



## Bath and North East Somerset Core Strategy



### Sustainability Appraisal Report Annex D: Assessment of Proposed Changes to Submitted Core Strategy. Policy Appraisal Matrices

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## 1 Introduction

This annex presents the matrices completed in the appraisal of the strategies and policies of the Submission Core Strategy and subsequent proposed changes to it (identified in underlined and strikethrough text). The mitigation measures and recommendations put forward by the consultants have been responded to by policy authors and, where relevant, the assessment matrices have been amended to reflect the residual effects. The summaries at the end of each assessment matrix include comments regarding the differences that mitigation and recommendations have made to the performance of policies assessed and also, the differences that subsequent proposed changes to the Submission Core Strategy have made to the assessment findings.

## 2 Appraisal Matrices

The appraisal matrices are presented below. In line with the iterative nature of the assessment, and in order for recommendations to be taken on board in the Core Strategy (Publication Version), the appraisal was completed on an earlier officer-draft version of the draft Core Strategy (dated 27<sup>th</sup> September 2010). Some of the references (including page numbers, paragraphs and phraseology) that appear in the appraisal matrices will therefore not directly align to the Submission version of the Core Strategy and subsequent proposed changes. Please note that changes to the appraisal matrices made as a result of changes to the Draft Core Strategy DPD are included in **red text** (dated March 2011). ENVIRON's response to further changes to the Submission Draft dated August 2011 and March 2013, are marked with an underline.

One matrix is presented for each of the following:

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Please note that due to the size of this document the appraisal matrices are produced in Arial 10 font, the document is available in larger font on request from the planning policy team.

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	+	+	+	<p>The vision makes reference to realising the cultural and social potential of the district, providing opportunities for all and ensuring competitive and healthy urban centres. The vision also includes the cultural assets of Bath; the roles of Keynsham, Midsomer Norton and Radstock as service centres.</p> <p>Strategic objective 54 aims to improve city, town and local centres for social activity as places to entertainment, culture and shopping.</p> <p>Strategic objective 54 includes a bullet point 'protecting and enhancing the range of services and facilities provided in local, neighbourhood and village centres' and a bullet point improving pedestrian and cycle routes into and within town and city centres.</p> <p>Strategic objective 87 also includes a bullet point on promoting improved access to services especially for rural</p>	<p><b>Recommendation:</b> The vision could be more specific in addressing this SA Objective by making reference within the first two paragraphs to people meeting their needs locally or having good access to community facilities and local services.</p>	<p>No change. Note objective 65 which includes reference to the timely provision of infrastructure (including services/facilities) in line with new development.</p>

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					and more remote areas.		
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy lifestyles, especially routine daily exercise	++	++	++	The vision makes reference to providing opportunities for all and achieving healthy centres. Healthy centres is a broad concept and this may relate to both vitality of businesses and air quality etc.  Strategic objective 76 relates to health and wellbeing which addresses all of the SA appraisal questions.		n/a
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone  <u>Help development viability and deliverability</u>	++	++	++	The vision refers to providing opportunities for all and providing new housing supported by necessary infrastructure and providing housing in ways that mitigates for climate change and adapts to unavoidable climatic changes.  Strategic objective 65 relates to meeting housing needs including affordable housing		n/a

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					and housing that meets the needs of the district's population. <u>The objective also refers to ensuring that the development of new homes is aligned with the provision of all necessary infrastructure</u> Strategic objective 32 includes ensuring high quality design. <u>The viability and deliverability of housing sites is dealt with in the District Wide Spatial Strategy.</u>		
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	+	+	+	The vision includes reference to achieving flourishing urban and rural communities. Strategic objective 76 makes reference to encouraging social interaction in the context of facilitating more active modes of travel and designing high quality, safe and secure streets and spaces and also refers to reducing social inequalities across the district. The vision and strategic objectives contain some elements which work towards	<b>Recommendation:</b> the vision or objectives should make specific reference to achieving cohesive communities. This could be specifically in relation to new housing developments under strategic objective 6.	No change. Not within the scope of the Core Strategy.



Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					achieving cohesive communities but do not directly address community cohesion and therefore could be improved.		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	++	++	++	The vision makes reference to healthy town and city centres and improving the appearance of town centres such as Keynsham and Midsomer Norton. Strategic objective 54 also aims to improve the public realm within the city and town centres. Strategic objective 7 include designing high quality, safe and secure streets and spaces and promoting and delivering regeneration opportunities that can contribute to a reduction in the social inequalities across the district.		n/a
Objective 6: Improve the availability and provision of employment	Give everyone access to learning, training, skills and	+ ±	+ ±	+ ±	The vision makes reference to realising the economic, cultural and social potential of the district, providing opportunities for all. Strategic objective 4 includes	<b>Recommendation:</b> The second to last paragraph of the vision and strategic objective 4 should include improving	Agree — Somer Valley vision amended to refer to improving skills and reference also added into strategic objective no. 3.

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
training	knowledge				a bullet point on improving educational facilities to help provide the skills that support knowledge based sectors. Neither the strategic objectives nor the vision refer to addressing skills issues in Midsomer Norton and Radstock where there are recognised opportunities to improve skills of the local workforce and thereby attract employers and therefore the vision and objectives could be improved.	skills in Midsomer Norton and Radstock with reference to improving local job opportunities and supporting the local economy through attracting new employers.	
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid  Reduce poverty and income	+	+	+	The vision makes reference to realising the economic, cultural and social potential of the district, providing opportunities for all. The latter paragraphs of the vision refer to the economies of the key settlements and the rural area. Strategic objective 43 contains a number of objectives relating to encouraging economic development, diversification and prosperity. This includes	<b>Recommendations</b> : <del>The recommendation in relation to SA Objective 6 also applies to this objective.</del>  Strategic objective 43 should make reference to reducing income	The Core Strategy focuses on providing the necessary space to help facilitate economic prosperity/ diversification – this might lead to income inequalities being addressed (but may not) given the attractiveness of Bath, rather than other parts of the District, to higher value sectors. Reference

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	inequality  Provide a diverse range of employment opportunities in a variety of sectors				<p>enabling existing businesses to remain within the district and expand, supporting tourism, improving skills and capitalising on innovation opportunities associated with Higher Education and supporting business of varying sizes. The strategic objective 43 specifically encourages knowledge based sectors to the area.</p> <p>Strategic objective 76 refers to reducing social inequalities but does not mention poverty, unemployment or incomes. However, elements of the vision and objectives will provide job opportunities in better paid sectors (e.g. knowledge compared with tourism).</p> <p>The vision and objectives do not make reference to the reducing income inequality and due to the uneven opportunities within the district, it is considered that they could</p>	inequality in the district i.e. by providing space for employment growth in higher wage sectors rather than tourism which is traditionally a low wage sector.	could only be included in strategic objective 3 if it were supported by a clear policy approach – currently evidence is not available to support this.

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					therefore by improved.		
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>	++	++	++	The vision includes creating new jobs in ways which mitigate the causes of climate change, adapt to unavoidable climatic changes and help the district to move towards a low carbon economy. The latter paragraphs of the vision refer to the economies of the key settlements and the rural area. Strategic objective 4 contains a number of objectives relating to encouraging economic development, diversification and prosperity. This includes enabling existing businesses to remain within the district and expand, supporting tourism, providing more office space in Bath, improving skills and capitalising on innovation opportunities associated with Higher Education and supporting business of varying sizes. Strategic objective 1 also supports the renewable		n/a

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					energy sector.		
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	++	++	++	Strategic objective 1 supports the renewable energy sector in particular through community led schemes.  Strategic objective 7 includes encouraging and facilitating increased local food production.  The vision and objective make no other references to meeting needs for materials or produce locally and therefore could be improved.  <u>Objective 6 refers to increasing local food production.</u>	<b>Recommendations</b> : The vision could be more specific in addressing this SA Objective by making reference within the first two paragraphs to meeting needs locally, especially with regards to materials and produce.  A bullet point could be added to strategic objective 8 which encourages a reduction in distances travelled by meeting needs for materials and produce locally.	<del>Partially agree— reference included in Vision. Objective 8 is about improving connectivity and suggested addition does not sit well within it.</del>
Objective 10: Ensure everyone has	Make public transport, cycling and	+	+	+	The vision makes reference to investment in transport infrastructure in Bath, the	<b>Recommendation:</b> Strategic objective 8 should refer to the	The affordability of public transport is not an issue dealt with by the

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
access to high quality and affordable public transport and promote cycling and walking	walking easier and more attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>				cycle network in Radstock and improving provision of public transport in the rural areas. Strategic objective 7& deals with reducing the need and desire to travel by car and encourages the use of public transport, walking and cycling. It also includes ensuring that development is supported by high quality transport infrastructure which helps to increase the attractiveness of public transport, walking and cycling. Neither the vision or strategic objectives refer to the affordability of public transport and therefore there is an opportunity for improvement.	provision of public transport that is affordable.	Core Strategy. It is addressed by the Joint Local Transport Plan (links between the Core Strategy and JLTP are made in the objective).
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	++	++	++	The vision makes reference to investment in transport infrastructure in Bath, the cycle network in Radstock and improving provision of public transport in the rural areas. Strategic objective 7& deals with reducing the need and		n/a

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>desire to travel by car and encourages the use of public transport, walking and cycling. It also includes ensuring that development is supported by high quality transport infrastructure which helps to increase the attractiveness of public transport, walking and cycling.</p> <p>Strategic objective 1 also includes reducing the need to travel by achieving closer alignment of new homes, jobs, infrastructure and essential services.</p>		
Objective 12: Protect and enhance local distinctiveness	<p>Protect and enhance landscape and townscapes</p> <p>Ensure potential impacts of development on AONB and landscape</p>	++	++	++	<p>The vision includes a number of references to maintaining the distinctiveness of places within the district, maintaining and enhancing the areas attractiveness and unique heritage and ensuring that the district is a successful place where urban and rural communities flourish. The 'stunning built and natural environment' is also</p>		n/a

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<p>character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				<p>mentioned.</p> <p>Strategic objective <u>2</u> <u>3</u> covers protecting and enhancing the district's natural built and cultural heritage. The bullet points refer to distinctiveness and ensuring that new development takes place within the environmental capacity of the district.</p>		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	++	++	++	<p>The vision includes a number of references to protecting and enhancing the district's cultural and historic assets including maintaining and enhancing the area's attractiveness and unique heritage and making reference to the 'stunning built and natural environment'. Specific references are also made to the heritage of certain places within the vision including Bath, Radstock and Keynsham.</p> <p>Strategic objective <u>2</u><u>3</u> covers</p>		n/a



Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					protecting and enhancing the district's natural built and cultural heritage. The bullet points refer to helping to conserve and enhancing the character of built heritage, capitalising on the role of heritage in supporting place-making and regeneration, and ensuring that new development takes place within the environmental capacity of the district.		
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	Protect and enhance habitats and species (taking account of climate change)  Ensure potential impacts of development on the conservation	+	+	+	The vision includes reference to protecting and enhancing the natural environment of the district.  Strategic objective 2 relates to delivering green infrastructure which should have an indirect benefit to biodiversity by providing migration routes, which are particularly important in the face of a changing climate. This strategic objective also refers to conserving, enhancing, restoring the diversity and	<b>Recommendation:</b> The second bullet point under strategic objective 2 should be reworded to read: "helping to conserve, enhance and restore the diversity and resilience of species and habitats, especially the District's wildlife sites."	Agree. The Submission Version of Core Strategy reflects this recommendation and now refers to species and habitats in the second bullet point.

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	objectives for local, national and international designated sites are assessed				resilience of the district's wildlife sites but does not mention the biodiversity of the district as a whole.		
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	±	±	±	<p>Pollution issues are not specifically mentioned within the vision and strategic objectives, however, they do refer to maintaining and improving the natural environment of the district.</p> <p>Strategic objective 1 includes the prudent use and reduced consumption of natural resources such as soils and water but this does not directly relate to the protection of these resources from pollution.</p> <p>Strategic objectives 1 and 7 also includes objectives to reduce car use and the need and desire to travel which should help to reduce or maintain air pollution from transport. The vision also</p>	<p><b>Mitigation:</b></p> <p><del>Strategic objective 1 should make reference to the need to avoid pollution relating to water, air, light and noise in relation to the protection of natural resources.</del></p>	<p>Agree—Submission Version of Core Strategy reflects this recommendation but reference is made under objective 2 (as more relevant than climate change related objective)</p>

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>includes investment in transport infrastructure in Bath where there are several AQMA. Air quality in Keynsham is not mentioned.</p> <p>The performance of the vision and objectives is therefore uncertain because it is not clear that avoiding pollution can be inferred from the high level reference to environmental quality within the vision</p>		
Objective 16: Encourage sustainable construction	<p>Help development that demonstrates sustainable design and construction</p> <p>Minimise consumption and extraction of minerals</p>	++	++	++	Strategic objective 1 includes promoting sustainable and energy efficient design and construction and facilitating the prudent use and reduced consumption of undeveloped land, energy, water and minerals. The vision also makes reference to mitigating the causes of climate change, adapting to unavoidable climatic changes and moving towards a low carbon economy within the district.		n/a

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					It is assumed that sustainable construction includes waste management.		
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	++	++	++	The vision makes reference to mitigating the causes of climate change, adapting to unavoidable climatic changes and moving towards a low carbon economy within the district and, specifically, local energy production within the southern part of the district.  Strategic objective 1 includes encouraging and supporting the increased generation and use of renewable and low carbon energy, including through the delivery of community led schemes. It also includes promoting energy efficient design and reduced consumption of energy.		n/a
Objective 18: Reduce vulnerability to, and manage flood risk (taking	Reduce vulnerability to, and manage flood risk (taking	+±	+±	+±	The vision makes reference to mitigating the causes of climate change and adapting to unavoidable climatic	<b>Recommendation:</b> <del>Planning to protect people and property from the risk of</del>	<del>Minor amendment made to strategic objective one to make reference to shaping places that minimise vulnerability to</del>

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
risk (taking account of climate change)	account of climate change)  Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)				changes. Strategic objective 1 includes a bullet point relating to shaping places so as to minimise vulnerability and provide resilience to impacts arising from climate change. As flooding is such a significant issue in parts of the district, particularly Bath, it is recommended that planning to protect people and property from the risk of flooding is included within the vision.	<del>flooding should be included within the vision.</del>	<del>and are resilient to increased flood risk. This objective is also followed through in core policy framework and policy approach for Bath.</del>
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local carrying capacity limits (taking account of climate	++	++	++	Strategic objective 1 includes promoting sustainable and energy efficient design and construction and facilitating the prudent use and reduced consumption of undeveloped land, energy, water and minerals. Strategic objective 3 also includes optimising the use of brownfield land in meeting housing and economic development needs and ensuring that development		n/a

Vision and Objectives							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	change)  Minimise consumption and extraction of minerals				and growth take place within the environmental capacity of the district.		
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	-	-	-	<p>The vision and strategic objectives do not specifically refer to waste arisings or waste management.</p> <p>Strategic objective 1 includes promoting sustainable construction and it is assumed that waste management is included in sustainable construction.</p> <p>It is considered that waste management has been omitted from the vision and objectives.</p>	<p><b>Mitigation:</b> Sustainable waste management, reducing waste arisings and the waste hierarchy should be referred to within strategic objective 1.</p>	Disagree – sustainable waste management, including reducing waste arising and the waste hierarchy is fully covered in the Joint Waste Core Strategy.

