but no proposal has yet been submitted. No strategic negative cumulative impacts are identified however cumulative impact should be considered though the Development Management process.

Area D

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Odd Down Local Centre.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre and Odd Down Local Centre.
- Obj 3 Major positive effect on contributing to meet identified needs for housing
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath, with the potential to link to additional employment opportunities directly to the south of this cell.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS Setting and AONB LVIA report advises that, assuming 2 storey development, then development in this land cell is unlikely to be detrimental to maintaining the hidden city.
- Obj 13 Site D is located adjacent to and within the setting of the World Heritage Site, but not directly adjacent to a Conservation Area or listed building. The WHS and AONB LVIA

advises that development in this area is unlikely to be detrimental to maintaining the hidden city of reducing the open view from Cross Keys. However, the northern boundary of the area is formed by the Wansdyke Scheduled Ancient Monument and development here would cause significant harm to the setting of the Wansdyke.

- Obj 14 The Preliminary Arboricultural Assessment for Odd Down/Sulis Manor has identified that there is currently little integration between the existing Sulis Manor housing estate and the surrounding green spaces and positive links to the Wansdyke should be developed to raise both awareness of the archaeological significance of the site and to promote use of the zone for integrated passive recreation. The eastern fringe of the Sulis Manor estate is currently defined by an established mixed native shrub hedgerow and occasional specimen trees (TN8 – see section CS1.13 below). It would be possible to make gaps in the hedgerow to create an inclusive landscape with links to future development to the east An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species
- Obj 15 Any new development on greenfield land has a major negative effect on this objective. This should be minimised with modern construction practice. Any planning applications for development will be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Former Fullers Earth Site for residual waste but no proposal has yet been submitted. No strategic negative cumulative impacts are identified however cumulative impact should be considered through the Development Management process.

Area E

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Odd Down Local Centre.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre and Odd Down Local Centre.
- Obj 3 Major positive effect on contributing to meet identified needs for housing
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS Setting and AONB LVIA report advises that the overall sensitivity of this land cell in terms of the AONB ranges from medium (in proximity of the Wansdyke) to high (as you approach the plateau and the settlement of South Stoke).
- Obj 13 Land cell E is located adjacent to and within the setting of the World Heritage Site and adjacent to the Cross Keys Inn (Grade II listed building) at the junction of Southstoke Lane and Midford Road. The impact of development is therefore deemed to be high negative. The WHS and AONB LVIA advises that this land cell contributes to

the understanding of Georgian routes as it is one of the few remaining open views across the “Down” from Midford Road and Cross Keys. Much of the northern boundary of the land cell is formed by the Wansdyke Scheduled Ancient Monument. The northern boundary of Cells D and E is formed by the Wansdyke Scheduled Ancient Monument and development will cause significant harm to the setting of the Wansdyke.

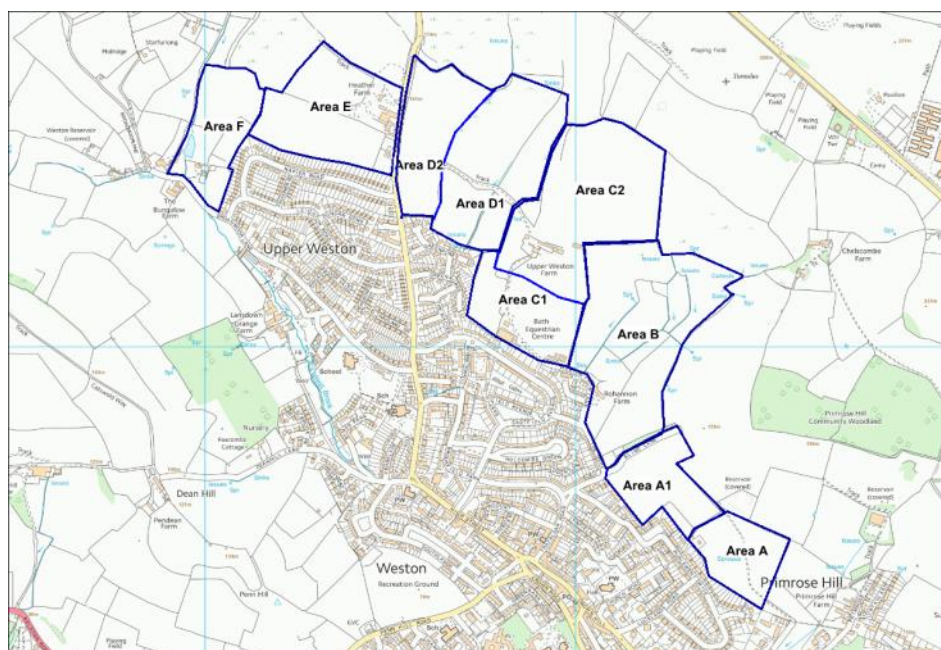
- Obj 14 The Preliminary Arboricultural Assessment for Odd Down/Sulis Manor has identified that there is currently little integration between the existing Sulis Manor housing estate and the surrounding green spaces and positive links to the Wansdyke should be developed to raise both awareness of the archaeological significance of the site and to promote use of the zone for integrated passive recreation. An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development will be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Former Fullers Earth Site for residual waste but no proposal has yet been submitted. No strategic negative cumulative impacts are identified however cumulative impact should be considered though the Development Management process.

Area F

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Odd Down Local Centre.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre and Odd Down Local Centre.
- Obj 3 Major positive effect on contributing to meet identified needs for housing
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath.
- Obj 8 It helps to meet identified needs for Bath where the district’s major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS Setting and AONB LVIA report advises that development within Area F would be highly detrimental to maintaining the hidden nature of the city of Bath. Development in the southern part of the fields could therefore result in a comparatively greater sense of encroachment into the countryside. It is deemed high negative impact on the AONB.
- Obj 13 Area F is located within the setting of the World Heritage Site. The WHS Setting and AONB LVIA report advises that development within land cell F would be highly detrimental to maintaining the hidden nature of the city of Bath.

- Obj 14 An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with m construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy, ensuring that this solar potential is realised through design.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Former Fullers Earth Site for residual waste but no proposal has yet been submitted. No strategic negative cumulative impacts are identified however cumulative impact should be considered though the Development Management process.

Bath Weston Capacity 300 dwellings



Summary comments

1. All areas assessed except Site A and F provide similar major positive effects on social and economic objectives. All areas have good access to a variety of services and facilities in Bath city centre, Weston Village local centre and RUH hospital by alternatives to the private car as well as good access to countryside with potential to improve Green Infrastructure. Development at Weston would help to meet identified housing needs to support economic growth in Bath where the district's major economic activity is planned and more likely to be delivered and to allow the workforce to live closer to where they work.
2. Area F has a high pressure gas pipe running through in the middle of the area severely limiting capacity. Also there is an outstanding highways objection to development of this site due to exacerbation of existing highway safety concerns.
3. Area A is now registered as a Village Green and is therefore no longer available for development.
4. The WHS Setting and AONB Landscape Visual Impact Assessment(LVIA) and Heritage Assets Study identify the areas where development has a significant harmful impact on the WHS Setting, AONB and Heritage Assets are highly unlikely to be mitigated (Part of E, Part of D1/D2, Part of C1/2, B, A1 and A). These assessments also identified the areas where development has a harmful impact but may be mitigated with appropriate landscape measures (Part of E, D2 and C1).
5. The Water Infrastructure & Geotechnical Report highlights that parts of E, D1, parts of C, B, A1 and A are not developable for geological and flooding reasons, or would require more extensive remediation impacting on development viability.