**Overall Commentary:**

The vision and objectives generally perform well against the SA objectives. A number of potential major positive effects have been identified in relation to the following SA Objectives:

- Objective 2: Improve the health and well-being of all communities;
- Objective 3: Meet identified needs for sufficient, high quality and affordable housing;
- Objective 5: Reduce anti-social behaviour, crime and the fear of crime;
- Objective 6: Improve the availability and provision of training;
- Objective 8: Enable local businesses to prosper;
- Objective 9: Increase availability of local produce and materials;
- 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 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); and
- Objective 19: Encourage careful and efficient use of natural resources

~~An uncertain performance was recorded with regards to 'Objective 15: Reduce land, water, air, light, noise pollution' because it is not clear that avoiding pollution can be inferred from the high level reference to environmental quality within the vision.~~

One potential minor negative effect has been identified as follows:

- Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle): It is considered that waste management has been omitted from the vision and objectives.

No potential cumulative negative or positive effects have been identified.

Mitigation ~~is was~~ put forward to address ~~the~~ potential negative effects ~~and the uncertain effect~~ identified, as follows:

- Sustainable waste management, reducing waste arisings and the waste hierarchy should be referred to within strategic objective 1; ~~and~~

- ~~• Strategic objective 1 should make reference to the need to avoid pollution relating to water, air, light and noise in relation to the protection of natural resources.~~

This mitigation measure has been rejected by the Council.

Recommendations have been put forward to improve the performance of the vision and objectives against the SA Objectives, as follows:

- The second bullet point under strategic objective 2 should be reworded to read: “helping to conserve, enhance and restore the diversity and resilience of species and habitats, especially the District’s wildlife sites;
- The vision could be more specific in addressing SA Objective 1 by making reference within the first two paragraphs to people meeting their needs locally or having good access to community facilities and local services;
- The vision or objectives should make specific reference to achieving cohesive communities. This could be specifically in relation to new housing developments under strategic objective 6;
- ~~• The second to last paragraph of the vision and strategic objective 4 should include improving skills in Midsomer Norton and Radstock with reference to improving local job opportunities and supporting the local economy through attracting new employers;~~
- Strategic objective 4~~3~~ should make reference to reducing income inequality in the district;
- ~~• The vision could be more specific in addressing this SA Objective by making reference within the first two paragraphs to meeting needs locally, especially with regards to materials and produce;~~
- ~~• A bullet point could be added to strategic objective 8 which encourages a reduction in distances travelled by meeting needs for materials and produce locally;~~
- Strategic objective 8 should refer to the provision of public transport that is affordable; and
- ~~• Planning to protect people and property from the risk of flooding should be included within the vision.~~

Since the vision and objectives were appraised, amendments have been made in response to the mitigation and recommendations put forward. A residual minor negative effect remains with regards to SA Objective 20: Promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle): It is considered that waste management has been omitted from the vision and objectives and a minor negative effect is recorded. Mitigation has been taken on board as suggested for SA Objective 15: Reduce land, water, air, light, noise pollution and the performance with regards to this objective is now minor positive in the short, medium and long terms.

Changes made in response to the recommendations have generally improved the performance of the vision and objectives with regards to the SA Objectives. However, not all recommendations have been taken on board.



<b>Model policy for sustainable development</b>							
<b>SEA/SA Objectives</b>	<b>Detailed questions: Does the policy / proposal...</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>	<b>Mitigation or enhancement</b>	<b>B&amp;NES response:</b>
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	<b>0</b>	<b>0</b>	<b>0</b>	<p><u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u></p>	<p><u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy polices including CP13 would provide further guidance to meet this objective.</u></p>
Objective 2: Improve the health and well-being of all communities	<p>Improve Health</p> <p>Reduce Health inequalities</p> <p>Promote healthy</p>	<b>0</b>	<b>0</b>	<b>0</b>	<p><u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. This policy will support this SA objective by ensuring that decisions protect tranquil areas. Overall, the score is considered to be neutral.</u></p>	<p><u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy polices including CP13 would provide further</u></p>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
	lifestyles, especially routine daily exercise					<u>caveats.</u>	<u>guidance to meet this objective.</u>
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and deliverability</u>	<u>±</u>	<u>±</u>	<u>±</u>	<u>This policy supports this SA Objective by supporting sustainable development, which could include residential developments. The provision of affordable housing is not specified within this overarching policy and therefore a minor positive, and not a significant positive score, is recorded. Other policies within the Local Plan, do, however, support this SA Objective and sub-objectives.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including CP9, CP10, CP11 and CP13 would provide further guidance to meet this objective.</u>
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including CP13 would</u>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
						<u>only be granted subject to the two caveats.</u>	<u>provide further guidance to meet this objective.</u>
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including development requirements for urban extension locations would provide further guidance to meet this objective.</u>
Objective 6: Improve the availability and provision of	Give everyone access to learning, training, skills	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in</u>	<u>This policy reflects the NPPF.</u>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
employment training	and knowledge				<u>refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<p>Give everyone in the region access to satisfying work opportunities, paid or unpaid</p> <p>Reduce poverty and income inequality</p> <p>Provide a diverse range of employment opportunities in a variety of</p>	<b>++</b>	<b>++</b>	<b>++</b>	<p><u>This policy should support economic development within the plan area and therefore supports the achievement of this SA Objective. The other policies within the Local Plan, to which this policy refers, will help to ensure that the right type of employment development is provided in the right locations.</u></p> <p><u>The NPPF supports sustainable growth and expansion of all types of business and enterprise in rural areas, in addition to promoting competitive towns.</u></p>	<p><u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy policies including B1, KE1, SV1, RA1 would support economic development to meet this objective.</u></p>

<b>Model policy for sustainable development</b>							
<b>SEA/SA Objectives</b>	<b>Detailed questions: Does the policy / proposal...</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>	<b>Mitigation or enhancement</b>	<b>B&amp;NES response:</b>
	sectors						
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	<p>Increase the circulation of wealth within the local authority area</p> <p>Reduce vulnerability of the economy to climate change and harness opportunities arising</p> <p><u>Contribute to the vitality and viability of town centres</u></p> <p><u>Support a prosperous rural economy</u></p>	<b>++</b>	<b>++</b>	<b>++</b>	<p><u>This policy should support economic development within the plan area and should allow local businesses to prosper, therefore supporting the achievement of this SA Objective. The other policies within the Local Plan, to which this policy refers, will help to ensure that the right type of employment development is provided in the right locations.</u></p> <p><u>The NPPF supports sustainable growth and expansion of all types of business and enterprise in rural areas, including agricultural diversification, land-based businesses, and tourism and leisure</u></p>	<p><u>Enhancement:</u>  <u>The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy polices including B1, KE1, SV1, RA1 would support economic development to meet this objective.</u></p>
Objective 9:	Meet local	<b>0</b>	<b>0</b>	<b>0</b>	<u>This policy does not work against this SA Objective</u>	<u>Enhancement:</u>	<u>This policy</u>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
Increase availability of local produce and materials	needs locally  Support local food producers				<u>but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	<u>reflects the NPPF.</u>
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive  <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including CP13 would provide further guidance to meet this objective.</u>
Objective 11: Reduce	Reduce the need/desire	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an</u>	<u>Enhancement: The policy could</u>	<u>This policy reflects the</u>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
the need and desire to travel by car	to travel by car				<u>overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	<u>NPPF. However, Core Strategy polices including CP13 would provide further guidance to meet this objective.</u>
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Ensure potential impacts of development on AONB and landscape character and its statutory	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including CP6 would provide further guidance to meet this objective.</u>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
	purpose are assessed  Value and protect diversity and local distinctiveness including rural ways of life						
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	±	±	±	<p><u>The policy sets out that development decisions based on the Local Plan will reflect a presumption in favour of sustainable development and that what constitutes sustainable development will follow that set out in the NPPF through the policies in paragraphs 18 to 219 (including specific policies relating to the protection of heritage assets in paragraphs 126 to 141 inclusive) with which the Local Plan should accord.</u></p> <p><u>This policy seeks to protect heritage assets where these are not covered by the Local Plan either because it contains no relevant policies, or relevant policies are out of date.</u></p> <p><u>Local Plan Policy B5 specifically protects the World Heritage Site. Policy CP6 aims to preserve and enhance the cultural and historic environment and</u></p>	<p><u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy policies including CP6 would provide further guidance to meet this objective.</u></p>



<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
					<u>protect sites, buildings, areas and features of recognised national and local importance.</u>		
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	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><u>This policy should support this objective.</u></p> <p><u>The policy sets out that development decisions based on the Local Plan will reflect a presumption in favour of sustainable development and that what constitutes sustainable development will follow that set out in the NPPF through the policies in paragraphs 18 to 219 (including specific policies relating to the protection of biodiversity, ecosystem, services in paragraphs 109 125 inclusive) with which the Local Plan should accord.</u></p> <p><u>This policy seeks to protect habitats and biodiversity where these are not covered by the Local Plan either because it contains no relevant policies, or relevant policies are out of date.</u></p> <p><u>Policy CP6 aims to protect and enhance and, where possible, extend designated sites of national and local biodiversity and geodiversity importance and habitat types and species of principal importance. Local Plan policies do not explicitly mention ecosystem services, and therefore this policy should help ensure the wider benefits of ecosystem services are considered in decisions.</u></p>	<p><u>Enhancement:</u> <u>The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue (for example as it is here on ecosystem services and geodiversity) permission will only be granted subject to the two caveats.</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy policies including CP5 and 6 would provide further guidance to meet this objective.</u></p>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including CP6 would provide further guidance to meet this objective.</u>
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including CP1, 2, 3 and 4 would provide further guidance to meet this objective.</u>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	±	±	±	<p><u>This policy should support the achievement of this objective.</u></p> <p><u>The policy sets out that development decisions based on the Local Plan will reflect a presumption in favour of sustainable development and that what constitutes sustainable development will follow that set out in the NPPF through the policies in paragraphs 18 to 219 (including specific policies relating to reducing energy consumption of developments, renewable energy developments, in paragraphs 93 to 98 inclusive) with which the Local Plan should accord.</u></p> <p><u>This policy seeks to ensure that the core planning principle of the NPPF to support the transition to a low carbon economy including encouraging the use of renewable resources (for example, by the development of renewable energy) is reflected in local decisions, where these issues are not covered by the Local Plan either because it contains no relevant policies, or relevant policies are out of date.</u></p>	<p><u>Enhancement:</u> <u>The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy policies including CP1, 2, 3 and 4 would provide further guidance to meet this objective.</u></p>
Objective 18: Reduce vulnerability to, and manage flood risk (taking	Reduce vulnerability to, and manage flood risk (taking account of	++	++	++	<p><u>The NPPF and the Local Plan policies both fully support the achievement of this SA Objective and sub-objectives.</u></p> <p><u>The policy sets out that development decisions based on the Local Plan will reflect a presumption in favour of sustainable development and that what constitutes</u></p>	<p><u>Enhancement:</u> <u>The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue,</u></p>	<p><u>This policy reflects the NPPF. However, Core Strategy policies including CP5</u></p>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
account of climate change)	climate change)  Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)				<u>sustainable development will follow that set out in the NPPF through the policies in paragraphs 18 to 219 (including specific polices relating to the management of flood risk whilst accounting for climate change adaptation and mitigation, in paragraphs 99 to 104 inclusive) with which the Local Plan should accord.</u>	<u>permission will only be granted subject to the two caveats.</u>	<u>would provide further guidance to meet this objective.</u>
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local carrying capacity limits (taking account of climate change)	<b>0</b>	<b>0</b>	<b>0</b>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. However, Core Strategy polices including CP1 and 2 would provide further guidance to meet this objective.</u>

<b>Model policy for sustainable development</b>							
<u>SEA/SA Objectives</u>	<u>Detailed questions: Does the policy / proposal...</u>	<u>Short term</u>	<u>Med term</u>	<u>Long term</u>	<u>Commentary</u>	<u>Mitigation or enhancement</u>	<u>B&amp;NES response:</u>
	Minimise consumption and extraction of minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy does not work against this SA Objective but also does not directly support it, as it is an overarching policy setting out the presumption in favour of sustainable development. The other policies within the Local Plan, to which this policy broadly refers, as well as the National Planning Policy Framework (NPPF), will support this SA objective. Overall, the score is considered to be neutral.</u>	<u>Enhancement: The policy could be reworded to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats.</u>	<u>This policy reflects the NPPF. The Joint Waste Core Strategy also provide further guidance to achieve this objective.</u>

<b>Overall Commentary:</b>	<p><u>The model policy on the presumption in favour of sustainable development has been added to the Core Strategy via Proposed Modifications in February 2013. The policy mainly has a neutral or positive performance with regards to the SA Objectives.</u></p> <p><u>A number of potential major positive effects have been identified in relation to the following SA Objectives:</u></p> <ul style="list-style-type: none"> <li><u>Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid;</u></li> <li><u>Objective 8: Build a strong competitive economy and enable local businesses to prosper; and</u></li> </ul>
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- Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change).

A number of minor potential positive effects have been identified in relation to the following SA Objectives:

- Objective 3: Meet identified needs for sufficient, high quality and affordable housing
- 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); and
- Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure

No potential major negative effects have been identified

No potential cumulative effects have been identified.

No mitigation has been identified.

Enhancement is put forward to address the potential neutral effects identified, as follows:

- Performance of the policy against all the objectives could be enhanced by rewording the policy to ensure that where relevant policies in the Local Plan are silent on an issue, permission will only be granted subject to the two caveats. This would ensure the policy is in greater accordance with the intent of paragraph 14 of the NPPF than it is in its current form.

The council has responded that the policy reflects the NPPF. However, Core Strategy and Joint Waste Core Strategy policies would provide further guidance to meet this objective.

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	++	++	++	<p>The spatial strategy directs housing growth to existing settlements which contain services and facilities. Most new housing development will be in the main urban areas, which have the majority of higher order services and facilities, including access to public transport. <u>Key infrastructure requirements have been updated in line with the expected increase in development in the final version of the plan.</u></p> <p>The strategy for the Rural Areas will help increase access to local needs services and facilities through encouraging appropriate development to enable this.</p> <p><u>The strategy directs 1,200 <del>800</del> new dwellings to the rural area and this development will be located at villages with a good range of local facilities and good public transport access.</u> The spatial strategy will not directly address improving access to facilities and services in areas which experience barriers to accessing services and facilities identified in the baseline data.</p>		n/a
Objective 2: Improve the health and well-being of all communities	<p>Improve Health</p> <p>Reduce Health</p>	+	+	+	<p>The spatial strategy directs the majority of new housing and employment development to the main settlements which have healthcare facilities. By directing new development to existing main settlements, the strategy should encourage walking and cycling by locating new jobs and housing close to</p>		n/a

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
s	inequalities  Promote healthy lifestyles, especially routine daily exercise				existing workforces, facilities and services. The strategy also makes reference to the need to encourage alternatives to car use.  The spatial strategy may not help to reduce health inequalities but at the strategic level of this spatial strategy, it is difficult to see where there is an opportunity to address health inequalities. Other policies, such as the place-based policies, within the Core Strategy should help to address health inequalities, such as improving the quality of jobs and improving skills in the less affluent wards in the district.		
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and deliverability</u>	+++	+++	+++	Affordability differs across the district.  Development of the Spatial Strategy is explained in paras 1.17-1.24 which briefly sets out the context for the level of development proposed. A fuller explanation (with links to the relevant evidence) will be set out in a supporting Information Paper.  <del>Urban capacity studies</del> The SHLAA in Bath have identified how much housing can be provided on brownfield land within the city and on greenfield land and this has informed the housing growth number of <del>6,100</del> <u>7,000</u> for Bath.  Policy CP9 sets out the strategy for developing affordable housing for the district. This is underpinned by a Viability Study. <del>(see Para's 6.71 – 6.72).</del> As a lower amount of housing growth is		n/a



District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					proposed in this district strategy, compared with the previous housing growth options considered for the district strategy, less affordable housing could be delivered by this strategy compared to the previous options, however, this strategy is based on an evidence base predicting need and Policy CP9 aims to deliver a greater rate of affordable housing deliver than has been delivered in the district over previous years.		
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	+	+	+	<p>It is assumed that the development proposed for the most sustainable villages will help support their vitality by supporting their facilities, such as schools, shops and pubs.</p> <p>By locating the majority of new housing and employment development close to the existing main settlements in the district, the spatial strategy should help to support strong, vibrant and cohesive communities. Development of the Spatial Strategy is explained in the supporting text which sets out the context for the level of development proposed. A fuller explanation (with links to the relevant evidence) will be set out in <del>a supporting Information Paper</del> the Annex 1 of the Council report (4<sup>th</sup> March). <a href="http://democracy.bathnes.gov.uk/documents/s24562/Core%20Strategy%20Annex%201.pdf">http://democracy.bathnes.gov.uk/documents/s24562/Core%20Strategy%20Annex%201.pdf</a></p> <p><del>The apparent imbalance between housing and jobs results from the high level of residential commitments.</del></p>		n/a

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					The strategy for the Somer Valley seeks to ensure that any further residential development is only permitted if it brings economic benefits (employment development).		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0±	0±	0±	The spatial strategy itself will have a limited effect on crime and anti-social behaviour, however, the direction of growth to Keynsham and Bath may help to regenerate areas identified in the baseline as experiencing the highest levels of recorded priority crime. However, overall, a neutral performance is recorded for this spatial strategy against this SA Objective. Policy CP6 seeks to achieve high quality and safe places.	<b>Recommendation</b> <del>The design core policy will need to ensure that designing out crime in new developments is a requirement of planning policy.</del>	Policy CP6 seeks to achieve high quality and safe places. More detailed design guidance can be considered through the Placemaking DPD.
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	0±	0±	0±	<u>Recommendations have been taken on board (see strikethrough text in right hand columns). Policy DW1 refers to the need to ensure there is deliverable space to enable job growth in the Somer Valley area. This is expanded upon in Policy SV1. Para 4.13 identifies the need for improved education and training linking local businesses with key training providers. The Vision and Strategic Objectives have also been amended to refer to improving skills in Midsomer Norton/Radstock.</u>	<b>Recommendation</b> <del>The provision of training and improving skills should be dealt with in the place-based policies, where skills levels have been identified in</del>	Policy DW1 refers to the need to ensure there is deliverable space to enable job growth in the Somer Valley area. This is expanded

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
						<p>certain places (i.e. Midsomer Norton and Radstock).</p> <p>The spatial strategy should refer to the need to improve skills in the Somer Valley area in order to deliver growth in the local economy in that area.</p>	<p>upon in Policy SV1. Para 4.13 identifies the need for improved education and training linking local businesses with key training providers. The Vision and Strategic Objectives have also been amended to refer to improving skills in Midsomer Norton/ Radstock.</p>
Objective 7: Ensure communities have	Give everyone in the region access to	+/?	+/?	+/?	The spatial strategy refers to improving the quality of jobs as well as delivering growth in jobs numbers, without the need for expansion of settlements. .	<b>Mitigation:</b> The spatial strategy should	Policy DW1 refers to the need to ensure there

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
access to a wide range of employment opportunities, paid or unpaid	<p>satisfying work opportunities, paid or unpaid</p> <p>Reduce poverty and income inequality</p> <p>Provide a diverse range of employment opportunities in a variety of sectors</p>				<p>The spatial strategy proposes the delivery of 7,500 10,170 new jobs by 2029, based on a predicted increase in GVA of 1.6% up to 2026. This prediction is based on evidence provided within the B&amp;NES Future Housing Growth Requirements to 2026: Stage 2 Report (Keith Woodhead, July 2010).</p> <p>Policy DW1 refers to the need to ensure there is deliverable space to enable job growth in the Somer Valley area. Para 1.25 (Summary Spatial Strategy for B&amp;NES) seeks to locate new development in the most sustainable locations and addresses the issue of out-commuting. This provides the context for the more detailed explanation in the based placed sections. A fuller explanation (with links to the relevant evidence) will be set out in the Annex 1 of the Council report (4<sup>th</sup> March).  <a href="http://democracy.bathnes.gov.uk/documents/s24562/Core%20Strategy%20Annex%201.pdf">http://democracy.bathnes.gov.uk/documents/s24562/Core%20Strategy%20Annex%201.pdf</a></p> <p>The spatial strategy directs jobs growth to the main settlements within the district, including in the Somer Valley, plus new jobs in the rural area. Para 1.25 (Summary Spatial Strategy for B&amp;NES) seeks to locate new development in the most sustainable locations and addresses the issue of out-commuting. This provides the context for the more detailed explanation in the based placed sections. A fuller explanation (with links to the relevant evidence) will be set out in a supporting Information Paper.</p>	refer to the need to improve skills in the Somer Valley area in order to deliver growth in the local economy in that area.	is deliverable space to enable job growth in the Somer Valley area. This is expanded upon in Policy SV1. Para 4.13 identifies the need for improved education and training linking local businesses with key training providers. The Vision and Strategic Objectives have also been amended to refer to improving skills in Midsomer

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
							Norton/Radstock
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	<p>Increase the circulation of wealth within the local authority area</p> <p>Reduce vulnerability of the economy to climate change and harness opportunities arising</p> <p><u>Contribute to the vitality and viability of town centres</u></p> <p><u>Support a prosperous rural economy</u></p>	++	++	++	<p>The spatial strategy does not provide the detail of the types of employment growth to be encouraged / accommodated within each area identified on the Spatial Strategy Key Diagram. This level of detail will need to be provided within the area based policies.</p> <p>The strategy for economic development is addressed in each of the placed based sections, which includes an emphasis on retaining local businesses where possible. Further clarification of the sectors of employment and therefore, types of space to be provided are also set out in the place based sections.</p>		n/a

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	+	+	+	It is assumed that most local food producers are located within the rural area. The need to support local food production is particularly recognised in the Rural Areas Strategy (see Paras 5.36 – 5.38) .The strategies for the other place based sections focus principally on sustaining those economies whilst ensuring local needs are provided for.		n/a
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive  <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>	+	+	+	The spatial strategy is dependent on the Bath package and the Greater Bristol bus network coming forward. Most new housing development will be in the main urban areas, which have the majority of higher order services and facilities, including access to public transport. By directing new development to existing main settlements, the strategy should encourage walking and cycling by locating new jobs and housing close to existing workforces, facilities and services. The strategy also makes reference to the need to encourage alternatives to car use.  The place based sections identify transport infrastructure improvements needed to support the strategy with an emphasis on sustainable means of transport.  Policy SV1 sets out the proposed transport strategy for that area which should help address issues of congestion. The apparent imbalance between housing and jobs results from the high level of residential commitments. The strategy for the Somer		n/a

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					Valley seeks to ensure that any further residential development is only permitted if it brings employment.		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	+	+	+	<p>The spatial strategy is dependent on the Bath package and the Greater Bristol bus network coming forward. Most new housing development will be in the main urban areas, which have the majority of higher order services and facilities, including access to public transport. By directing new development to existing main settlements, the strategy should encourage walking and cycling by locating new jobs and housing close to existing workforces, facilities and services. The strategy also makes reference to the need to encourage alternatives to car use.</p> <p><del>The apparent imbalance between housing and jobs results from the high level of residential commitments. The strategy for the Somer Valley seeks to ensure that any further residential development is only permitted if it brings employment. This will help stem out commuting and reduce the need to travel (see also comments above).</del></p>		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape	+?	+?	+?	<p><u>The amount of development proposed within the plan has increased in the final version. The impact of this will be uncertain and will mainly depend on the changes proposed to the Green Belt (see below). The spatial strategy proposes retaining the general extent of the Green Belt whilst making strategic changes to the inner Green Belt boundary.</u></p>	<b>Mitigation:</b> <u>The Placemaking Plan will establish the new detailed Green Belt boundaries. It is important that</u>	<u>The Placemaking Plan will establish the new detailed Green Belt boundaries.</u>

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				<p><u>Even though the Policies B3A, B3B, B3C, KE3, KE4 and RA5 are required to minimise the impact on landscape character through a number of development requirements, the impact is dependent on the exact changes to the Green Belt boundaries (see assessments of policies B3A, B3B, B3C, KE3, KE4 and RA5).</u></p> <p>The design and landscape core policies will need to ensure that any <u>development in the Green Belt and Greenfield development</u> does not result in adverse impacts on landscape character.</p> <p>By prioritising brownfield development over Greenfield development, the spatial strategy will encourage the regeneration of brownfield sites and reduce the need to develop Greenfield land.</p> <p><del>The avoidance of urban extensions will help to maintain the distinctiveness of villages around the edges of the existing urban areas and will help to protect areas of high landscape value (the AONBs) and the surrounding landscapes of the main settlements within the district.</del></p> <p>Policy CP6 will help achieve the aim of protecting and enhancing local distinctiveness. This policy will be implemented in tandem with saved local plan policies that address these issues.</p>	<p>issues of <u>landscape character</u> are considered as part of this process.</p>	<p><u>Policies B3A, B3B, B3C, KE3, KE4 and RA5 require meeting this objective.</u></p>
Objective 13: Protect	Maintain and enhance	++/?	++/?	++/?	<p>The amount of development proposed within the plan has increased in the final version. The impact of this</p>	<b>Recommendatio</b>	Policy DW4 promotes



District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
and enhance the district's historic, environmental and cultural assets	cultural and historical assets				<p><u>will be uncertain and will mainly depend on the changes proposed to the Green Belt (see below).</u></p> <p>The district strategy prioritises the redevelopment of brownfield land in the main urban settlements over Greenfield land <u>plus some strategic Green Belt releases</u>. This presents an opportunity to improve the setting of historic assets and conservation areas, as long as the design of development is suitably controlled and encouraged to do so. Under Policy CP6 all development will be expected to enhance the distinctive qualities and character of the district through high quality design. Policies in the Bath section also include significant guidance on urban design/place making principles that development proposals within the city should adhere to. <u>However, there are many potential significant heritage sensitivities related to the Green Belt changes (see assessments of policies B3A, B3B, B3C, KE3, KE4 and RA5. Releases of Green Belt land increases the risk of</u> <del>The avoidance of urban extensions in the spatial strategy should reduce the risk of</del> adversely affecting historic sites on the edges of the main urban areas, such as the Wansdyke, and <del>reduces</del> <u>increases</u> the risk of adversely affecting the World Heritage Site in Bath. <del>However, the district strategy still makes allowance for Greenfield development and therefore suitable control of development will be required, through the core policies and the development management policies within the forthcoming Place</del></p>	<p><del>n:</del></p> <p><del>The district strategy makes allowance for Greenfield development and therefore suitable control of development will be required, through the core policies and the development management policies within the forthcoming Place Making DPD.</del></p> <p><b>Mitigation:</b> <u>The Placemaking Plan will establish the new detailed Green Belt boundaries. It is important that issues of heritage are considered as part of this process.</u></p>	<p>sustainable development through prioritising brownfield opportunities for new development to limit the need to build on greenfield land.</p> <p>The <u>Placemaking Plan will establish the new detailed Green Belt boundaries. Policies B3A, B3B, B3C, KE3, KE4 and RA5 require meeting this objective.</u></p>

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>Making DPD.</p> <p>The policy now stresses the importance of protecting, conserving and enhancing the district's nationally and locally important cultural and historic assets.</p>		
<p>Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)</p>	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed</p>	++/?	++/?	++/?	<p>The amount of development proposed within the plan has increased in the final version. The impact of this will be uncertain and will mainly depend on the changes proposed to the Green Belt (see below).</p> <p>The spatial strategy focuses development in the main urban areas, prioritises brownfield development over Greenfield and does not propose any green belt urban extensions but does propose making strategic changes to the inner Green Belt boundary. The focus of new development mainly on brownfield land supports the achievement of this SA Objective. However the development of Greenfield and brownfield sites could result in adverse effects to habitats and species.</p> <p>Dependent on the exact changes to the Green Belt boundaries, there could be impacts on habitats and species and there are many potential significant ecological sensitivities related to the Green Belt changes (see assessments of policies B3A, B3B, B3C, KE3, KE4 and RA5).</p> <p>Policy CP6 seeks to protect and enhance biodiversity and ensure networks are restored/ created to facilitate migration through the built as well as natural</p>	<p><b>Mitigation:</b> The Placemaking Plan will establish the new detailed Green Belt boundaries. It is important that issues of biodiversity are considered as part of this process.</p>	<p>n/a</p> <p>The Placemaking Plan will establish the new detailed Green Belt boundaries. Policies B3A, B3B, B3C, KE3, KE4 and RA5 require meeting this objective.</p>