SA Matrix for Bath Weston

	A	A1	B	C1	C2	D1	D2	E	F
	4 ha	4.8 ha	15 ha	5 ha	13 ha	10 ha	6.1 ha	9 ha	5.4 ha
Objective 1 Improve accessibility to community facilities and local services	++	++	++	++	+	++	++	++	+
Objective 2 Improve the health and well-being of all communities	++	++	++	++	+	++	++	++	--
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	--	-	++/- -	++/- -	++/-	++/-	++/-	++/- -	--
Objective 4 Promote stronger more vibrant and cohesive communities	++	++	++	++	++	++	++	++	++
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	0	0	0	0	0	0	0	0	0
Objective 6 Improve the availability and provision of employment training	0	0	0	0	0	0	0	0	0
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	0	++	++	++	++	++	++	++	0
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	0	++	++	++	++	++	++	++	0
Objective 9 Increase availability of local produce and materials	-	-	-	-	-	-	-	-	-
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	++	++	++	++	++	++
Objective 11 Reduce the need and desire to travel by car	++	++	++	++	++	++	++	++	++
Objective 12 Protect and enhance local distinctiveness	--	-/--	--	-/--	--	-/--	-/--	-/--	-
Objective 13 Protect and enhance the district's historic, environmental and cultural assets	--	--	-/--	-/--	--	-/--	-/--	-/--	-/--
Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)	-	--	-	-	-	-	-	-	-
Objective 15 Reduce land, water, air, light, noise pollution	-	-	-	-	-	-	-	-	-
Objective 16 Encourage sustainable construction	+	+	+	+	+	+	+	+	+
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	+	+	+	+	+	+	+	+	+
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	-/0	-/0	--/ /0	--/ /0	--/ /0	--/ /0	--/ /0	--/ /0	?
Objective 19 Encourage careful and efficient use of natural resources	-	-	-	-	-	-	-	-	-
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	0	0	0	0	0

Key comments and mitigation measures

Area A

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Weston Village.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre, Weston Village and RUH hospital.
- Obj 3 The land is now registered as a Village Green, and has community recreation value and therefore it is not available for development. Transport access is unresolved.
- Obj 4 Positive effect on strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 10/11 Good potential for accessibility to the existing public transport network.
- Obj 12 The WHS/AONB (LVIA) concludes that the development of Area A would have a high negative impact on the AONB that could not be effectively mitigated, the cell has high sensitivity value and susceptibility to change based partly on the fact that the field is an entry point to the wider countryside. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 Area A is located within the World Heritage Site and Bath Conservation Area. The Heritage Asset Study concludes that development within this area would have an unacceptable impact on Heritage Assets which cannot be effectively mitigated including the WHS Setting and the setting of the Bath Conservation Area.
- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees therefore it recommends retaining these important ecological features and areas. Appropriate site assessment and ecological surveys should be taken to inform site master planning and an Ecological Mitigation Strategy and management Plan should be prepared.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test. However, it contains an area with medium risk (Moderate Slopes) and appropriate mitigation would be necessary. This mitigation would impact on development viability. The Weston Village SWMP Study identifies potential flood alleviation schemes to tackle the existing ground and surface water issues in Weston.

Area A1

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Weston Village.

- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre, Weston Village and RUH hospital.
- Obj 3 Major positive effect on contributing to meet identified needs for housing. The area is medium risk (Moderate Slopes) in terms of flood risk and would and appropriate mitigation, this would be likely to impact on development viability. Transport access is unresolved.
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS/AONB LVIA awards the southern half of this site a low sensitivity value and the northern half of the land cell a high negative sensitivity value in relation to the impact on development on the AONB. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 The Heritage Asset Study concludes that development in this cell would have medium (southern part of cell) rising to high (northern part of cell) risk to significance of Heritage Assets. This is due to the effect on Prospect Place and the Bath Conservation Area, potential for views from Kelston Park to be affected, but high risk due to the effect on the WHS. It also states that development has an unacceptable impact on the WHS Setting which cannot be mitigated.
- Obj 14 The site includes the Primrose Hill SNCI. The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees and recommends retaining these important ecological features and areas. Appropriate site assessment and ecological surveys should be taken to inform site master planning and an Ecological Mitigation Strategy and management Plan should be prepared.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test. However it contains an area with medium risk (Moderate Slopes) and appropriate mitigation is necessary, this would likely impact on development viability.

Area B

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Weston Village.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre, Weston Village and RUH hospital.
- Obj 3 Major positive effect on contributing to meet identified needs for housing and support economic growth in the district. Parts of the area are medium risk

- (Moderate Slopes) in terms of flood risk and would require appropriate mitigation. This would likely impact on development viability. Transport access is unresolved.
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
 - Obj 7 Good access to variety of employment opportunities in Bath.
 - Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
 - Obj 12 The WHS/AONB (LVIA) concludes that development in this area would have a high negative impact on the AONB. The Area has a high sensitivity value susceptibility to change based partly on very significant effect on views to the valley from the Cotswold Way running along the opposite valley side ridgeline. New development should provide new Public Rights of Way to mitigate the impact of development in the AONB.
 - Obj 13 Area B is located within the World Heritage Site and Bath Conservation Area. The site boundary adjoins Weston Farm, which is a Grade II listed building. The WHS LVIA awards a high setting value. It also states that development has an unacceptable impact on the WHS Setting which cannot be mitigated.
 - Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees and recommends retaining these important ecological features and areas. Appropriate site assessment and ecological surveys should be taken to inform site master planning and an Ecological Mitigation Strategy and management Plan should be prepared.
 - Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
 - Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
 - Obj 18 Area B is within Flood Zone 1 and passes the sequential test. However it contains an area with medium risk (Moderate Slopes) and high risk (Steep Slopes) and appropriate mitigation is necessary. This would likely impact on development viability. The west part of Area B is identified for storage space by Weston Village SWMP Study and should not undermine the delivery of this flood mitigation scheme.

Areas C1/C2

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Weston Village.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre, Weston Village and RUH hospital.
- Obj 3 Major positive effect on contributing to meet identified needs for housing and support economic growth in the district. Parts of the area are medium risk (Moderate Slopes) in terms of flood risk and would require appropriate mitigation. This would likely impact on development viability.

- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS/AONB (LVIA) concludes that development of Area C would have a Low-Medium impact on the AONB, rising to High in the eastern part of the area. New development should provide new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 Area C is located within the World Heritage Site and Bath Conservation Area. Even though there are no listed buildings or structures directly adjacent to the area, development here could affect the settings of listed buildings further down the valley in Upper Weston. The WHS/AONB LVIA awards a high setting value for the eastern part of the site as this forms part of an important valley feature and contributes to maintaining the compact and well defined urban edge in that part of the valley (see Area B above). It also states that development has an unacceptable impact on the WHS Setting and the setting of Beckford's Tower, which cannot be mitigated. Further west a low setting value is awarded as the land is much affected by the surrounding housing. The WHS LVIA advises that western part of Area C1 relates much better to the existing built form of Weston. Sensitive high quality design mitigation measures may be necessary. Area C2 was not included in the WHS/AONB LVIA field by field assessment. The assessment area was generally limited to the first level of fields up to slop from existing developed edge along the entire valley since the undeveloped Weston valley sides are important components of both the WHS setting and AONB. They would be negatively affected by development on the undeveloped valley side with increased distance from the existing settlement.
- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees and recommends retaining these important ecological features and areas. Appropriate site assessment and ecological surveys should be taken to inform site master planning and an Ecological Mitigation Strategy and management Plan should be prepared. Initial scoping exercises showed potential high sensitivity dues to proximity to Bat SACs and the roosts sustenance zones. However, the latest Weston Bat Survey shows low level use of area by SAC bats including Greater Horseshoe. Development must ensure maintenance of bat foraging in the area.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. It should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The area is within Flood Zone 1 and passes the sequential test. However it contains an area with medium risk (Moderate Slopes) and appropriate mitigation is

necessary. Development of these medium risk areas would likely impact on development viability.

Area D1 & D2

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Weston Village.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre, Weston Village and RUH hospital.
- Obj 3 Major positive effect on contributing to meet identified needs for housing and support economic growth in the district. D1 has areas of medium risk in terms of flooding. Development of this area would be likely to have development viability issues. Development of these medium risk areas would likely impact on development viability.
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS/AONB (LVIA) awards Area D1 a high sensitivity value, but notes there is low susceptibility to change caused by estate type development due to the small size of field and relationship to existing housing. The Assessment awards Area D2 a high sensitivity value, stating it would be important to maintain the visual 'feel' of the valley form should development occur. Susceptibility to change is medium. The impact of development in the southern part of Area D1 is deemed to be a medium and a low in the southern part of Area D2 in terms of impact on the AONB. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 Area D1/D2 is located within the World Heritage Site, but outside the boundary of the Bath Conservation Area. There are no listed buildings or structures directly adjacent to the land cell option, but development here could affect the settings of listed buildings further down the valley in Upper Weston, as well as the Grade II listed barn attached to Heather Farm. The WHS LVIA states that the southern part of Area D2 has a low setting value, being a small component of the whole valley side and is much affected by surrounding housing. The Assessment also states that Area D1 has a medium setting value, being a moderately large component field in the undeveloped hillside that contributes to maintaining a compact and well defined urban edge. A combination of shallowness of slope, simple field shapes and separation from the rest of the valley to the north help the susceptibility to development here reduce to medium. Sensitive high quality design mitigation measures may be necessary. The area beyond the track to Upper Weston Farm was not included in the WHS/AONB LVIA field by field assessment. They would be negatively affected by development on the undeveloped valley side with increased distance from the existing settlement.
- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species along the west and north

boundaries and a number of Target Noted Trees and recommends retaining these important ecological features and areas. Appropriate site assessment and ecological surveys should be taken to inform site master planning and an Ecological Mitigation Strategy and management Plan should be prepared. Initial scoping exercises indicated this area to be of potential high sensitivity due to proximity to Bat SACs and the roosts sustenance zones. However, the latest Weston Bat Survey indicated low level use of area by SAC bats including Greater Horseshoe. Development must ensure maintenance of bat foraging in the area.