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					environment. This also links with what Policy CP7 Green infrastructure is seeking to achieve.		
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	-/+	-/+	-/+	<p>Although the growth proposed in Bath in the Spatial Strategy Key Diagram is dependent on the Bath package of transport measures, the growth proposed in Bath could exacerbate the existing poor air quality within much of the city. Similarly, growth in Keynsham could also exacerbate the air quality issue on the High Street.</p> <p>However, by directing development into the existing areas, to brownfield sites, the spatial strategy will maximise opportunities for new residents to access work, education, facilities and service via walking, cycling and public transport.</p> <p>The direction of 2,7400 new dwellings, but only 900 4,000 new jobs to the Somer Valley may increase commuting between here and Bath (and possibly also Bristol), although the Odd Down Park and Ride and the Greater Bristol bus network will help to mitigate increases in road traffic from entering Bath and exacerbating air quality issues.</p> <p><del>The avoidance of urban extensions within the district strategy should avoid the risk of introducing light and noise pollution into areas which previously did not suffer from this type of pollution.</del></p> <p>No water pollution issues are identified in relation to</p>	<p><b>Mitigation:</b></p> <p>The Transport and Movement Core Policy needs to set out how the proposed development in the spatial strategy can be accommodated without exacerbating air quality issues and reducing the effectiveness of AQMA action plans. The area-based policies will need to identify if any transport related infrastructure is needed in order to deliver the proposed growth</p>	<p>Para 6.93 clarifies that AQMAs in B&amp;NES will be managed in accordance with PPS1 and PPS23.</p> <p>The place based sections identify transport infrastructure improvements needed to support the strategy with an emphasis on sustainable means of transport.</p> <p>Para 1.25</p>

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					the district strategy.	in each area. The spatial strategy should provide more information on the reasoning behind the direction of new jobs to certain places and what it is hoped will be achieved (e.g. balance between jobs and homes, reducing commuting elsewhere for certain types of jobs).	(Summary Spatial Strategy for B&NES) seeks to locate new development in the most sustainable locations and addresses the issue of out-commuting. This provides the context for the more detailed explanation in the based placed sections. A fuller explanation (with links to the relevant evidence) of the District-wide strategy will also be

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
							set out in a supporting Information Paper.
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	±	±	±	The spatial strategy does not relate to the design of new development. The reuse of brownfield land that the spatial strategy prioritises may encourage the recycling of demolition materials, <del>however, the overall performance of the spatial strategy against this SA Objective is considered to be neutral.</del> Policy CP2 requires applicants to demonstrate that waste and recycling during construction and in operation have been addressed as well as the type, lifecycle and source of materials to be used.	<b>Recommendation:</b> The Sustainable Construction Core Policy should encourage the reuse and recycling of demolition materials.	Policy CP2 requires applicants to demonstrate that waste and recycling during construction and in operation have been addressed as well as the type, lifecycle and source of materials to be used.
Objective 17: Ensure the development of sustainable	Reduce non-renewable energy consumption and 'greenhouse'	±	±	±	The spatial strategy does not relate to renewable energy generation developments which are dealt with in the Renewable Energy Core Policy. However, the spatial strategy directs most new development in the direct to the existing urban areas, prioritising the redevelopment of brownfield land.	<b>Mitigation:</b> The Core Strategy needs to address the how CO2 emissions targets will be achieved in	The reduction of CO2 emissions is addressed principally through

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
and/or local energy sources and energy infrastructure	emissions  Promote sustainable energy generation and distribution				The redevelopment of brownfield sites could potentially have less opportunities for decentralised renewable energy solutions / zero carbon design compared with large scale urban extensions. From 2016 all new dwellings will need to be zero carbon and townscape constraints may be a constraint on on-site energy generation in Bath. Therefore thought needs to be given to how CO2 emissions targets will be achieved in this spatial strategy, particularly in Bath, where townscape constraints exist.	this spatial strategy, particularly in Bath, where landscape and historic constraints exist. Ideally this should be addressed in the Spatial Strategy, with more detail provided within the area-based strategies, particularly in relation to the Bath Strategy.	Policies CP4 – CP4. Policy CP4, in particular, provides the context for area-based solutions in respect of district heating. Reference is also in the place-based policies (including Bath) to the opportunities for District Heating and other energy reduction measures, including the retrofitting of historic buildings with micro-renewables

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
							and energy efficiency measures.
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)	0	0	0	<p>The spatial strategy directs housing growth to the existing main settlements in the district and prioritises brownfield land. Some brownfield land available for redevelopment, particularly in Bath, may be in areas at risk of flooding or could contribute to flooding through surface water runoff.</p> <p>Para 6.23 identifies surface water run off as a problem that needs to be addressed through Sustainable Drainage Systems. The proposed flooding policy will direct developers and others to the SFRA which in turn require the consideration of SUDS.</p> <p>Para 6.25 and the flood risk policy makes it clear that B&amp; NES will follow a sequential approach to flood risk management.</p> <p>These measure should help to offset and avoid flood risk issues and therefore the performance of the District Strategy is neutral.</p>		<p>The <u>Sequential risk based approach was taken to inform the District Strategy.</u> <u>Some sites in the Central and Enterprise Areas in Bath are located within FZ2 and 3a, but there are no reasonable alternative sites available.</u> <u>The Exception Test needs to be satisfied through the</u></p>

District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
							<u>Placemaking Plan or Development Management process. (See the Sequential Test update March 2013)</u>
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local carrying capacity limits (taking account of climate change)  Minimise consumption and	<u>++/-</u>	<u>++/-</u>	<u>++/-</u>	<del>The Spatial Strategy prioritises the redevelopment of brownfield land ahead of Greenfield land and avoids urban extensions, which supports the conservation and wise use of land.</del> but does propose strategic changes to the Green Belt boundary. <u>The location introduces development to greenfield land so cannot be considered as conserving land.</u>  The growth proposed within the Spatial Strategy is likely to increase water demand and use of natural resources in construction.  Policy CP2 expects applicants to demonstrate how water resources will be conserved and expects BREEAM excellent standards as a requirement by 2019 for non-residential development.  Policy CP2 requires applicants to demonstrate that waste and recycling during construction and in operation have been addressed as well as the type, lifecycle and source of materials to be used.	<u>Mitigation: Greenfield land take cannot be mitigated against but policies are included in the plan to reduce the effects of this greenfield land take.</u>	<u>Careful consideration s were given to the location and scale of development in greenfield, particularly informed by the SA Annex L. Policies B3A, B3B, B3C, KE3, KE4 and RA5 help to minimise the impact.</u>



District Strategy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	extraction of minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	0	0	0	The spatial strategy proposes a modest amount of growth in the district between 2006 and 2026 <del>9</del> which would result in construction waste. Policy CP2 requires applicants to demonstrate that waste and recycling during construction and in operation have been addressed as well as the type, lifecycle and source of materials to be used and this should help to avoid increased waste arisings in the district. The performance of the District Strategy is therefore considered to be neutral.		n/a

<b>Overall Commentary:</b>	<p>The Spatial Strategy has a mixed performance with regards to the SA Objectives.</p> <p>A number of potential major positive effects have been identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• Objective 1: Improve accessibility to community facilities and local services</li> <li>• <u>Objective 3: Meet identified needs for sufficient, high quality and affordable housing; and</u></li> <li>• Objective 8: Enable local businesses to prosper.</li> <li>• <del>Objective 13: Protect and enhance the district's historic, environmental and cultural assets; and</del></li> <li>• <del>Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change).</del></li> </ul>
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A potential major negative effect has been identified as follows:

- ~~Objective 15: Reduce land, water, air, light, noise pollution: the growth proposed in Bath could exacerbate the existing poor air quality within much of the city. Similarly, growth in Keynsham could also exacerbate the air quality issue on the High Street.~~

Two potential negative effects have been identified as follows:

- Objective 15: The growth proposed in Bath could exacerbate the existing poor air quality within much of the city. Similarly, growth in Keynsham could also exacerbate the air quality issue on the High Street.
- Objective 19: The plan proposes strategic changes to the Green Belt boundary. The location introduces development to greenfield land so cannot be considered as conserving land.

Uncertain effects have been identified as follows:

- Objective 12, Objective 13 and Objective 14: The spatial strategy proposes strategic changes to the inner Green Belt boundary. Dependent on the exact changes to the Green Belt boundaries, there could be impacts on landscape character, heritage and biodiversity.

Uncertain effects have been identified as follows:

- ~~Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure: the redevelopment of brownfield sites could potentially have less opportunities for decentralised renewable energy solutions / zero carbon design compared with large scale urban extensions. From 2016 all new dwellings will need to be zero carbon and townscape constraints may be a constraint on on-site energy generation in Bath.~~

No potential cumulative effects have been identified.

Mitigation is put forward to address the potential negative and uncertain effects identified, as follows:

- Objective 12, Objective 13 and Objective 14: The Placemaking Plan will establish the new detailed Green Belt boundaries. It is important that issues of landscape, biodiversity and heritage are considered as part of this process.
- Objective 15: The Transport and Movement Core Policy needs to set out how the proposed development in the spatial strategy can be accommodated without exacerbating air quality issues and reducing the effectiveness of AQMA action plans. The area-based policies will need to identify if any transport related infrastructure is needed in order to deliver the proposed growth in each area;
- Objective 19: Greenfield land take cannot be mitigated against but policies are included in the plan to reduce the effects of this greenfield land take.

Recommendations ~~were have also been~~ put forward to improve the performance of the spatial strategy and these have been taken on board in the Core Strategy. are as follows:

- ~~The design core policy will need to ensure that designing out crime in new developments is a requirement of planning policy;~~
- ~~The provision of training and improving skills should be dealt with in the place-based policies, where skills levels have been identified in certain places (i.e. Midsomer Norton and Radstock);~~
- ~~The spatial strategy should refer to the need to improve skills in the Somer Valley area in order to deliver growth in the local economy in that area;~~
- ~~The district strategy makes allowance for Greenfield development and therefore suitable control of development will be required through the core policies and the development management policies within the forthcoming Place Making DPD; and~~
- ~~The Sustainable Construction Core Policy should encourage the reuse and recycling of demolition materials.~~

~~Since the District Strategy was appraised, a number of changes have been made to the Core Strategy which have addressed the mitigation measures and some of the recommendations. The resultant improved 'scores' are reflected in the matrix above. As a result, the performance against 'SA Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid' is now minor positive in the short, medium and long terms. As a result of mitigation put in place with regards to 'SA Objective 15: Reduce land, water, air, light, noise pollution', the performance against this SA objective is considered to have improved but a residual effect of minor negative and minor positive in the short, medium and long terms remains. As a result of the development of Core Policies relating to energy, the performance of the District Strategy with regards to 'SA Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure' is now minor positive in the short, medium and long terms.~~

~~The response from BANES officers to recommendations made in the appraisal will generally improve the performance of the policy in relation to the following SA Objectives:~~

- ~~Objective 5: Reduce anti-social behaviour, crime and the fear of crime;~~
- ~~Objective 6: Improve the availability and provision of training;~~
- ~~Objective 13: Protect and enhance the district's historic, environmental and cultural assets; and~~
- ~~Objective 16: Encourage sustainable construction.~~

Bath Strategy Matrix 1 – Bath Vision, Policy BA1 Bath Spatial Strategy, Policy BA2 The Central Area, Policy BA3 Strategic Policy for the Western Corridor, Policy BA4 the World Heritage Site and its setting and Policy BA5 Strategic Policies for Bath's Universities (please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	+	+/?	+/?	<p><u>7,000 new dwellings are proposed to be built within Bath during the plan period. The proposed distribution of housing is yet to be determined, but could include:</u></p> <ul style="list-style-type: none"> <li>• <u>Large sites in the Central Area and Enterprise Area – 3,000</u></li> <li>• <u>Large sites in the outer neighbourhoods – 2,000</u></li> <li>• <u>Small scale intensification distributed throughout the existing urban area – 1,000</u></li> </ul> <p><u>The following distribution is planned:</u></p> <ul style="list-style-type: none"> <li>• <u>Large sites in the Central Area and Enterprise Area – 3,000</u></li> <li>• <u>Large sites in the outer neighbourhoods, including former MoD land – 2,000.</u></li> <li>• <u>Small scale intensification distributed throughout the existing urban area - 1,000</u></li> <li>• <u>Land adjoining Weston - 300</u></li> <li>• <u>Land adjoining Odd Down – 300</u></li> <li>• <u>Extension to MoD, Ensleigh - 120</u></li> </ul> <p><u>The potential impacts of proposed</u></p>	<p><u>Mitigation:</u></p> <p><u>The Bath Strategy (and/or accompanying Infrastructure Delivery Plan (IDP)) should identify that the redevelopment of the MoD Ensleigh and MoD Foxhill sites will need to be delivered with sustainable transport access to the city centre and local centres.</u></p> <p><u>Building on the identification of district/ local centres in the Core Strategy, the Placemaking DPD should set out more specific policies for enhancing specific local centres where a need / opportunity has been identified.</u></p>	<p><u>Reference made at Para 2.19</u></p> <p><u>Agreed</u></p> <p><u>No strategic deficiency identified. No reference made.</u></p> <p><u>Reference made at Para 2.24 and within IDP</u></p> <p><u>No strategic deficiency identified.</u></p> <p><u>Reference to key opportunity made at 2.25</u></p> <p><u>The Placemaking Plan will establish the new detailed Green Belt boundaries. Policies B3A, B3B, B3C, KE3, KE4 and RA5 require meeting this objective.</u></p>

Bath Strategy Matrix 1 – Bath Vision, Policy BA1 Bath Spatial Strategy, Policy BA2 The Central Area, Policy BA3 Strategic Policy for the Western Corridor, Policy BA4 the World Heritage Site and its setting and Policy BA5 Strategic Policies for Bath's Universities (please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>Green Belt releases have been assessed within separate matrices.</u></p> <p>The majority of new housing proposed for Bath (4,000 new homes) is directed to the Central Area and Western Corridor. These areas are well placed to access the services facilities and open spaces of the city centre and its environs by walking, cycling and if necessary public transport.</p> <p>However, 3,000 new homes are proposed for the Bath outer neighbourhoods (2,000 new homes) and 2 Green Belt sites on the edges of the city (800 new homes). The locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites.</p> <p><u>The majority of new homes planned for Bath are within the Central and</u></p>	<p>The Bath Strategy (and/or accompanying IDP) should refer to the need to improve the network of health centres if a strategic deficiency has been identified.</p> <p>The Bath Strategy (and/or accompanying IDP) should refer to the need to improve various aspects of the green infrastructure network if a strategic deficiency or opportunity has been identified. Allotments are currently mentioned.</p> <p><u>Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of</u></p>	