- Obj 15 Any new development on greenfield land has a major negative effect on achieving this objective. It should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test. However Area D2 contains an area with medium risk (Moderate Slopes) and appropriate mitigation is necessary. The area with high risk at the northern part of D2 are not suitable for development. The east part of Area D1 is identified for stage space by Weston Village SWMP Study and should not undermine the delivery of this flood mitigation scheme.

Area E

- Obj 1 Good accessibility to a variety of community services and facilities in Bath city centre and Weston Village.
- Obj 2 Good accessibility to a variety of community and health facilities in Bath city centre, Weston Village and RUH hospital.
- Obj 3 Major positive effects on contributing to meet identified needs for housing and support economic growth in the district. Parts of the area are high risk (in terms of flood risk due to their underlying geology are unsuitable for development.
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 7 Good access to variety of employment opportunities in Bath.
- Obj 8 It helps to meet identified needs for Bath where the district's major economic activity is planned and allows people to live closer to where they work.
- Obj 12 The WHS/AONB LVIA awards the south east of the area a medium negative impact on the AONB, moving to high in the south west part of the area. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 Area E is located within the World Heritage Site, but outside the boundary of the Bath Conservation Area. This area is located in close proximity to a Grade II listed barn attached to Heather Farm and development here could affect the settings of listed buildings further down the valley in Upper Weston. The WHS LVIA advises that the south east part of E has a medium negative WHS setting impact. The Addendum to the Assessment recommends retaining a tree group adjacent to Lansdown Lane. Whereas development of the south west part of E has a high negative impact. The north part of Area E was not included in the WHS/AONB LVIA

- field by field assessment. They would be negatively affected by development on the undeveloped valley side with increased distance from the existing settlement.
- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species along the west and north boundaries and a number of Target Noted Trees and recommends retaining these important ecological features and areas. Appropriate site assessment and ecological surveys should be taken to inform site master planning and an Ecological Mitigation Strategy and management Plan should be prepared. Initial scoping exercises indicated that this area to be of potential high sensitivity dues to proximity to Bat SACs and the roosts sustenance zones. However, the latest Weston Bat Survey indicated low level use of area by SAC bats including Greater Horseshoe. Development must ensure maintenance of bat foraging in the area.
 - Obj 15 Any new development on greenfield land has a major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
 - Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
 - Obj 18 The site is within Flood Zone 1 and passes the sequential test. However the area contains an area with high risk (Inferior Oolite). Development should avoid these high risk areas.

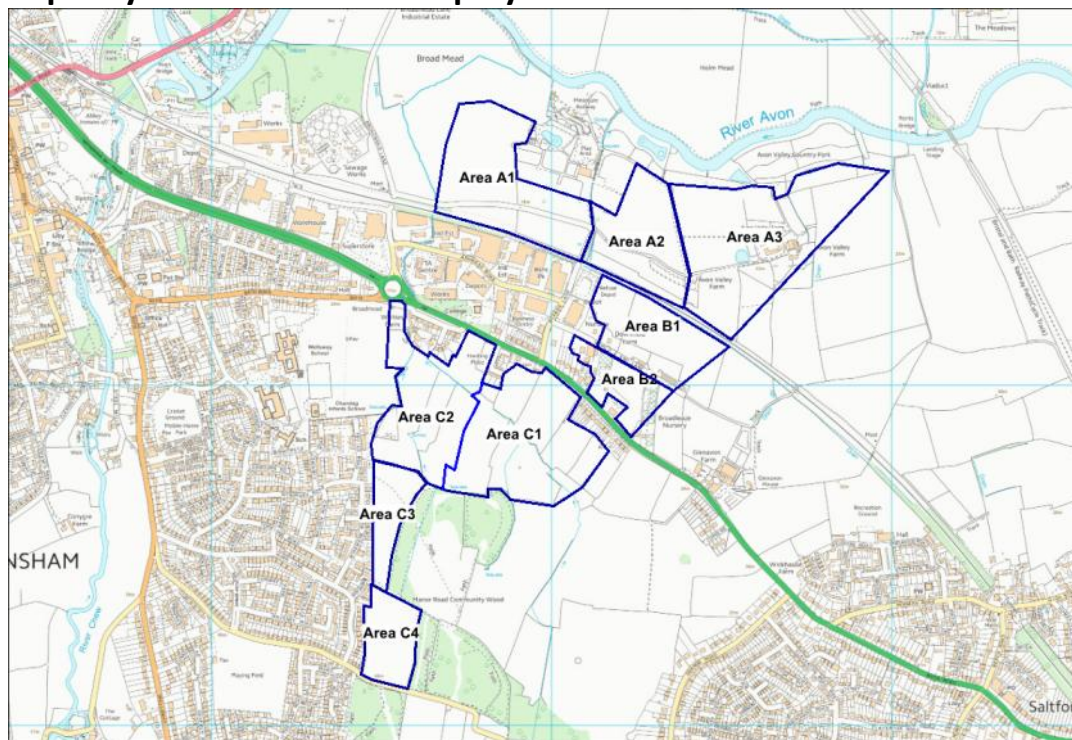
Area F

- Obj 1 There is an outstanding highways objection to development of this site due to exacerbation of existing highway safety concerns in close in the proximity to the Primary School. Therefore a negative effect on achieving this objective.
- Obj 2/3 A high pressure gas pipeline runs through the middle of the site and 15.6 meters buffer zones should be allowed either side of the pipeline.
- Obj 4 Positive effect on contributing to strengthen the local centre. New development should explore opportunities to provide new green infrastructure accessible by new and existing communities.
- Obj 12 The WHS/AONB LVIA awards the southern part of the area a low overall sensitivity value citing it as a very small component of the whole valley side and is much affected by the surrounding housing. The field is considered to be visually hidden behind the existing housing and contained by farm buildings. The effect of change from development would be almost indiscernible in terms of the aspects of significance assessed. New development should provide and link new Public Rights of Way to mitigate the impact of development in the AONB.
- Obj 13 Land cell F is partially located within the World Heritage Site, but outside the boundary of the Bath Conservation Area. The land cell is located in close proximity to the Grade II listed barn attached to Heather Farm. The WHS LVIA advises that the land cell is hidden behind the existing housing and also contained by farm buildings. The effect of change from development would be small in terms of the aspects of significance assessed. The north part of Area F was not included in the WHS/AONB LVIA field by field assessment. They would be negatively affected by development on the undeveloped valley side with increased distance from the existing settlement.

- Obj 14 Appropriate site assessment and ecological surveys should be taken to inform site master planning and an Ecological Mitigation Strategy and management Plan should be prepared.
- Obj 15 Any new development on greenfield land has a major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test. However the access road to the area has localised flooding issues and appropriate mitigation is necessary.

East Keynsham

Capacity: 250 homes and employment



Key summary comments

1. All areas assessed provide positive effects on meeting identified housing needs to support economic growth in Keynsham as well as for the district, taking advantage of its strategic location between Bath and Bristol.

Area A (Sites A1, A2 and A3)

2. Even though Area A is accessible to employment opportunities at the Ashmead / Pixash Lane Industrial Estate it is relatively remote from Keynsham town centre and currently without easy access to existing community facilities and local services by means of transport other than the private car, and has limited connections to neighbouring residential areas. The appraisal recognises the benefit of a potential vehicular linkage between the A4 and A4175 from the north of the railway and that there is potential for longer term transport improvements. However, deliverability of these improvements is uncertain considering the costs and impact on heritage assets such as listed railway bridges within the plan period. It is located close to river leisure activities and good accessibility to countryside with public footpaths.
3. Major negative effect on the SA objective of protecting and enhancing local distinctiveness including landscape due to the overall magnitude of effects of development change to landscape character and visual impact especially in light of the existing remote nature of this landscape.

Area B (Sites B1 and B2)

4. Area B is well located for employment use allowing the Pixash Lane Industrial Estate expansion. Accessibility to services and facilities in Keynsham is limited by foot but well connected by public transport particularly B2 site along the A4. It has limited connection to the neighbouring residential areas therefore a minor negative effect is recorded for the SA objectives to promote stronger more vibrant and cohesive communities.
5. Minor negative effect (B1) and neutral effect (B2) on the SA objective to protect and enhance local distinctiveness including landscape due to the overall magnitude of effects of residential development change to landscape character and visual impact.