Bath Strategy Matrix 1 – Bath Vision, Policy BA1 Bath Spatial Strategy, Policy BA2 The Central Area, Policy BA3 Strategic Policy for the Western Corridor, Policy BA4 the World Heritage Site and its setting and Policy BA5 Strategic Policies for Bath’s Universities (please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>urban area. These areas are well placed to access the services facilities and open spaces of the city centre and its environs by walking, cycling and if necessary public transport.</u></p> <p><u>However, 2,000 new homes are proposed for the Bath outer neighbourhoods and 3 Green Belt sites (720 homes). The detailed locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites.</u></p> <p><u>In particular, the potential surplus MoD sites are relatively remote from the City Centre and sustainable transport provision, e.g. frequent and reliable bus services will be needed to ensure that new residents of these sites have an alternative to the private car for trips to the centre</u></p>	<p><u>sites and their potential effects will be assessed, mitigated and positive benefits enhanced.</u></p>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>and other parts of the city. Access within walking distance to local facilities should also be provided.</p> <p><u>Supporting text states that a Placemaking Plan will set out a more detailed planning and design framework for specific sites including the potential use of specific sites and setting out sustainable design principles. Paragraph 2.19 notes that, “The Placemaking DPD will consider the capacity and prospects for these sites in more detail, including measures to enable sustainable travel to the city centre and the impact of redevelopment on surrounding neighbourhoods”.</u></p> <p><del>However, it is considered that the Bath Strategy should identify the need to address sustainable transport access to the city centre and local centres. This is reflected in the significance score as a minor negative effect in the medium and long terms, as the MoD sites are not expected to become vacant in the short term.</del></p> <p>The supporting text Bath Strategy</p>		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>sets out challenges and risks including a lack of provision of some facilities and services, such as allotments and local shopping areas. Mention is made of the varying quality of these centres and scope for change. This will enable developments to contribute towards opportunities for improvement which have been identified.</p> <p>The Core Policies of the Core Strategy seek to ensure the provision of essential infrastructure including primary healthcare, primary and secondary education. <u>Education infrastructure is included in Policy BA1. No specific reference is made in the Bath strategy to these aspects aside from Para 2.20 which considers the Royal United Hospital.</u></p> <p>The Core Policies also seek to protect, conserve and enhance the green infrastructure network.</p> <p><u>Policy B1 includes the provision of neighbourhood retail services at Ensleigh, Warminster Road and Foxhill, Weston Green Belt and at Odd Down Green Belt.</u></p>		



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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 2: Improve the health and well-being of all communities	<p>Improve Health</p> <p>Reduce Health inequalities</p> <p>Promote healthy lifestyles, especially routine daily exercise</p>	+ /-	+ /- ?	+ /- ?	<p>The Bath Strategy makes reference to the planned investment in the Royal United Hospital site at Combe Park and acknowledges that it is a major sub-regional healthcare facility. There is discussion relating to local centres but access to health clinics or centres is not mentioned and therefore this is recorded as an uncertain effect. The provision of health clinics or centres could be something that developers could be asked to contribute to.</p> <p>The Bath Strategy Supporting text identifies allotment provision and green infrastructure including formal and informal green space as desirable infrastructure for the city. identifies allotment provision is lacking in several parts of the city, with a view to negotiating allotment provision with developers as and when opportunities arise. Allotments and green infrastructure can contribute to healthy lifestyles.</p> <p>The Bath Strategy also makes reference to leisure facilities, particularly those with opportunities</p>	<p>Mitigation:</p> <p>The provision of health clinics or centres could be something that developers could be asked to contribute to. The Bath Strategy (and/or accompanying IDP) should refer to the need to improve the network of health centres if a strategic deficiency has been identified.</p> <p>The Bath Strategy should identify air quality as a key distinctive issue to be addressed as part of the delivery of development with regards to avoiding increasing air pollution. A Core Policy or Development Management Policy may be needed or should be saved from</p>	<p>No strategic deficiency identified. No reference made.</p> <p>Air quality now mentioned at key issue IX. Reference also made at 6.93 to air quality in Bath.</p> <p>Relevant references made throughout the Bath Chapter and supported by CP7 on GI.</p> <p>The Placemaking Plan will establish the new detailed Green Belt boundaries. Policies B3A, B3B, B3C, KE3, KE4 and RA5 require meeting this objective.</p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>for improvements. The Bath Strategy also makes reference to a new leisure centre in the city centre in connection with a new sports stadium.</p> <p>The majority of new housing proposed for Bath (4,000 new homes) are directed to the river corridor and other existing urban areas and will be well placed to access the services facilities and open spaces of the city centre and its environs by walking and cycling.</p> <p>However, 3,000 new homes are proposed for the Bath outer neighbourhoods (2,000 new homes) and 2 Green Belt sites on the edges of the city (800 new homes). The locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites. Supporting text states that a</p>	<p><del>the existing LP—referring to PPS23.</del></p> <p>The Bath Strategy (and/or accompanying IDP) should refer to the need to improve various aspects of the green infrastructure network if a strategic deficiency or opportunity has been identified. Allotments are currently mentioned.</p> <p><u>Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced.</u></p>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>Placemaking Plan will set out a more detailed planning and design framework for specific sites including the potential use of specific sites and setting out sustainable design principles. The majority of new homes planned for Bath are within the Central and urban area. These areas are well placed to access the services facilities and open spaces of the city centre and its environs by walking, cycling and if necessary public transport.</u></p> <p><u>However, 2,000 new homes are proposed for the Bath outer neighbourhoods and 3 Green Belt sites (720 homes). The detailed locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites.</u></p> <p><u>Policy B1 includes the provision of</u></p>		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>neighbourhood retail services at Enleigh, Warminster Road and Foxhill, Weston Green Belt and at Odd Down Green Belt.</u></p> <p>Although the growth proposed in Bath is dependent on the Bath Package of transport measures, the Bath Package was developed to address pre-Core Strategy issues. The extent which the Bath Package will improve air quality in the context of increased activity within the river corridor is uncertain and air quality could worsen. <u>Given the submission draft changes, the potential for negative impacts is increased albeit not certain.</u></p>		
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	<p>Help make suitable housing available and affordable for everyone</p> <p><u>Help development viability and deliverability</u></p>	0+ +	0+ +	0+ +	<p><del>The Bath strategy refers to affordable housing as a key issue under key issue (v).</del></p> <p><u>Policy BA1 allows for the development of 7,000 new homes in Bath and this will help to provide more affordable housing in the city.</u></p> <p><del>The District wide Strategy and Affordable Housing Core Policy (CP9) deal with affordable housing</del></p>		n/a

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>as it affects Bath. <u>Policy CP9 has been altered to require differing percentages of affordable housing in developments across Bath (either 40% or 30%) depending on their location. This reflects the differing markets in Bath and consideration of development viability. A neutral score is therefore awarded for the Bath Strategy chapter.</u></p> <p>The Bath Strategy enables the provision of <del>over 3,000</del> new purpose-built student bed spaces at the University of Bath – <del>Claverton Down</del> and Bath Spa University – <del>Newton Park</del> in order to address the accommodation needs associated with growth at the University campuses. It is unlikely that the increased bed spaces will transfer more than a modest number of students from private rented accommodation to the campuses but it could halt the 'studentification' of specific areas within the city.</p>		
Objective 4: Promote stronger more vibrant and cohesive	Promote stronger more cohesive	+	+/?	+/?	<u>Policy BA1 The Bath Strategy includes the redevelopment of brownfield land, including in the</u>	<u>Mitigation: The Placemaking Plan will need to set out</u>	<u>The Placemaking Plan will set out requirements</u>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
communities	communities				<p><u>Central Area, Western Riverside, Enterprise Area and surplus MOD land, either that is underused at Bath Western Riverside or is expected to become vacant will become when the MoD move. Other large development sites are also planned for housing development within the Central Area and outer neighbourhoods. The redevelopment of these sites should contribute to achieving stronger, vibrant and more cohesive communities within the parts of Bath where these sites are located, although there is some uncertainty regarding which sites will be developed and it will be the Placemaking Plan which manages development to ensure that community cohesion is strengthened through development.</u></p> <p><del>Economic and employment opportunities (SA Objective 6) will be important in addressing some of the cities more deprived areas. The strategy performs well in this regard.</del></p>	<p><u>requirements in order to ensure that vibrant and cohesive communities are achieved through the redevelopment of large brownfield sites.</u></p>	<p><u>taking into account this objective. The MoD concept statements also set out requirements to meet this objective.</u></p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	-0	-0	-0	The Bath <u>policies</u> Strategy do es not address antisocial behaviour or other crime-related issues.  As this has been identified as an issue in the Central Zone, the Bath Strategy should make reference to crime and antisocial behaviour, the need to ensure that new development designs out crime and the need to address anti-social behaviour within the central area.	<del>Mitigation:</del> <del>The Bath Strategy should make reference to identified crime issues in the central zone. The Central Zone, the Bath Strategy should consider whether any locally specific planning policies could be adopted to address these issues. If not reference should be made in the relevant core policy to PPS1 and ‘Safer Places— The Planning System and Crime Prevention’.</del>	<del>Reference will not be made as no locally specific planning policies can be identified that would significantly address the issues. Reference made to PPS 1 and ‘Safer Places’ at 6.27 of High Quality design section of Core Policies section</del>
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	+/?	+/?	+/?	The Bath Strategy includes the provision of new purpose-built student bed spaces at the University of Bath and Bath Spa University in order to meet the accommodation needs associated with growth at the University campuses. It also seeks to enable these institutions to		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					develop their teaching and research space.		
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<p>Give everyone in the region access to satisfying work opportunities, paid or unpaid</p> <p>Reduce poverty and income inequality</p> <p>Provide a diverse range of employment opportunities in a variety of sectors</p>	++	++	++	<p><del>The Bath Strategy</del> Policy B1 plans for <del>7,000</del> <del>5,200</del> new jobs over the plan period.</p> <p>New employment provision will be primarily made in the Central Area (see Policy B1), where an expanded city centre is <u>anticipated</u>. The provision of office space should help to promote more knowledge-based and higher earning jobs within Bath. <u>Policy B1 also allows for appropriate levels of business space in mixed use out-of-centre priority development sites.</u></p> <p>To sustain a mixed economy to support Bath's multi skilled workforce a level of protection is afforded to industrial land in the Newbridge Riverside area. This has the potential to cater for displaced users from elsewhere in the river corridor where significant regeneration is proposed.</p> <p>The Newbridge and Riverside areas are identified as a contingency for</p>		n/a



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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>employment development, if supply for new 'town centre' employment generating uses cannot keep pace with demand.</p> <p>The potential to explore a mixed use redevelopment of MoD Foxhill and <u>Enleigh</u> is identified.</p>		
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	<p>Increase the circulation of wealth within the local authority area</p> <p>Reduce vulnerability of the economy to climate change and harness opportunities arising</p> <p><u>Contribute to the vitality and viability of town centres</u></p> <p><u>Support a prosperous rural economy</u></p>	+	+	+	<p>The Bath policies will contribute towards the vitality and viability of Bath City Centre. The Central Area Strategic Policy seeks to increase the provision of modern office space within the City Centre in line with forecasts of demand. A level of protection is also given to existing core industrial areas. <u>Policy B1 also allows for appropriate levels of business space in mixed use out-of-centre priority development sites.</u> There has been a reduction in office space planned for Bath. However, the reduction in the office space requirement doesn't mean fewer office based jobs are planned. The most recent evidence from the <u>Homes and Communities Agency (2010)</u> is companies now occupying a 1/3 less space per worker than</p>	<p>Recommendation: The Bath Strategy should consider whether it is likely to encourage green sectors to locate within the city and if there are any specific policies that are required.</p>	<p>Disagree with recommendation. It is for the Economic Strategy to consider this and for the Core Strategy to respond to the built environment implications i.e. specific workspace provision.</p> <p>The Policy for the Central area enables the location and growth of a number of office</p>

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					<p><u>they were 10 years ago. In addition, floorspace figures quoted in the Submission Core Strategy were gross internal area (GIA). The figures now quoted in the ‘Changes’ are net internal areas. NIAs are generally 85% of GIAs.</u></p> <p><u>The Central Area boundary has been amended to exclude the Recreation Ground/North Parade Road. Policy B1 allows for the redevelopment of the Recreation Ground (subject to the resolution of any unique legal issues and constraints) as a sporting, cultural and leisure arena. Associated uses may be acceptable but will be considered on their merits.</u></p> <p>A level of protection is also afforded to industrial land in the Newbridge Riverside area. This has the potential to cater for displaced users from elsewhere in the river corridor where significant regeneration is proposed and also continues to provide industrial employment land for existing businesses.</p> <p>The Strategy does not specifically</p>		<p>based green sectors.</p> <p>The Policy for Newbridge riverside retains land for more industrial green sectors.</p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>make reference to taking advantage of climate change, e.g. through encouraging any specific types of sectors, such as green businesses, to locate in Bath.</p> <p>Some of the areas identified for redevelopment within Bath are located within areas at risk of flooding, however, the <del>Key Infrastructure and Delivery matters section of the Bath policies and supporting text</del> <u>Strategy sets out the proposed flood risk management solution for these areas. This new solution involves conveyancing along the banks of the river in or close to key development sites to help manage flow of flood water.</u></p>		
Objective 9: Increase availability of local produce and materials	<p>Meet local needs locally</p> <p>Support local food producers</p>	+	+	+	<p>The Bath Strategy supports the use of spaces within the City Centre for festivals, markets and events.</p> <p>The Bath Strategy does not necessarily support the provision of processing facilities for local food suppliers, however, the desired location for such facilities is not known and they may not be within</p>		n/a

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>Bath.</p> <p>The Bath Strategy gives support to independent retailers and local shops.</p> <p><u>Policy B1 includes Green Belt developments at Weston and adjoining Odd Down which would lead to the loss of agricultural land and therefore, potentially, local produce. However, the risk of this resulting in a negative effect is not considered to be significant.</u></p>		
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<p>Make public transport, cycling and walking easier and more attractive</p> <p><u>Promote sustainable transport to reduce the need for major transport infrastructure</u></p>	+	+ / ?	+ / ?	<p><del>The majority of new housing proposed for Bath (4,000 new homes) is directed to the Central Area and Western Corridor and other existing urban areas. These areas should be are well placed to access the services facilities and open spaces of the city centre and its environs by walking, cycling and if necessary public transport.</del></p> <p><u>The majority of new homes planned for Bath are within the Central and urban area. These areas are well placed to access the services facilities and open spaces of the city</u></p>	<p>Mitigation:</p> <p><del>The Bath Strategy (and/or accompanying Infrastructure Delivery Plan (IDP)) should identify that the redevelopment of the MoD Ensleigh and MoD Foxhill sites will need to be delivered with sustainable transport access to the city centre and local centres.</del></p> <p>Mitigation: The</p>	Reference made at Para 2.19