Area C (Sites C1, C2, C3 and C4)

6. Areas C1 and C2 have good accessibility to services / facilities and employment opportunities in Keynsham as well as Bath and Bristol by public transport along the A4. Areas C3 and C4 are closely located to Chandag Road Local Centre but accessibility to Keynsham town centre is limited unless it is considered along with Site C2. Areas C2, C3 and C4 have major positive effects on promoting stronger communities, particularly with a potential to improve linkages between new and existing communities, local schools and the Manor Road Community Woodland. Area C1 will contribute well when it is considered along C2 development. There is some potential to accommodate provision of employment at the north part of C2 and C1, however due regard should be given to the existing residential properties. Minor negative effect (B1) and neutral effect (B2) on the SA objective to protect and enhance local distinctiveness including landscape due to the overall magnitude of effects of residential development change to landscape character and visual impact.

SA Matrix for Keynsham East

Area	A			B		C			
	A1	A2	A3	B1	B2	C1	C2	C3	C4
Indicative capacity	11 ha	8 ha	16 ha	6.6 ha	3 ha	12 ha	10 ha	3.1 ha	4 ha
Objective 1 Improve accessibility to community facilities and local services	-/?	-/?	-/?	+	++	++	++	+	+
Objective 2 Improve the health and well-being of all communities	+	+	+	++	++	++	++	++	+
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	+	+	+	+	+	++	++	++	++
Objective 4 Promote stronger more vibrant and cohesive communities	-/?	-/?	-/?	-	-	+	++	+	+
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	0	0	0	0	0	0	0	0	0
Objective 6 Improve the availability and provision of employment training	+	+	+	++	++	+	+	+	+
Objective 7 ensure communities have access to a wide range of employment opportunities, paid or unpaid	+	+	+	++	++	++	++	+/-	+/-
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	+	+	+	++	++	++	++	+	+
Objective 9 Increase availability of local produce and materials	-	-	-	-	-	-	-	-	-
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	-/?	-/?	-/?	++	++	++	++	+	+
Objective 11 Reduce the need and desire to travel by car	-/?	-/?	-/?	++	++	++	++	+/?	+/?
Objective 12 Protect and enhance local distinctiveness	--	--	--	-	0	-	-	-	-
Objective 13 Protect and enhance the district's historic, environmental and cultural assets	-	-	-	-	-	-	-	-	-
Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)	-	-	-	-	-	-	-	-	-
Objective 15 Reduce land, water, air, light, noise pollution	-	-	-	-	-	-	-	-	-
Objective 16 Encourage sustainable construction	+	+	+	+	+	+	+	+	+
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	+	+	+	+	+	+	+	+	+
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	0/?	0	0	0	0	0	0	0	0
Objective 19 Encourage careful and efficient use of natural resources	-	-	-	-	-	-	-	-	-
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	0	0	0	0	0

Key comments and mitigation measures

Area A (Sites A1, A2 and A3)

- Obj 1 Area A is less closely located to the services and facilities in Keynsham compared to other areas tested. The accessibility will be improved by the A4 and A4175 link from the north of the railway, but deliverability within the plan period is uncertain. The rail bridge along Pixash Lane is listed and may require upgrading the rail bridge along Broadmead.
- Obj 2 Accessibility to health facilities is limited as explained above. However, it also has a positive effect on improving the health and well-being of all communities since the area is located close to river leisure activities and good accessibility to countryside with public footpaths. New development should contribute further to enhance public footpaths, cycle paths and Green Infrastructure.
- Obj 3 Positive contribution to boosting housing supply including affordable housing, but the access issue needs to be resolved. Education Services indicated that there was no scope to expand existing schools nearby therefore a new Primary School will be required on site.
- Obj 4 Area A is physically remote from the existing communities in Keynsham and the development can be isolated from the existing communities. New development should provide new green infrastructure accessible by new and existing communities.
- Obj 6/7 Mixed use development with some employment use will contribute to this objective. It is accessible to employment opportunities at the Ashmead / Pixash Lane Industrial estate.
- Obj 8 There are some potential development sites such as the Broadmead Lane Residual Waste Facility site (allocated through the Joint Waste Core Strategy) and Somerdale. A joined up strategy will have positive effects on achieving better infrastructure particularly in consideration of the A4 and A4175 link from the north of the railway contributing to wider regeneration objective of the area. The vehicular link will also help to expand the Ashmead/Pixash Lane Industrial Estate.
- Obj 9 In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. However Area A has been remapped largely as Subgrade 3b (less versatile agricultural land) as the result of a field survey carried out in 1997 according to the Magic website managed by the DEFRA.
- Objs 10 / 11 The accessibility to public transport is limited, however the link between the A4 and A4175 will improve the outcome if the link is delivered as part of development.
- Obj 12 The Landscape and Visual Assessment states that overall magnitude of effects of residential development change to landscape character and elements in Area A is high and negative in nature with the exception of the small area (marked as A1.2 in the Landscape and Visual Impact Assessment). The overall significance of development effects on visual receptors for Area A is medium to high and negative in nature. Appropriate mitigation measures are necessary.
- Obj 13 The Heritage Asset Study indicates that development at Area A presents an overall low risk to the significance of heritage assets. A medium risk remains in relation to undiscovered archaeology and it is recommended that suitable survey work is

carried out prior to any development works. However, development which proposes alterations to the Pixash Bridge (listed) would pose a high risk to the heritage significance of the bridge.

- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees and recommends retaining these important ecological features and areas.
- Obj 15 Major negative effects on achieving this objective to reduce land, water, air, light noise pollution. Any planning applications for development will be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 Area A is largely within Flood Zone 1 and passes the sequential test except the west and north boundaries of the Area A1 touches Flood Zone 2 and 3. The development should avoid the area with flood risk.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Broadmead Lane Site for residual waste. No proposal has been submitted, however cumulative impact should be considered though the Development Management process.

Area B

- Obj 1/2 Area B is well located for employment use facilitating the expansion of the Pixash Lane Industrial Estate. Accessibility to services and facilities in Keynsham is limited by foot but well connected by public transport.
- Obj 3 Positive contribution to boosting housing supply including affordable housing However, there may be some issues in terms of site capacity to accommodate both employment and residential development. Education Services indicated that there was no scope to expand existing schools nearby therefore a new Primary School will be required on site.
- Obj 4 Area B is remote from the existing communities in Keynsham and the housing development can be isolated from the existing communities. New development should provide new green infrastructure accessible by new and existing communities.
- Obj 6/7/8 Mixed use development with some employment use will contribute to these objectives, particularly meeting the needs for Keynsham facilitating the expansion of the Pixash Lane Industrial Estate.
- Obj 9 In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. However Area B is classified as Subgrade 3b (less versatile agricultural land) according to the Magic website managed by the DEFRA.
- Obj 10/11 Good access to the existing public transport networks between Bath, Keynsham and Bristol as well as surrounding small villages.
- Obj 12 The Landscape and Visual Assessment states that overall magnitude of effects of residential development change to landscape character and elements in Area B1 is medium and negative in nature and in Area B2 is low and negative in nature of effect. The overall significance of development effects on visual receptors for Area B1 is medium and negative in nature and for Area B2 is low and negative in nature.
- Obj 13 The Heritage Asset Study indicates that development at Area B presents an overall low risk to the significance of heritage assets. A medium risk remains in relation to

undiscovered archaeology and it is recommended that suitable survey work is carried out prior to any development works.

- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees and recommends retaining these important ecological features and areas.
- Obj 15 Any new development on greenfield land has major negative effect on this objective. This should be minimised with modern construction practice. Any planning applications for development will be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Broadmead Lane Site for residual waste. No proposal has been submitted, however cumulative impact should be considered though the Development Management process.

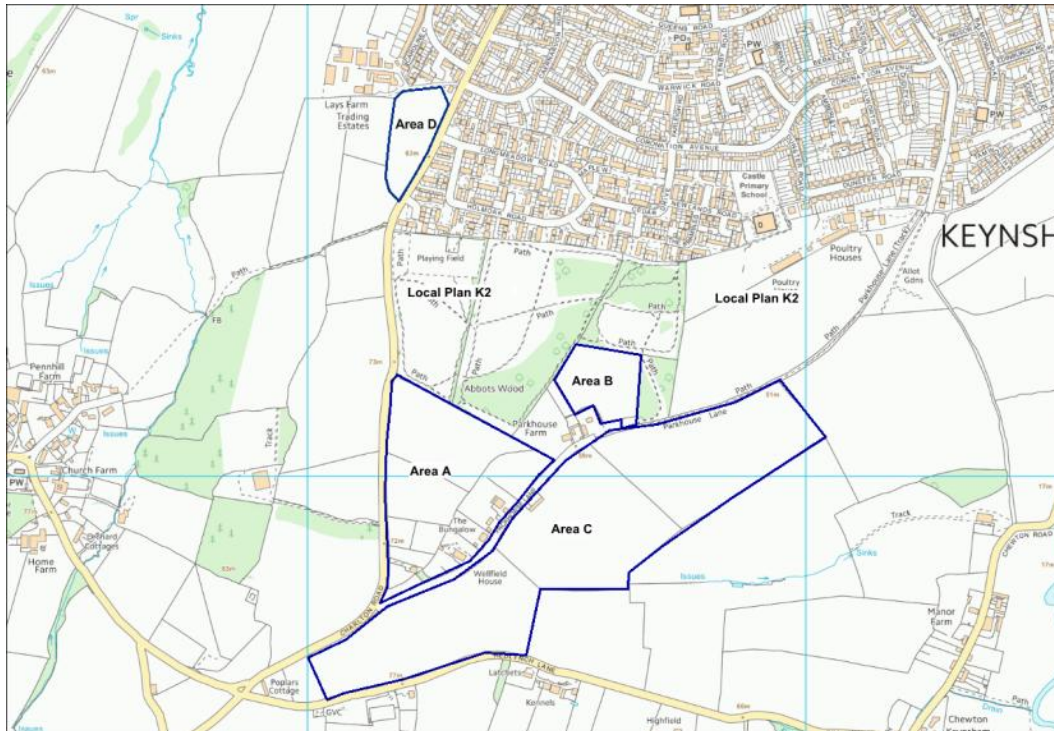
Area C

- Obj 1/2, C1 and C2: Good accessibility to a variety of community services and facilities in Keynsham and Bath particularly by public transport. C3 and C4 are less accessible unless it is connected through Area C2, however it is accessible to Chandag Road Local Centre.
- Obj 3 Major positive effect on this objective. Education Services indicated that there is no scope to expand existing schools nearby therefore a new Primary School will be required on site.
- Obj 4 Area C2; Positive effect on contributing to promote stronger communities, particularly in relation to local schools and the Manor Road Community Woodland. Area C1 can contribute well when it is considered as part of Site C2 development. Site C3 and C4; Potential to improve the link between the existing communities and the Manor Road Woodland. New development should provide new green infrastructure accessible by new and existing communities.
- Obj 6, 7 and 8 C1 and C2: Potential for employment use to be located the north part of the sites along A4, however development should give due regards to the existing residential properties along A4. C3 and C4; there are remote from the existing industrial activities and major road A4.
- Obj 9 In principle, greenfield development lead to loss of agricultural land, therefore negative impact on this objective. However Area C is classified as Subgrade 3b (less versatile agricultural land) according to the Magic website managed by the DEFRA.
- Obj 10 C1 and C2: Good access to the existing public transport networks between Bath, Keynsham and Bristol as well as sounding small villages by bus and national rail from Keynsham. C3 and C4: less well connected to the public transport network.
- Obj 12 The Landscape and Visual Assessment states that overall magnitude of effects of residential development change to landscape character and elements in Area C1, C2, C3 and C4 is Medium and negative in nature. The overall significance of development effects on visual receptors for Area C1, C2 and C4 is medium to high and negative in nature and for Area C3 is low to medium and negative in nature of

effect. C3 has potential to provide a buffer and green setting for the woodland and improve the relationship with the residential area.

- Obj 13 The Heritage Asset Study indicates that development at Area C presents an overall low risk to the significance of heritage assets. A medium risk remains in relation to undiscovered archaeology and it is recommended that suitable survey work is carried out prior to any development works. The line of the Roman road between Sea Mills and Bath considered to be of medium sensitivity and the risk to the heritage asset is high.
- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees and recommends retaining these important ecological features and areas.
- Obj 15 Any new development on greenfield land has major negative effect on this objective. This should be minimised with modern construction practice. Any planning applications for development will be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential for C1 and C2 to produce solar energy. Less PV potential for C3 and C4.
- Obj 18 A small area off from the Broadmead Roundabout in C2 is Flood Zone 3 therefore it should avoid locating more valuable use and a sequential approach should be taken within the site. The rest of the area is within Flood Zone 1 and passes the sequential test.
- Obj 20 The WoE Joint Waste Core Strategy has allocated the Broadmead Lane Site for residual waste. No proposal has been submitted, however cumulative impact should be considered through the Development Management process.

South West Keynsham Capacity: 200 homes



Summary key comments

1. All areas assessed provide positive effects on meeting identified housing needs to support economic growth in Keynsham as well as for the district, taking advantage of its strategic location between Bath and Bristol. Due to Abbots Wood and existing footpaths, all sites contribute well to improving the health and well-being of communities with an opportunity to enhance public footpaths, improving accessibility to the countryside and improving Green Infrastructure.
2. However, the broad location identified for 200 homes at the south west of Keynsham is comparatively peripheral without easy access to local facilities including schools or employment opportunities. Area A presents good potential to improve accessibility, improving the existing public transport link along Charlton Road with convenient bus stops on site and linking new development to the allocated development site (Local Plan K2 site) to the north. Well-coordinated development with the K2 site will also contribute to create more vibrant and cohesive communities. The Landscape and Visual Impact Assessment identifies possible mitigation measures such as a landscape buffer area with trees along Parkhouse Lane for Area A.
3. Area D contributes well to the SA social and economic objectives. It is close to existing neighbouring residential area and walking distance to Queens Road local centre. A minor negative on protecting and enhancing local distinctiveness including landscape. The western hedgerow must to significantly thicken to mitigate landscape impact. However, with a capacity of around 50 dwellings it cannot meet the Core Strategy requirement for 200 dwellings south west of Keynsham by itself.

4. There are some issues in terms of site access to Areas B and C. Access to these areas would necessitate substantial improvements to Parkhouse Lane (widening) and substantial improvements to the Parkhouse Lane/Charlton Road junction. The Preliminary Ecological Surveys and Assessment has recommended retaining the hedgerow along Parkhouse Lane. Therefore the results of the objectives to improve accessibility to community services and facilities, to improve employment opportunities and to meet identified needs for housing are uncertain. Major negative effects on protecting and enhancing local distinctiveness including landscape. The LVIA concludes that the development of Area B and C would have a high negative impact on the landscape that could not be effectively mitigated.

SA Matrix for South East Keynsham

Area	A	B	C	D
Area	8.41 ha	2 ha	20 ha	1.7 ha
Objective 1 Improve accessibility to community facilities and local services	-	-/?	-/?	-/+
Objective 2 Improve the health and well-being of all communities	-/+	-/?	+/?	-/+
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	++	+/?	+/?	+
Objective 4 Promote stronger more vibrant and cohesive communities	+	-	-	+
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	0	0	0	0
Objective 6 Improve the availability and provision of employment training	0	0	0	0
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	+	+/?	+/?	+
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	+	+/?	+/?	+
Objective 9 Increase availability of local produce and materials	-	-	-	-
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	-/+	-/+	-/+	-/+
Objective 11 Reduce the need and desire to travel by car	-/+	-	-	-/+
Objective 12 Protect and enhance local distinctiveness	--	--	--	-
Objective 13 Protect and enhance the district's historic, environmental and cultural assets	-	-	-	-
Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)	0/-	0	0/-	0
Objective 15 Reduce land, water, air, light, noise pollution	-	-	-	-
Objective 16 Encourage sustainable construction	+	+	+	+
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	+	+	+	+
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	+	+
Objective 19 Encourage careful and efficient use of natural resources	-	-	-	-
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0

Key comments and mitigation measures

Area A

- Obj 1, 10, 11 The site is remote from the town centre and has limited connections to the neighbouring residential area. Walking to local amenities or employment areas is difficult within 20 mins and current accessibility to public transport from the site is poor. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service into the site with convenient bus stops. Education Services identified that financial contributions for primary school places will be required for primary school provision within the Keynsham primary school planning area.
- Obj 2 Accessibility to health facilities is limited as explained above. However, It also have positive effect on improving the health and well-being of all communities since the site is located close to Abbots Wood and good accessibility to countryside with public footpaths. New development should contribute further to enhance public footpath, cycle path and Green Infrastructure.
- Obj 3 Major positive effect on contributing to meet identified needs for housing.
- Obj 4 The site has limited connections to the neighbouring residential areas. Careful linkages (pedestrian, cycle and vehicular) are required to the existing K2 development sites to promote stronger more cohesive communities.
- Obj 7/8 Strategically positive impact on achieving economic objectives, however the site is remote from the town centre and railway station. Mitigation would be required to provide a frequent bus services into the site with convenient bus stops. A robust travel plan is essential.
- Obj 9 In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. However this site is classified as Subgrade 3b (less versatile agricultural land) according to the Magic website managed by the DEFRA.
- Obj 12 The Landscape and Visual assessment states that the overall visual sensitivity is weighted towards the more important receptors particularly the views from the east and south east and the views from Parkhouse Lane. The overall significance of development effects on visual receptors is high and negative in nature. Landscape buffer to mitigate visual impact should be included along the parkhouse Lane.
- Obj 13 This site does not provide the setting for a historic town, nor does it contain a listed building. Parkhouse Farm is a Grade II listed building located to the east of the site. There is a potential for the setting of the Queen Charlton Conservation Area to be affected therefore it is identified as medium risk by the Landscape and Visual Assessment. This could potentially be mitigated by limiting development height and the stand of trees.
- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species on site and a number of Target Noted Trees and recommends retaining these important ecological features and areas. BRERC Phase 1 Survey shows part of Area A as semi-improved neutral Grassland with affinities to NVC MG6 Lolium perenne-Cynosurus Cristatus grassland.