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>centre and its environs by walking, cycling and if necessary public transport.</u></p> <p>The <u>supporting text Bath strategy</u> identifies that there is significant potential for residential development on peripheral MoD sites at Foxhill and Ensleigh. These are less well located with regard to the city centre, local centres and other service/facilities.</p> <p><u>However, 2,000 new homes are proposed for the Bath outer neighbourhoods and 3 Green Belt sites (720 homes). The detailed locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites.</u></p> <p><u>However, 3,000 new homes are proposed for the Bath outer neighbourhoods (2,000 new</u></p>	<p><u>Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced.</u></p>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>homes). The locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites.</p> <p><u>In particular, the potential surplus MoD sites</u> are relatively remote from the City Centre and sustainable transport provision, e.g. frequent and reliable bus services will be needed to ensure that new residents of these sites have an alternative to the private car for trips to the centre and other parts of the city. Access within walking distance to local facilities should also be provided.</p> <p><u>Supporting text states that a Placemaking Plan will set out a more detailed planning and design framework for specific sites including the potential use of specific sites and setting out sustainable design principles.</u></p>		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>Policy B1 includes the provision of neighbourhood retail services at Ensleigh, Warminster Road, Foxhill, Weston Green Belt and at Odd Down Green Belt.</u></p> <p><u>Paragraph 2.19 notes that, “The Placemaking DPD will consider the capacity and prospects for these sites in more detail, including measures to enable sustainable travel to the city centre and the impact of redevelopment on surrounding neighbourhoods”. The Council has prepared concept statements setting out its aspirations in respect of what it expects each surplus MOD site to deliver. The supporting text describes that the Placemaking Plan and/or Development Management process will refine the optimum housing capacity of these sites and consider their overall prospects in more detail, including the scope for business space and measures to enable sustainable travel to the city centre and local centres.</u></p> <p><u>However, it is considered that the</u></p>		

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					<p><del>Bath Strategy should identify the need to address sustainable transport access to the city centre and local centres. This is reflected in the significance score as a minor negative effect in the medium and long terms, as the MoD sites are not expected to become vacant in the short term.</del></p> <p><del>The Bath Strategy aims to improve the public realm and pedestrian accessibility of the central area and includes a number of references to cycle paths in relation to the neighbourhoods, including the Two Tunnel path between the south of Bath and Radstock. The Two Tunnels walking and cycling route can link MoD Foxhill and the wider Combe Down area to the River Corridor.</del></p>		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	+	+ / ?-	+ / ?-	The Bath <u>policies</u> Strategy locates most new employment development to the central parts of Bath which have good walking and cycling access to the facilities and services available in the centre, plus access	Mitigation: <del>The Bath Strategy (and/or accompanying Infrastructure Delivery Plan (IDP)) should identify that the</del>	Reference made at Para 2.19 <u>The Placemaking Plan will set out requirements taking into</u>



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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>to public transport.</p> <p>However, 3,000 new homes are proposed for the Bath outer neighbourhoods (2,000 new homes). The locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan, that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites.</p> <p>However, 2,000 new homes are proposed for the Bath outer neighbourhoods and 3 Green Belt sites (720 homes). The detailed locations of these developments are not clear and it will need to be ensured, through the Placemaking Plan that good public transport and other sustainable transport modes are available to access services and facilities and also that services and facilities are well located with regards to these large development sites.</p>	<p><del>redevelopment of the MoD Enslough and MoD Foxhill sites will need to be delivered with sustainable transport access to the city centre and local centres.</del></p> <p><u>Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced.</u></p>	<p><u>account this objective. The MoD concept statements also set out requirements to meet this objective.</u></p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>In particular, the potential surplus MoD sites</u> are relatively remote from the City Centre and sustainable transport provision, e.g. frequent and reliable bus services will be needed to ensure that new residents of these sites have an alternative to the private car for trips to the centre and other parts of the city. Access within walking distance to local facilities should also be provided.</p> <p><u>Supporting text states that a Placemaking Plan will set out a more detailed planning and design framework for specific sites including the potential use of specific sites and setting out sustainable design principles.</u></p> <p><u>Policy B1 includes the provision of neighbourhood retail services at Ensleigh, Warminster Road and Foxhill. Weston Green Belt and at Odd Down Green Belt.</u></p> <p><u>As identified above, The potential surplus MoD sites Ensleigh and, to a lesser degree, MoD Foxhill are relatively remote from the City Centre and sustainable transport</u></p>		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>provision, e.g. frequent and reliable bus services will be needed to ensure that new residents of these sites have an alternative to the private car for trips to the centre and other parts of the city. Access within walking distance to local facilities should also be provided.</p> <p><u>The Council has prepared concept statements setting out its aspirations in respect of what it expected each of the surplus MOD sites to deliver. The supporting text describes that the Placemaking Plan and/or Development Management process will refine the optimum housing capacity of these sites and consider their overall prospects in more detail, including the scope for business space and measures to enable sustainable travel to the city centre and local centres.</u></p>		
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape	++	++	++	The vision for Bath refers to exceptional design quality, creating a unique sense of place and securing its landscape assets. <u>The Bath Vision now includes the</u>		n/a

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	<p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				<p><u>following text:</u></p> <p><i><u>Where development is needed on the edge of Bath it will be positioned, master planned and designed to sustain the 'significance' of Baths heritage assets and the integrity of its landscape setting.</u></i></p> <p>The Bath Strategy includes several measures aimed at improving the appearance and use of underused brownfield sites and poorly designed sites within the centre. The Central Area Strategic Policy (BA2) includes Placemaking Principles to enhance the city's public realm, and the provision of a mix of uses which complement the character and function of the core area.</p> <p>The redevelopment of the <u>surplus MoD sites and other brownfield sites</u> within the city also present opportunities to create well-designed new residential led developments.</p> <p><u>The proposed Green Belt releases will have some impacts on this objective and these are reviewed in</u></p>		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>a separate table.</u>		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	++	++	++	<p>The vision for Bath refers to securing the historic and cultural assets of the city. The Bath Vision Statement also refers to the valued heritage of areas of the city which are outside of the central, Georgian, zone.</p> <p>The Bath Vision now includes the following text:</p> <p><i><u>Where development is needed on the edge of Bath it will be positioned, master planned and designed to sustain the 'significance' of Baths heritage assets and the integrity of its landscape setting.</u></i></p> <p>Policy B1(1) lists the natural and built heritage assets of the city and it's setting and aims to sustain and enhance them.</p> <p>The Placemaking Principles of the Central Area Strategic Policy include reinforcing the cultural identity of the city, enhancing the city's public realm and having new buildings which respect the historic character in terms of height, scale and</p>	<p><u>Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced.</u></p>	<p><u>The Placemaking Plan will allocate development sites with development requirements to achieve this objective.</u></p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>massing.</p> <p>Policy B5 specifically protects the World Heritage Site and its setting. This policy will not permit development which would harm the Outstanding Universal Value of the City of Bath World Heritage Site, including its authenticity and integrity, or which would harm the setting of the World Heritage Site.</p> <p><u>Supporting text</u> <del>The Bath Strategy</del> makes reference to the Placemaking DPD which will contain policies to protect areas particularly sensitive to change.</p> <p><u>In addition, the draft plan version included the following text</u></p> <p><u>Policy B4:</u></p> <p><u>"There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, including its authenticity or integrity, or to the setting of the World Heritage Site.</u></p> <p><u>Where development has a demonstrable public benefit,</u></p>		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>including mitigating and adapting to climate change, this benefit will be weighed against any harm to the Outstanding Universal Value of the World Heritage Site".</u></p> <p><u>The proposed Green Belt releases will have some impacts on this objective and these are reviewed in a separate table.</u></p>		
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed</p>	+/?	+/?	+/?	<p>Although urban environment and landscape assets are mentioned within the Bath Vision, ecology and biodiversity <del>green space and green infrastructure</del> are not. However, the Bath Vision now includes reference to a "highly valued green infrastructure network".</p> <p><u>The Strategy for Bath set out in policy B1 includes to "protect, conserve and where possible, enhance:</u></p> <p><u><i>e: The network of green spaces and wildlife corridors including the River Avon and Kennet and Avon Canal, Local Nature Reserves, formal and informal parks and recreational areas, trees and woodlands.</i></u></p>	<p>Recommendations:</p> <p>The Bath Strategy should make specific reference to increasing riverfront activity which is not detrimental to wildlife.</p> <p>Although wildlife and green infrastructure are mentioned a couple of times in the Bath Strategy the Bath Strategy would perform better against this SA Objective if there were some mention of biodiversity within the Bath Vision</p>	<p>Disagree – development management policies are best able to weigh up potentially conflicting objectives for the riverfront and promote mitigation.</p> <p>The Vision now refers to 'natural environment' which covers biodiversity and some aspects of GI. Reference to</p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>f: The biodiversity resource including species and habitats of European importance.</u></p> <p>Protecting the wildlife habitat value of the Central Area and Western Corridor is mentioned <u>within policies B2 and B3, under the heading 'Central Area and Western Corridor'.</u> <u>Policy B2 now states that Development proposals must, where possible, address the following:</u></p> <p><u>h: The River Avon and its banks are of nature conservation value and provide important bat foraging corridors and opportunities to connect people to the natural environment.</u></p> <p>A Placemaking Principle included in the Central Area Strategic Policy <u>B2</u> is protecting the function of the river channel and riverbank as a key part of Bath's network of green infrastructure network and wildlife corridor and capitalise on its role as a linear recreational route, linking it into the city internally and to its environs.</p>	<p>and for the green infrastructure network of the city to be shown on the proposals map and/or the diagrams within the Bath Strategy.</p> <p><u>An ecological assessment would be required for the compensatory storage sites identified.</u></p> <p>Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced.</p> <p><u>Mitigation: Ecological assessment of any flood mitigation</u></p>	<p>GI also implicit in references to boosting the city's profile as a place for recreation and leisure.</p> <p>All Green Infrastructure will be shown on the proposals map and key assets shown on the key diagram e.g. river Avon, canal and two tunnels cycle route.</p>



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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>A Placemaking Principle within the <del>Newbridge and Twerton Riversides Strategic Policy B3</del> also refers to the wildlife quality and biodiversity role of this area.</p> <p>The Bath <del>policies Strategy</del> includes several measures to encourage more active use of the riverfront. Increasing use of the riverfront and development at the riverfront could potentially affect biodiversity through increased lighting, fragmentation of habitat and disturbance. However, the Environmental Quality Core Policy (CP6) provides protection of designated sites of national and local biodiversity importance and habitat types and species of principal importance. The Environmental Quality Core Policy (CP6) also seeks to improve biodiversity networks and reduce fragmentation of habitats.</p> <p><u>The proposed Green Belt releases will have some impacts on this objective and these are reviewed in a separate table.</u></p> <p><u>Following the Flood Risk</u></p>	<p><u>measures needed.</u></p>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>Management Strategy, the Hydraulic Modelling has now been completed. The Black and Veatch Bath Flood Risk Management Project Technical Note (February 2012) confirms that the impact of raising the development sites is a loss of conveyance, rather than a loss of flood storage. It recommends, where necessary, to raise all the development sites and the access/egress routes and potentially implement compensatory flow conveyance schemes. This could involve conveyancing along the banks of the river in or close to key development sites to help manage flow of flood water. As it is unknown whether these sites will be needed or the locations of these potential sites there could be ecological impacts which will need to be investigated as sites are being chosen and developed. Phase 1 of a study commissioned by BANES to investigate the provision of compensatory storage upstream of Bath city centre to balance future loss of flood storage volume from</u></p>		

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><del>the delivery of allocated sites has been completed (WYG 2011). This has identified three potential sites which are considered suitable for further investigation. The Kensington meadows site is currently a local nature reserve with the potential presence of protected species (bats, otters, nesting birds). The Batheaston site lies adjacent to the Bathampton Meadow Wildlife Trust Reserve and the wet meadows and exbow lake of the site are important for a wide variety of migrant birds as well as having limited potential for protected species (badgers, dormice, roosting bats, nesting birds and reptiles). Therefore the removal or alteration of any habitat areas will require ecological assessment.</del></p>		
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	-	- / ?	- / ?	<p>Although the growth proposed in Bath is dependent on the Bath Package of transport measures, the Bath package was developed to address pre-Core Strategy issues. The extent which the Bath Package will improve air quality in the context</p>	<p>Mitigation: The Core Strategy (either in the Bath section or elsewhere) needs to set out how the proposed growth can be delivered</p>	<p>The key infrastructure and delivery matters section explains that: The Bath package will help</p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>of increased activity within the river corridor is uncertain and air quality could worsen. <u>Given the submission draft changes, the potential for negative impacts is increased albeit not certain.</u></p> <p>However, by directing <u>the majority of new housing</u> development into the existing areas, to brownfield sites, the spatial strategy will <u>optimise</u> <del>maximise</del> opportunities for new residents to access work, education, facilities and service via walking, cycling and public transport. <u>However, there is some uncertainty regarding the potential impacts, including public transport accessibility, in relation to large brownfield redevelopment sites within the city. Supporting text states that a Placemaking Plan will set out a more detailed planning and design framework for specific sites including the potential use of specific sites and setting out sustainable design principles.</u></p> <p>The avoidance of urban extensions within the district strategy should</p>	<p>without increasing air pollution (i.e. measures additional to the Bath package) and how developers will be expected to contribute to achieving this goal.</p> <p>The Bath Strategy should make reference to not creating light pollution, particularly along the river.</p> <p>The Bath Strategy should make reference to the need to protect groundwater resources.</p> <p><u>Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits</u></p>	<p>to enable the programme of development set out in the spatial strategy do be delivered, in conjunction with further measures to enable convenient and sustainable circulation and access within the city. In addition to major schemes the Council is committed to reducing the need to use cars for many trips within Bath. Therefore improvements to other public transport, walking and cycling infrastructure</p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><del>avoid the risk of introducing light and noise pollution into areas which previously did not suffer from this type of pollution. However, the Bath Strategy does allow for some Greenfield development. Potential pollution associated with new development will need to be dealt with through development control policies.</del></p> <p><u>Policy B2</u> The Bath Strategy includes several measures to encourage more active use of the riverfront. Increasing use of the riverfront and development at the riverfront could potentially affect biodiversity through increased lighting. However, this should be controlled through the Environmental Quality Core Policy (CP6) and other saved policies of the Local Plan.</p> <p>Development in Bath will need to ensure that groundwater resources are not adversely affected.</p> <p>Phase 1 of a study commissioned by BANES to investigate the provision of compensatory storage</p>	<p><u>enhanced.</u></p>	<p>and the implementation of 'Smarter Choices' for transport will be pursued e.g. through the development of travel plans for new and existing sites, expansion of car clubs and other appropriate measures."</p> <p>Ground water resources and light pollution considered to be generic matter best dealt with in Environmental Quality section of Core Policy</p> <p><a href="#">The draft plan version also introduced the following text as part of Policy B1</a></p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					upstream of Bath city centre to balance future loss of flood storage volume from the delivery of allocated sites has been completed (WYG 2011). This has identified three potential sites which are considered suitable for further investigation. The Kensington meadows site has previously been used as a tip and excavation/disturbance could lead to contamination issues. An assessment of geo-environmental issues would be required.		<a href="#">(10) “c: Implementing the Air Quality Management Plan.” and “e: Addressing land remediation within the Central Area and Western Corridor in relation to industrial and utilities uses. The decommissioning and removal of the Windsor Gas Holder Station must be addressed as part of the redevelopment of Bath Western Riverside and its environs”.</a>
Objective 16: Encourage sustainable construction	Help development that demonstrates	0	0	0	The Vision for Bath includes the following text: <i>“Where possible the built environment will evolve in a more</i>	Recommendation: The Bath Strategy should state that the Place Making DPD will	Change now made to 2.12 to this effect.