- Obj 15 Major negative effects on achieving this objective to reduce land, water, air, light noise pollution. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Area B

- Obj 1/2 The site is remote from the town centre, and has limited connections to the neighbouring residential areas. Walking to local amenities or employment areas is not possible within 20 mins and current accessibility to public transport from the site is poor. Mitigation would be required as Site A. Access to this site would necessitate substantial improvements of Parkhouse Lane (widening) and substantial improvements to Parkhouse Lane/Charlton Road junction. Education Services identified that financial contributions for primary school places will be required for primary school provision within the Keynsham primary school planning area.
- Obj 3 An uncertain effect identified due to unknown landowner and site accessibility.
- Obj 4 The site has limited connections to the neighbouring residential areas. Careful linkages (pedestrian, cycle and vehicular) are required to the existing K2 development sites (which are planned to include local shops, school etc) to promote stronger more cohesive communities.
- Obj 7/8 Strategically positive impact to achieve economic objectives, however an uncertainty effect is recorded due to the access issue.
- Obj 9 In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. However this site is classified as Subgrade 3b (less versatile agricultural land) according to the Magic website managed by DEFRA.
- Obj 10/11 The site is remote from the town centre and the railway station. Walking to local amenities or employment areas is not possible within 20 mins and current accessibility to public transport from the site is poor. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service into the site with convenient bus stops. Adequate site access must be secured.
- Obj 12 The overall significance of development effects on visual receptors is high and negative in nature.
- Obj 13 The eastern portion of the site is located on the upper reaches of gradually sloping land that falls more steeply into the Chew Valley further east. There is a possibility that development at the eastern boundary would be visible and could impact on views from some vantage points within the south of the Keynsham Conservation Area, depending on the height of development and landscape treatments.
- Obj 14 Access to this site would necessitate substantial improvements of Parkhouse Lane (widening) where the hedgerow has been identified with 7 or more important woody species and Preliminary Ecological Surveys and Assessment recommends retention of these features.

- Obj 15 Major negative effects on achieving this objective to reduce land, water, air, light noise pollution. Any planning applications for development will be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Area C

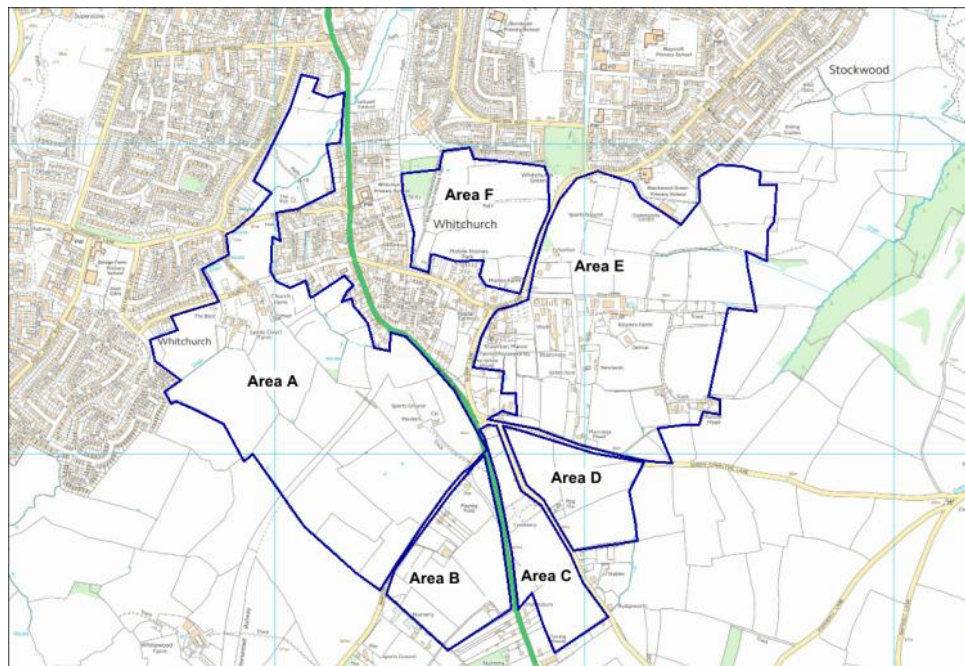
- Obj 1/2 The site is remote from the town centre, and has limited connections to the neighbouring residential areas. Walking to local amenities or employment areas is not possible within 20 mins and current accessibility to public transport from the site is poor. Mitigation would be required as Site A. Access to this site would necessitate substantial improvements of Parkhouse Lane (widening) and substantial improvements to the Parkhouse Lane/Charlton Road junction. Education Services identified that financial contributions for primary school places will be required for primary school provision within the Keynsham primary school planning area.
- Obj 3 An uncertain effect identified due to site accessibility.
- Obj 4 The site has limited connections to the neighbouring residential areas. Careful linkages (pedestrian, cycle and vehicular) are required to the existing K2 development sites (which are planned to include local shops, school etc) to promote stronger more cohesive communities.
- Obj 7/8 Strategically positive impact to achieve economic objectives, however uncertainty effect is recorded due to the access issue.
- Obj 9 In principle, greenfield development lead to loss of agricultural land, therefore a negative impact on this objective. However this site is classified as Subgrade 3b (less versatile agricultural land) according to the Magic website managed by the DEFRA.
- Obj 12 The overall significance of development effects on visual receptors is high and negative in nature.
- Obj 13 Area C does not provide the setting for a historic town, nor does it contain a listed building, however Parkhouse Farm is a Grade II listed building located to the west of the site. There is potential for the setting of the Queen Charlton Conservation Area to be affected therefore it is identified as medium risk for the western part of the area. This could potentially be mitigated by limiting development height and the stand of trees.
- Obj 14 The Preliminary Ecological Surveys and Assessment has identified high quality hedgerows with 7 or more important woody species along the west and north boundaries and a number of Target Noted Trees and recommends retaining these important ecological features and areas. It also recommends retaining the hedgerow along Parkhouse Lane. BRERC Phase 1 Survey shows part of Area C as semi-improved neutral Grassland.
- Obj 15 Major negative effects on achieving this objective to reduce land, water, air, light noise pollution. Any planning applications for development would be subject to Environmental Impact Assessment Screening.

- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Area D

- Obj 1, 10, 11 The site is remote from the town centre but within walking distance to Queens Road local centre and close to the existing neighbouring residential areas. Existing bus stops are located adjacent to the site on Charlton Road. Education Services identified that financial contributions for primary school places will be required for primary school provision within the Keynsham primary school planning area.
- Obj 2 Accessibility to health facilities is limited as explained above. However, it also has a positive effect on improving the health and well-being of all communities since the site has good accessibility to countryside with public footpaths. New development should contribute further to enhancing public footpaths, cycle paths and Green Infrastructure. A gas pipeline runs to the west of the site and the HSE buffer zone comes close to the site boundary.
- Obj 3 Major positive effect on contributing to meet identified needs for housing; however, with a capacity of around 50 dwellings it cannot meet the Core Strategy requirement for 200 dwellings south west of Keynsham by itself.
- Obj 4 Careful linkages (pedestrian, cycle and vehicular) are required to the existing communities to promote stronger more cohesive communities.
- Obj 7/8 Strategically positive impact on achieving economic objectives. The site is remote from the town centre and railway station but adjacent to existing bus routes. A robust travel plan is essential.
- Obj 9 In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. However this site is classified as Subgrade 3b (less versatile agricultural land) according to the Magic website managed by the DEFRA.
- Obj 12 This site comprises an elongated field adjacent to Charlton Road and visually separated from it by hedgerow trees. It is bounded by housing to the north and by a narrow grown out hedgerow separating it from pasture fields to the west. Development contained entirely within this field and with mitigation to significantly thicken the western hedgerow would relate quite well to the housing around Charlton Road whilst being completely concealed from the Queen Charlton area due to the field dipping towards the east off the plateau. The significance of landscape and visual effects is medium and negative in nature. The western hedgerow must be significantly thickened to mitigate landscape impact.
- Obj 13 The area is classed within landscape Character Zone 1 (Late medieval enclosed open fields created by local arrangement and exchange).
- Obj 14 There are no ecological designations on the site.
- Obj 15 Major negative effects on achieving this objective to reduce land, water, air, light noise pollution. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Whitchurch Capacity 200 dwellings



Key summary comments

1. All areas contribute to meeting identified needs for housing and to improving the health and well-being of communities with opportunities to enhance public footpaths, improving accessibility to the countryside and improving Green Infrastructure. Generally development relates better to Bristol rather than Bath for employment, community facilities and training opportunities and contribute to the sub-regional economy therefore development should complement the regeneration plans for South Bristol.
2. Development in Areas A and B would have significant negative effects on contributing to protect and enhance local distinctiveness and to protect and enhance the district's historic, environmental and cultural assets, particularly taking into account the impact on the landscape character and setting of the Wansdyke and Maes Knoll Hill Fort SAMs. These areas also perform the worst in terms of highways impact. However, the small areas at the north part of Area A, the western part of Area E and F has medium significance of development effects on the landscape and visual impact and appropriate mitigation measures should be implemented.
3. Development in Areas A, F and the northern part of E would impact on the separate identity of the village and could lead to merging of settlement which has a negative effect on promoting stronger more vibrant and cohesive communities. Development in these areas also has greater impact on Strategic Green Infrastructure corridors. Development in Areas B, C, D and outer parts of E and A does not relate well to the existing village and the Local Centre and other local facilities and services including bus routes.
4. Development in Areas E has potential to support local charity Horsecworld, which provides employment and volunteering opportunities as well as providing community facilities such as a café its visitor facility.

SA Matrix Whitchurch

Area	A	B	C	D	E	F
Area	71.31 ha	14.68 ha	10.50 ha	10.56 ha	58.07 ha	16.65 ha
Objective 1 Improve accessibility to community facilities and local services	+/-/--	--	--	--	+/-	+/-
Objective 2 Improve the health and well-being of all communities	+/-	+/-	+/-	+/-	+/-	+/-
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	+	+	+	+	+	+
Objective 4 Promote stronger more vibrant and cohesive communities	-/--	--	--	--	+/-/--	+/-/--
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	0	0	0	0	0	0
Objective 6 Improve the availability and provision of employment training	0	0	0	0	++	0
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	+/-	+/-	+/-	+/-	++	+/-
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	+	+	+	+	++	+
Objective 9 Increase availability of local produce and materials	-	-	-	-	-	-
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+/-	+/-	+/-	-	+/-	+
Objective 11 Reduce the need and desire to travel by car	+/-	+/-	+/-	-	+/-	+
Objective 12 Protect and enhance local distinctiveness	-/--	--	-/--	-/--	-/--	-
Objective 13 Protect and enhance the district's historic, environmental and cultural assets	--	--	-	-	-	-
Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)	-	-	0	-	-	-
Objective 15 Reduce land, water, air, light, noise pollution	-	-	-	-	-	-
Objective 16 Encourage sustainable construction	+	+	+	+	+	+
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	+	+	+	+	+	+
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	0	0	0
Objective 19 Encourage careful and efficient use of natural resources	-	-	-	-	-	-
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	0	0	0

Key comments and mitigation measures

Area A

- Obj 1 Only the northern edge of the area and the area along A37 are close to facilities in Bristol and Whitchurch local centre. However there are limited facilities at Whitchurch village and in the adjoining urban edge of Bristol within walking or cycling distance. A comprehensive Masterplan is necessary to ensure that new development is well integrated with the existing village and provide links to South Bristol.
- Obj 2 Limited access to local health facilities. Potential access to the proposed new south Bristol hospital. A number of Public Right of Way routes run through the site linking the Bristol suburbs to the wider countryside, therefore it could promote health and healthy lifestyles through walking and cycling.
- Obj 3 Positive contribution to this objective, however the requirement of a new playing field to support the primary school expansion would need to be delivered to enable more than 125 houses to be developed in this area. This cell is too remote to provide a playing field.
- Obj 4 Development needs to be linked to existing communities. Only the northern part of the area has a potential to be linked to the communities in Bristol or Whitchurch. However development on this area would impact on the separate identity to the village and could lead to the merging of settlements.
- Obj 6 Secondary school provision in Keynsham requires the provision of a school bus, expansion of Whitchurch Primary School would be required.
- Obj 7 Generally development likely relates better to Bristol for employment opportunities.
- Obj 8 New development in this location will contribute to the sub-regional economy as well as to local economy in Whitchurch. Development should complement the regeneration plans for South Bristol.
- Obj 10 It is possible to walk into Whitchurch village in 20min from only the northern part of the site. Walking trips to work are limited given the distance to employment centres. The site benefits from strategic cycle connectivity towards central Bristol. A good bus service along the A37 but new bus stops should be provided to serve new development.
- Obj 11 The site is likely to result in a relatively high number of vehicular trips. The majority of these trips are destined to Bristol using the A37 corridor which experience significant peak hour congestions resulting in relatively low average speeds. Ensure that it is well integrated with Whitchurch with good pedestrian and cycling access.
- Obj 12 There is some variation throughout the area but the landscape character and setting of Maes Knoll Hill Fort are given greatest weight and therefore the overall the Sensitivity of Site A varies on a gradient from medium in the north / north west through medium to high and then high for the larger part of the site. The overall visual sensitivity is weighted towards the more important receptors which are considered to those from Maes Knoll and the footpath users. The overall sensitivity is therefore high and negative in nature although close to the existing developed edge the sensitivity is medium. High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. Mitigation of landscape

impact is necessary. Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits are embedded in the development process at an early stage. The former railway track bed could be retained and utilised as part of the GI network. In terms of impact on Strategic Green Infrastructure the impact of development in the northern part of this cell would have major negative effect on this objective.

- Obj 13 There is high risk to the significance of heritage assets due to the impacts on the settings of Whitewood Farm, Wansdyke, the Maes Knoll and presence of concentric field patterns. High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. The need to conserve environmental assets will constrain the extent of development.
- Obj 14 BRERC Ecological work has identified high quality hedgerows with 7 or more important woody species and a number of Target Noted Trees within the area and recommends retaining these important ecological features and areas.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Area B

- Obj 1, 2, 4 Major negative impact as it is remote from existing facilities and services including health facilities in Whitchurch and Bristol and new development here would be isolated from the communities in Whitchurch.
- Obj 3 Positive contribution to this objective, however the requirement of a new playing field to support the primary school expansion would need to be delivered to enable more than 125 houses to be developed in this area. This cell is too remote to provide a playing field.
- Obj 6 Secondary school provision in Keynsham requires the provision of a school bus, expansion of Whitchurch Primary School would be required.
- Obj 7 Development likely to relate better to Bristol rather than Bath for employment opportunities.
- Obj 8 New development in this location will contribute to the sub-regional economy as well as to local economy in Whitchurch.
- Obj 10 Walking trips to work are limited given the distance to employment centres. A good bus service along the A37 but new bus stops should be provided to serve new development.
- Obj 11 The site is likely to result in a relatively high number of vehicular trips. The majority of these trips are destined to Bristol using the A37 corridor which experience significant peak hour congestions resulting in relatively low average speeds. Ensure that it is well integrated with Whitchurch with good pedestrian and cycling access.
- Obj 12 Landscape sensitivity taking into account landscape character, Maes Knoll Hill Fort and setting and hedgerows and Tree is high. The overall significance of development effects on visual receptors is high and negative in nature. High

impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. Mitigation of landscape impact is necessary. Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits are embedded in the development process at an early stage. The former railway track bed should be retained and utilised as part of the GI network.