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	<p>sustainable design and construction</p> <p>Minimise consumption and extraction of minerals</p>				<p><u>energy and resource efficient manner and renewable and sustainable energy, appropriate to the Bath context will be introduced.</u></p> <p>The Bath Strategy text in relation to the Central Area and Western Corridor states that the forthcoming Place Making DPD will establish the potential use of individual sites and set out sustainable design principles. This statement should be made in relation to the whole of the Bath Strategy and not just in relation to this part of the city because it makes it unclear whether sustainable design principles will also apply to development elsewhere in the city. <u>Supporting text states that a Placemaking Plan will set out a more detailed planning and design framework for specific sites including the potential use of specific sites and setting out sustainable design principles.</u></p> <p>The Sustainable Construction Core Policy sets out requirements for major planning applications and sets sustainable development standards</p>	<p><del>establish the potential use of individual sites and set out sustainable design principles, in relation to the whole of Bath.</del></p>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					for all developments. Overall the performance of the Bath policies and supporting text are <u>Strategy</u> is considered to be neutral with regards to this SA Objective, although a recommendation is made to provide clarity.		
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	+	+	+	Reference is made to the forthcoming Placemaking DPD within the section of the Bath Strategy relating to the Central Area and Western Corridor, stating that it will set out sustainable design principles. <u>The Vision for Bath includes the following text:</u>  <i><u>"Where possible the built environment will evolve in a more energy and resource efficient manner and renewable and sustainable energy, appropriate to the Bath context will be introduced."</u></i>  All new homes must be zero carbon from 2016. This challenging target may be difficult to achieve within Bath, where there are landscape/townscape constraints. However, this issue is dealt with,		n/a



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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					including with reference to Bath, in Core Policies CP1-CP4. <u>A minor positive performance is recorded because the Vision for Bath attempts to move development in Bath towards better resource efficiency, renewable and sustainable energy, but recognises the constraints that exist within the context of Bath.</u>		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)	+	+	+	Some of the areas identified for redevelopment within Bath are located within areas at risk of flooding, however, the Key Infrastructure and Delivery matters section of the Bath Strategy sets out the proposed flood risk management solution for these areas.  The Flood Risk Management Strategy Report (FRMS) (Atkins 2010) identified that the preferred strategic solution to allow development of allocated sites within Bath at risk of flooding would be to provide a compensatory storage area upstream of Bath which meets the requirements of PPS25 (now the NPPF) and is	<b>Recommendations:</b> The Strategy should make reference to the PPS 25 sequential test in relation to the sites identified for development. This policy or a separate flood risk policy needs to set out whether SUDS will be required on development sites within Bath. <b>Mitigation:</b> Further investigation of flood mitigation measures to	The introduction to the Central Area and Western Corridor now refers to the PPS25 sequential test in relation to the sites identified for development. Issue of SuDS is devolved to flood risk management section of the core policies chapter at Para 6.23

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p>approved by the EA. The compensatory storage areas would mostly be located within Flood Risk Zone 3. Phase 1 of a further study to investigate the provision of compensatory storage upstream of Bath city centre has been completed (WYG 2011). This has identified three potential technically feasible sites which are considered suitable for further investigation.</p> <p>Following the Flood Risk Management Strategy, the Hydraulic Modelling has now been completed. The Black and Veatch Bath Flood Risk Management Project Technical Note (February 2012) confirms that the impact of raising the development sites is a loss of conveyance, rather than a loss of flood storage. It recommends, where necessary, to raise all the development sites and the access/egress routes and implement compensatory flow conveyance schemes. This could involve conveyancing along the banks of the river in or close to key</p>	<p><u>confirm whether the solution is deliverable and logistically viable..</u></p> <p>Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced.</p>	<p><del>The draft plan version also introduced the following text as part of Policy B4 (10) "d: Implementing an upstream flood storage facility to enable development in vulnerable areas of the Central Area and Western Corridor"</del></p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>development sites to help manage flow of flood water. As it is unknown whether these sites will be needed or the locations of these potential sites future work will be needed on their feasibility.</u></p> <p><del>The Key Infrastructure and Delivery matters section of the Bath chapter Strategy does not identify whether SUDS will be required within new developments in the city, particularly those within Central Zone.</del></p>		
Objective 19: Encourage careful and efficient use of natural resources	<p>Promote the conservation and wise use of land</p> <p>Keep water consumption within local carrying capacity limits (taking account of climate change)</p> <p>Minimise consumption and</p>	<u>0-?</u>	<u>0-?</u>	<u>0-?</u>	<p>The strategy seeks to optimize the use of the land resource within the city, ... so that the vision can be achieved without incursions into the green belt.</p> <p><del>The Bath Strategy text in relation to the Central Area and Western Corridor states that the forthcoming Place Making DPD will establish the potential use of individual sites and set out sustainable design principles. This statement should be made in relation to the whole of the Bath Strategy and not just in relation to this part of the city because it</del></p>	<p><del>Mitigation: The Bath Strategy should state that the Place Making DPD will establish the potential use of individual sites and set out sustainable design principles, in relation to the whole of Bath. The Bath Strategy could also make reference to the Sustainable Construction and High Quality Design Core</del></p>	<p><del>Para 2.12 amended to clarify that the Placemaking Plan will establish development principles not only for the river Corridor but the whole of Bath.</del></p>

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	extraction of minerals				<p><del>makes it unclear whether sustainable design principles will also apply to development elsewhere in the city.</del></p> <p><u>However, not all of the planned growth will be accommodated on brownfield sites and two Green Belt sites are also identified for housing development.</u></p> <p><u>This will have some impacts on this objective and these are reviewed in a separate table.</u></p>	<del>Policies.</del>	
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	0	0	0	<p>The growth in Bath will produce construction waste, however, the redevelopment of brownfield sites proposes an opportunity to re-use demolition waste on site.</p> <p>The Sustainable Construction Core Policy requires major developments to address waste and recycling during construction and in operation and therefore the performance of the Strategy in relation to this SA Objective is neutral.</p>		n/a

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Ensligh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	<u>0</u>	<u>++</u>	<u>++</u>	<p><u>B3A: Good access to the city centre and Odd Down local centres including schools and shops. In general, strategic level of development with appropriate level of on-site facilities can contribute towards improving access to community facilities in adjacent areas. Educational needs generated by the development must be met by the development; a primary school will need to be provided.</u></p> <p><u>B3B: Good access to the city centre and Weston village local centre (within a 20 mins walk), hospital (within a 20 mins walk) and city centre. New primary school trigger is minimum 500 homes so primary school places need to be met from a combination of sites in this area. Existing primary school is currently due to be expanded maximising capacity to respond to existing demand.</u></p> <p><u>B3C: The Vision in the MoD</u></p>		

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>Enleigh Concept Statement states that 'Given the size of the MoD site, its peripheral location and the lack of existing facilities, the aim of delivering a sustainable place requires a keen sense of the additional opportunities that might be in the areas adjacent to the site. This is essential in order to secure a development capacity that can support the related infrastructure and facilities required to deliver a more sustainable community and lifestyle.'</u> The capacity of the MoD Enleigh site (300 dwellings) can be increased by additional 120 dwellings by the inclusion of this additional land. This also enables a primary school to be provided on site, rather than putting pressure on the existing school nearby. The location has good access to sports and recreational facilities on Lansdown. Royal High School playing field will need to be re-provided.		
Objective 2: Improve the	Improve Health	<u>0</u>	<u>++</u>	<u>++</u>	<u>B3A: Good access to hospital, recreational facilities, city centre</u>		

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
health and well-being of all communities	<p>Reduce Health inequalities</p> <p>Promote healthy lifestyles, especially routine daily exercise</p>				<p><u>and countryside.</u></p> <p><u>B3B: Good access to hospital and healthcare facilities. Good access to recreational facilities and the countryside including Cotswold Way and public rights of way, which will be retained. The location provides opportunities to encourage walking and cycling.</u></p> <p><u>B3C: Good assess to hospital and local healthcare facilities, recreational facilities, city centre and countryside including Cotswold Way. The policy requires that displaced playing pitches are re-provided at an alternative location.</u></p>		
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	<p>Help make suitable housing available and affordable for everyone</p> <p><u>Help development viability and deliverability</u></p>	<u>0</u>	<u>++</u>	<u>++</u>	<p><u>All policies: All of the sites make an important contribution to boost housing supply to address housing needs including affordable housing and provide housing choice and flexibility in response to the Strategic Housing Market Assessment.</u></p>		

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	<u>0</u>	++	++	<p><u>B3A: Potential to contribute to strengthening the existing communities in adjacent areas. Careful consideration is required through masterplanning.</u></p> <p><u>B3B: Potential to contribute to strengthening the local centre and viability of community facilities in Weston. Careful consideration of and links to the existing communities is required through development masterplanning.</u></p> <p><u>B3C: Additional developments will contribute to greater potential for community facilities and services at this location relating to the MoD Enleigh development. Careful consideration is required through masterplanning.</u></p>		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	<u>0</u>	<u>0</u>	<u>0</u>	<p><u>All policies: Crime prevention is related to the layout of the development, which can be dealt with appropriately through masterplanning.</u></p>		
Objective 6:	Give	<u>0</u>	±	±	<u>B3A: Good access to a variety of</u>		



Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Improve the availability and provision of employment training	everyone access to learning, training, skills and knowledge				<u>training opportunities in Bath.</u> B3B: <u>Good access to a variety of training facilities in Bath and RUH.</u> B3C: <u>New residents have good access to training opportunities in Bath.</u>		
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities	0	++	++	B3A: <u>Good access to a variety of employment opportunities in Bath. Small scale employment opportunities will be provided on site.</u> B3B: <u>Good access to variety of employment opportunities in Bath with good public transport/pedestrian/cycle links. Significant job generation is proposed as part of the Bath Riverside City of Ideas Enterprise Area. The policy includes provision of local employment opportunity.</u> B3C: <u>Excellent current and future access to variety of employment opportunities in Bath.</u>		

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	in a variety of sectors						
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>	<u>0</u>	<u>++</u>	<u>++</u>	<u>B3A: Helps to meet identified needs for Bath where the district's major economic activity is planned and to allow the workforce to live closer to where they work. Small scale employment opportunities will be provided on site.</u> <u>B3B: It helps to meet identified needs for Bath where the district's major economic activity is planned and to allow workforce to live closer to where they work. This will have a major positive effect. There may be opportunities for additional local employment provision at this location.</u> <u>B3C: It helps to meet identified needs for Bath where the district's major economic activity is planned and to allow workforce to live close to where they work. Furthermore some potential for on-site employment.</u>		
Objective 9:	Meet local	<u>0</u>	<u>=</u>	<u>=</u>	<u>All policies: In principle, greenfield</u>	<u>Mitigation measure:</u>	<u>The Policies</u>

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Increase availability of local produce and materials	needs locally  Support local food producers				<u>development leads to loss of agricultural land, therefore negative impact on this objective. Provision of allotments could help mitigate this impact.</u>	<u>Allotments should be provided for new residents.</u>	<u>requires providing improved habitat connectivity, through the retention and enhancement of existing high valued habitat, and well integrated provision of green space (formal, natural and allotments).</u>
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive <u>Promote sustainable transport to reduce the need for major transport</u>	<u>0</u>	<u>++</u>	<u>++</u>	<u>B3A: Good access to the existing public transport network. Also potential to link to and improve the network of cycle paths and footpaths available in and around Bath (and the policy addresses this). The site adjoins the Public Right of Way network to the south of the site. The existing highway provides direct connections into central Bath in less than 20 mins.</u> <u>B3B: Weston has an established pattern of sustainable travel. Good access to the existing public transport network, about 15 mins to</u>		<u>The masterplanning process would ensure to address these issues.</u>

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	<u>infrastructure</u>				<p><u>reach Weston and the edge of Bath city centre and 30 mins to reach Bath city centre. Also potential to link and improve the network of cycle paths and footpaths available in and around Bath (and the policy addresses this). There are no designated formal cycle ways near to the site however once on Lansdown Lane it takes less than 20mins to cycle into Bath city centre.</u></p> <p><u>B3C: Good access to the existing public transport network. There are wide footways on both sides of the carriageway on the approach into Lansdown to allow walking. It is possible to walk to Charlcombe and the further reaches of the Lansdown area towards the city centre in 20 mins. About 30-40 mins by foot and 20mins by bike to the city centre. There are no designated cycle routes along the Lansdown road corridor into Bath city centre. Potential to link and improve the network of cycle paths and footpaths available in and</u></p>		