- Obj 13 There is high risk to the significance of heritage assets due to the impacts on the settings of Wansdyke and the Maes Knoll. High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. The need to conserve environmental assets will constrain the extent of development.
- Obj 14 BRERC Ecological work has identified high quality hedgerows with 7 or more important woody species and a number of Target Noted Trees within the area and recommends retaining these important ecological features and areas.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy, ensuring that this solar potential is realised through design.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Site C

- Obj 1, 2, 4 Major negative impacts as it is remote from existing facilities and services including health facilities in Whitchurch and Bristol and new development here would be isolated from the communities in Whitchurch.
- Obj 3 Positive contribution to this objective, however the requirement of a new playing field to support the primary school expansion would need to be delivered to enable more than 125 houses to be developed in this area. This cell is too remote to provide a playing field.
- Obj 7 Development likely to relate better to Bristol rather than Bath for employment opportunities.
- Obj 8 New development in this location will contribute to the sub-regional economy as well as to local economy in Whitchurch.
- Obj 10 Walking trips to work are limited given the distance to employment centres. A good bus service along the A37 but new bus stops should be provided to serve new development.
- Obj 11 The site is likely to result in a relatively high number of vehicular trips. The majority of these trips are destined to Bristol using the A37 corridor which experience significant peak hour congestions resulting in relatively low average speeds. Ensure that it is well integrated with Whitchurch with good pedestrian and cycling access.
- Obj 12 Overall significance of development effects on landscape character and elements for Area C is medium to high and negative in nature. The overall significance of development effects on visual receptors is medium to high in nature. High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. Mitigation of landscape impact is necessary. Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits

are embedded in the development process at an early stage. The former railway track bed should be retained and utilised as part of the GI network.

- Obj 13 There is medium risk to the significance of heritage assets due to the impacts on the settings of Wansdyke and the Maes Knoll. High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. The need to conserve environmental assets will constrain the extent of development.
- Obj 14 BRERC Ecological work has identified high quality hedgerows with 7 or more important woody species and a number of Target Noted Trees within the area and recommends retaining these important ecological features and areas.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy, ensuring that this solar potential is realised through design.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Area D

- Obj 1, 2, 4 Major negative impact as the area is remote from existing facilities and services including health facilities in Whitchurch and Bristol and new development here would be isolated from the communities in Whitchurch.
- Obj 3 Positive contribution to this objective. The requirement of a new playing field to support the primary school expansion would need to be delivered to enable more than 125 houses to be developed in this area. This cell is too remote to provide a playing field.
- Obj 7 Development likely to relate better to Bristol rather than Bath for employment opportunities.
- Obj 8 New development in this location will contribute to the sub-regional economy as well as to local economy in Whitchurch.
- Obj 10 Walking trips to work are limited given the distance to employment centres. A good bus service along the A37 but new bus stops should be provided to serve new development.
- Obj 11 The site is likely to result in a relatively high number of vehicular trips. The majority of these trips are destined to Bristol using the A37 corridor which experience significant peak hour congestions resulting in relatively low average speeds. Ensure that it is well integrated with Whitchurch with good pedestrian and cycling access.
- Obj 12 Overall significance of development effects on landscape character and elements for Area D is medium to high and negative in nature. The overall significance of development effects on visual receptors is medium to high in nature. High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. Mitigation of landscape impact is necessary. Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits are embedded in the development process at an early stage. The former railway track bed should be retained and utilised as part of the GI network.
- Obj 13 There is medium risk to the significance of heritage assets due to the impacts on the settings of Wansdyke and the Maes Knoll. High impact areas should be avoided

taking into account of the impact on Maes Knoll SAM and its setting. The need to conserve environmental assets will constrain the extent of development.

- Obj 14 BRERC Ecological work has identified high quality hedgerows with 7 or more important woody species and a number of Target Noted Trees within the area and recommends retaining these important ecological features and areas.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy, ensuring that this solar potential is realised through design.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Area E

- Obj 1/2 Only the area east of Sleep Lane is accessible to existing but limiting facilities in Whitchurch and accessible to the existing bus network to Bristol. Education Services has identified that Whitchurch Primary School has no reasonable capacity to accommodate students from new development and additional Land to relocate playing field should be provided to facilitate the school expansion. A comprehensive Masterplan is necessary to ensure that new development is well integrated with the existing village and provide links to South Bristol.
- Obj 2 Limited access to local health facilities. Potential access to the proposed new south Bristol hospital. A number of Public Right of Way routes run through the site linking the Bristol suburbs to the wider countryside, therefore it could promote health and healthy lifestyles through walking and cycling.
- Obj 3 Positive contribution to this objective. The requirement of a new playing field to support the primary school expansion would need to be delivered to enable more than 125 houses to be developed in this area. This area is too remote to provide a playing field.
- Obj 4 The south west part of the area has good potential to be linked to the communities in Whitchurch. Enabling development of housing could secure relocation and redevelopment of the Horseworld Visitor Centre which has community facilities such as the café and visitor centre and volunteering and employment opportunities.
- Obj 6 Enabling development of housing could secure relocation and redevelopment of the Horseworld Visitor Centre which could lead to contributing this SA objective to improve the availability and provision employment training.
- Obj 7 Generally development likely relates better to Bristol for employment opportunities. However, new development of the Houseworld could continue to provide employment opportunities to local communities.
- Obj 8 New development in this location will contribute to the sub-regional economy as well as to local economy in Whitchurch. Development should complement the regeneration plans for South Bristol. Relocation and redevelopment of the Horseworld Visitor Centre which could improve employment opportunities.
- Obj 10 Walking trips to work are limited given the distance to employment centres. A good bus service along the A37 but new bus stops should be provided to serve new development.

- Obj 11 The site is likely to result in a relatively high number of vehicular trips. The majority of these trips are destined to Bristol using the A37 corridor which experience significant peak hour congestions resulting in relatively low average speeds. Ensure that it is well integrated with Whitchurch with good pedestrian and cycling access.
- Obj 12 The Overall significance of development effects on landscape receptors is variable, from medium to high in the west to high in the east and south east and negative in nature throughout. The Overall Significance of development Effects on visual receptors for Area E is medium to high and negative in nature. It is necessary to protect and enhance the existing tree belts and hedgerows to provide visual screening and maintain the wooded appearance of the area from wider views, particularly from Maes Knoll.
- Obj 13 There is medium risk to the significance of heritage assets due to the impacts on the settings of Queen Charlton conservation Area. New development should avoid, minimise harm to and provide enhancements to important landscape features and significant view points.
- Obj 14 BRERC Ecological work has identified high quality hedgerows with 7 or more important woody species and a number of Target Noted Trees within the area and recommends retaining these important ecological features and areas. An Ecological Mitigation Strategy and Management and appropriate site assessment and detailed ecological surveys should to be undertaken.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy, ensuring that this solar potential is realised through design.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.

Area F

- Obj 1 Only the area close to Stanton Lane is accessible to existing but limited services and facilities in Whitchurch. The site allows Whitchurch Primary School to expand to respond increasing need for primary school provision. A comprehensive Masterplan is necessary to ensure that new development is well integrated with the existing village and provide links to South Bristol.
- Obj 2 Limited access to local health facilities. Potential access to the proposed new south Bristol hospital. A number of Public Right of Way routes run through the site linking the Bristol suburbs to the wider countryside, therefore it could promote health and healthy lifestyles through walking and cycling.
- Obj 3 Positive contribution to this objective. The requirement of a new playing field to support the primary school expansion would need to be delivered to enable more than 125 houses to be developed in this area. This cell would be able to provide a suitable playing field within walking distance to the school.
- Obj 4 There are some potential to link new development to the existing communities in Whitchurch or Bristol.
- Obj 7 Generally development likely relates better to Bristol for employment opportunities.

- Obj 8 New development in this location will contribute to the sub-regional economy as well as to local economy in Whitchurch. Development should complement the regeneration plans for South Bristol.
- Obj 10 Walking trips to work are limited given the distance to employment centres. A good bus service along the A37 and Craydon Road but new bus stops should be provided to serve new development.
- Obj 12 The landscape impact of development of cell F is medium to high. In terms of impact on Strategic Green Infrastructure the impact of development in the northern part of this cell would have major negative effect on this objective.
- Obj 13- New development should avoid, minimise harm to and provide enhancements to important landscape features and significant view points.
- Obj 14 BRERC Ecological work has identified high quality hedgerows with 7 or more important woody species and a number of Target Noted Trees within the area and recommends retaining these important ecological features and areas. An Ecological Mitigation Strategy and Management and appropriate site assessment and detailed ecological surveys should to be undertaken.
- Obj 15 Any new development on greenfield land has major negative effect on achieving this objective. This should be minimised with modern construction practice. Any planning applications for development would be subject to Environmental Impact Assessment Screening.
- Obj 17 Regen SW renewable energy work indicates good potential to produce solar energy, ensuring that this solar potential is realised through design.
- Obj 18 The site is within Flood Zone 1 and passes the sequential test.