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>around Bath (which the policy addresses). Also potential for cycle and pedestrian link to Weston.</u>		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	<u>0</u>	<u>++</u>	<u>++</u>	<p><u>B3A: Good access to existing public transport including the Odd Down Park and Ride, with potential to improve. The policy requires provision of good public transport and pedestrian and cycle access. Local centre and city centre is accessible by bike and foot. Within 400 metres of the site there is access to numerous frequent bus services serving Bath, Keynsham and Bristol. It is possible to reach the Bath city centre in 30 mins by bus. Potential for capacity issues on A367 in Bath plus local junctions. Potential highway impacts are likely to be confined to Wells Road/Wellsway and Rush Hill/Pennyquick. The policy requires a number of junction improvements.</u></p> <p><u>B3B: Good access to existing public transport and potential to improve. Local centre and city centre accessible by bike and foot.</u></p>		<u>The masterplanning process would ensure to address these issues.</u>

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>Local junction will need review but no major infrastructure required. The policy requires provision of good public transport and pedestrian and cycle access.</u></p> <p><u>B3C: Good access to the existing public transport and potential to improve. 500 metres from the Lansdown Park and Ride. The policy requires provision of good public transport and pedestrian and cycle access. Local centre and city centre is accessible by bike and foot. It is possible to reach Bath city centre in 30mins on foot. Local network and junction will need review, but no major infrastructure required.</u></p>		
Objective 12: Protect and enhance local distinctiveness	<p>Protect and enhance landscape and townscape</p> <p>Ensure potential impacts of</p>	<u>0</u>	<u>=</u>	<u>=</u>	<p><u>B3A: The policy requires a comprehensive masterplan to be developed and for the development to comply with the GI strategy. However, the site is highly sensitive. It would require a strategic Green Belt release, it is within the Cotswold Area of Outstanding Natural Beauty and it adjoins the World Heritage Site and</u></p>	<p><u>Mitigation (B3A): Despite the measures put in place as part of the policy, development of the site area could still have a negative impact on the local distinctiveness of Bath which would be</u></p>	<p><u>The masterplanning process would ensure to address these issues.</u></p>

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	<p>development on AONB and landscape character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				<p><u>forms a significant part of its setting. The policy requires landscape character, features and significant viewpoints are assessed and that impacts including on the AONB, WHS, Cam Brook Valley and the Sulis Manor plateau and surrounding countryside are minimised. It is close to the South Stoke conservation area and is within its setting (although the policy requires consideration of this issue). The Wansdyke Scheduled Ancient Monument lies along the northern boundary of the site area and its setting is important. The policy requires a management scheme to ensure the protection of the SAM. Particular aspects of significance could include:</u></p> <ul style="list-style-type: none"> <li><u>• The effect on containment of development from extending further into the plateau. Avoid impact on views of the edge of the city seen from the open countryside to the south,</u></li> <li><u>• The effect on the open green setting of the city and the distinctive</u></li> </ul>	<p><u>difficult to fully mitigate. However, the impact could be reduced slightly by containing development to a tight area closely connected with the Sulis Manor area.</u></p>	

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>settlement of South Stoke</u> <ul style="list-style-type: none"> <li>• <u>The effect on significant heritage assets including the nationally important Wansdyke and other aspects of significance to the World Heritage Site and its setting including on the open character of views from the B3110 Midford Road</u></li> <li>• <u>The effect on the natural beauty of the Area of Outstanding Natural Beauty in particular on the views to and from the surrounding area and on the tranquillity and opportunity for quiet recreation.</u></li> </ul>		
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Ensure potential impacts of development on AONB and landscape	<u>0</u>	=	=	<u>B3B: The policy requires provision of Green Infrastructure, mitigation of landscape / visual impact and protection of the hillsides of the upper slopes of Weston. However, the site area is highly environmentally sensitive and would require a strategic Green Belt release, is wholly within the Cotswold Area of Outstanding Natural Beauty, the majority is within the World Heritage Site while</u>	<u>Mitigation (B3B): Despite the measures put in place as part of the policy, development of the site area could have a negative impact on the local distinctiveness of Bath which would be difficult to fully mitigate. Limiting development to the</u>	<u>The masterplanning process would ensure to address these issues.</u>



Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	<p>character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				<p><u>the remainder is immediately contiguous with it and within its setting. The policy requires landscape character, features and significant viewpoints are assessed and that impacts including on the AONB, WHS, Cotswold Escarpment and Lansdown Plateau are mitigated. Approximately half the site area is within the Bath conservation area and the rest forms part of its setting. Particular aspects of significance include:</u></p> <ul style="list-style-type: none"> <li>• <u>The effect on containment of the development including from key viewpoints such as from the Cotswold Way at Dean Hill,</u></li> <li>• <u>The effect on the open green setting of the city in particular views to the green hillside from the city and</u></li> <li>• <u>The effect on the natural beauty of the Area of Outstanding Natural Beauty and on the views to and from the Cotswold escarpment and on the tranquillity and opportunity for quiet recreation.</u></li> </ul>	<p><u>lower parts of the slope closely connected to existing development would reduce the effect on these aspects providing development is contained by a strong hedgerow/ tree belt.</u></p>	

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>Development in this site area could have a negative impact on the rural landscape and views and the purposes for designation of these assets. Development of the site area further north up the middle slopes would have a high negative impact.</u>		
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed  Value and protect	0	=	=	<u>B3C: The policy requires provision of Green Infrastructure and mitigation of landscape / visual impact. However, the site area is highly sensitive. It adjoins the Cotswold AONB, it is within the World Heritage Site and adjoins the Bath conservation area and is within its setting. The policy requires landscape character, features and significant viewpoints are assessed and that impacts including on the AONB, WHS and Lansdown Plateau are mitigated. Particular aspects of significance include:</u>  • <u>The effect on containment of development from extending further onto the plateau north of the city,</u>	<u>Mitigation (B3C): Despite the measures put in place as part of the policy, development of the site area could still have a negative impact on local distinctiveness which would be difficult to fully mitigate. Limiting development to the eastern field would reduce the effect on these aspects providing development is contained by the existing hedgerow/tree belt. Development of the site area within</u>	<u>The masterplanning process would ensure to address these issues.</u>

<u>Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	diversity and local distinctiveness including rural ways of life				<ul style="list-style-type: none"> <li><u>The effect on the open green setting of the city from key views such as approaching the city from the north, views from the city to the south including from Prior Park and from Little Solsbury Hill to the east</u></li> <li><u>The effect on the natural beauty of the Area of Outstanding Natural Beauty in particular on the views to and from the surrounding area and on the tranquillity and opportunity for quiet recreation.</u></li> </ul> <p><u>Development in this site area would have a negative impact on the rural landscape and views and the purposes for designation of these assets.</u></p>	<u>the western field would have a high negative impact.</u>	
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	<u>0</u>	<u>=</u>	<u>=</u>	<u>B3A: The policy requires a management scheme to ensure the enhancement of the Wansdyke SAM and physical separation from South Stoke Village. It also requires assessment of the impact on all heritage assets. However, the site area is highly sensitive. It adjoins the World Heritage Site and forms a significant part of its</u>	<u>Mitigation (B3A): Despite the measures put in place as part of the policy, development of the site area could have a negative impact which would be difficult to fully mitigate. However, the impact</u>	<u>The masterplanning process would ensure to address these issues.</u>

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>setting. It adjoins the South Stoke conservation area and is within its setting. The Wansdyke Scheduled Ancient Monument lies along the northern boundary of the site area. Particular aspects of significance include:</u></p> <ul style="list-style-type: none"> <li><u>• The effect on containment of development from extending further into the plateau. Avoid impact on views of the edge of the city seen from the open countryside to the south,</u></li> <li><u>• The effect on the open green setting of the city and the distinctive settlement of South Stoke</u></li> <li><u>• The effect on significant heritage assets including the nationally important Wansdyke and other aspects of significance to the World Heritage Site and its setting including on the open character of views from the B3110 Midford Road</u></li> <li><u>• The effect on the natural beauty of the Area of Outstanding Natural Beauty in particular on the views to</u></li> </ul>	<p><u>could be reduced slightly by containing development to a tight area closely connected with the Sulis Manor area.</u></p>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>and from the surrounding area and on the tranquillity and opportunity for quiet recreation.</u></p> <p><u>Limiting the extent of development to limit significant impact on longer views, the Wansdyke Scheduled Ancient Monument and maintain the separation of South Stoke and the city would reduce the effect on these aspects. However, there would still be some negative effects.</u></p>		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	0	=	=	<p><u>B3B: The policy requires mitigation of the impact on the Bath Conservation Area, the World Heritage Site and the surrounding countryside. It also requires assessment of the impact on all heritage assets. However, the site area is highly sensitive. The majority is within the World Heritage Site while the remainder is immediately contiguous with it and within its setting and approximately half the site area is within the Bath conservation area and the rest forms part of its setting. There are also a number of listed buildings</u></p>	<p><u>Mitigation (B3B): Despite the measures put in place as part of the policy, development of the site area could have a negative impact on the heritage of Bath which would be difficult to fully mitigate. Limiting development to the lower parts of the slope closely connected to existing development would reduce the effect on</u></p>	<p><u>The masterplanning process would ensure to address these issues.</u></p>

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>and historic parks and gardens close by.</u>	<u>these aspects providing development is contained by a strong hedgerow/ tree belt.</u>	
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	0	=	=	<u>B3C: The policy requires mitigation of the impact on the Bath Conservation Area, the World Heritage Site and the surrounding countryside. It also requires assessment of the impact on all heritage assets. However, the site area is highly sensitive. It is within the World Heritage Site and adjoins and is contiguous with the Bath conservation area and forms part of its setting. There are also the grade I listed Beckford's Tower and mortuary chapel to the south and grade II Charcombe Grove Farmhouse to the north. The policy requires that development responds to these heritage aspects.</u>	<u>Mitigation (B3C): Despite the measures put in place as part of the policy, development of the site area could have a negative impact on the heritage of Bath which would be difficult to fully mitigate. Limiting development to the eastern field would reduce the effect on these aspects providing development is contained by the existing hedgerow/ tree belt. Development of the site area within the western field would have a high negative impact.</u>	<u>The masterplanning process would ensure to address these issues.</u>

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	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	<u>0</u>	<u>0</u>	<u>0</u>	<u>B3A: The Environment Capacity Ecology Results (desk top) High Importance: Moderate/low impact. The policy addresses appropriate site assessments and surveys and requires an ecological mitigation strategy and management scheme. The policy also requires improved habitat connectivity and provision of green space. This site lies within 0.6-0.8km of components of the Bath and Bradford on Avon Bat SAC, and SAC bat surveys show that the southern boundary of the site is of particular importance to SAC bats for commuting and foraging. The main plateau of the site was not found to be of importance to SAC bats. The site does include a section of the Wansdyke SNCI, and a small part of the Fullers earth works is adjacent– South Stoke Complex SNCI. The Fullers earth works – South Stoke Complex SNCI lies immediately adjacent to the southern boundary of the site, and would need to be safeguarded. Updated HRA screening (March 2013) suggests that with adequate</u>	<u>Mitigation (development requirements as set out by updated HRA (March 2013)):</u> <u>Retention, buffering and management of the southern tree belt to retain foraging and flight line function at the southern edge of the site. Controlled light levels to support bat use of the tree belt, including zones of no artificial light adjacent to the protected tree belt, and limited luminescence of 0.1lux of ecological features retained or created within the site. Provision of high quality open space within the development or as a buffer to existing high quality foraging habitat</u>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>mitigation to protect key features of importance and to sustain existing land management to the south, significant impacts to the integrity of the SAC can be avoided.</u>	<u>to the south of the site. This to be designed to minimise urban fringe pressures on existing land-use practice to the south.</u>	
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	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	<u>0</u>	<u>0</u>	<u>0</u>	<u>B3B: The Environmental Capacity Ecology Results (desk top). High Importance; High/Medium Impact. The policy addresses appropriate site assessments and surveys and requires an ecological mitigation strategy and management scheme. The policy also requires improved habitat connectivity and provision of green space. The eastern section of this area lies within the 5km sustenance zone of the Bath &amp; Bradford on Avon Bat SAC, and the area includes habitat features of importance to SAC bats. Development within the SNA covered sections could cause significant habitat loss &amp; fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts</u>	<u>Mitigation (development requirements as set out by updated HRA (March 2013)):</u> <u>Avoidance and adequate protection of habitat features of importance to bat foraging and commuting through an ecological site master plan. Detailed survey work to be undertaken prior to master-planning the site to determine key flight lines across the site and key foraging areas within or adjacent to the site. Key flight lines and foraging areas will be</u>	



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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	assessed				<p><u>through development of non-SNA designated land through the resultant urban fringe pressures. Development of the eastern side of the area could also impact on the SNCI. Development of fields containing species rich grassland would lead to loss or deterioration of this priority habitat, as could potentially be the case with particular hedgerows. Development on the Western edge of the area would impact upon the immediate foraging grounds of a sizeable pipistrelle roost in that area. Walk over reviews suggest habitats of potential importance to SAC bats and so impacts to the SACs are likely. The updated HRA (March 2013) concludes that some development would be feasible without adversely affecting the integrity of the SAC, subject to specific development requirements.</u></p>	<p><u>retained, enhanced and buffered within the master plan, and measures will include restrictive lighting as appropriate.</u></p>	
Objective 14: Encourage and protect habitats and biodiversity.	Protect and enhance habitats and species (taking	<u>0</u>	<u>0</u>	<u>0</u>	<p><u>B3C: The policy addresses appropriate site assessments and surveys and requires an ecological mitigation strategy and management scheme. The policy also requires improved habitat</u></p>	<p><u>Mitigation (development requirements as set out by updated HRA (March 2013)):</u></p>	

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SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
(taking account of climate change)	account of climate change)  Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed				<u>connectivity and provision of green space. This site lies within the 5km sustenance zone of the Bradford on Avon Bat SAC, however there are limited habitat features of significance for SAC bats. The site is largely developed and or intensively managed as amenity / recreational land, and these areas generally have limited ecological value. Increased recreational pressures could result in a decline of foraging habitat quality off-site, particularly if the development results in the in-sensitive displacement of existing sport facilities. Given the small number of housing units proposed here, these impacts are likely to be small (Updated HRA, March 2013). However, areas of the sports pitches fall within a grassland SNCI, and the site includes tree lines of value; damage to the special interest and features should be avoided. The measures put forward as part of the policy should mitigate against these effects.</u>	<u>Retain existing linear habitat features on site; provide well planned open space and GI to absorb increased recreational pressures.</u>	
Objective 15: Reduce land,	Minimise land, water,	<u>0</u>	=	=	<u>All policies: New development could cause pressure on the</u>		

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Ensieigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
water, air, light, noise pollution	air, light, noise pollution				<u>existing road network, with associated greater air and noise pollution from increased vehicles. The prominence of the locations could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practices.</u>		
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	<u>0</u>	<u>±</u>	<u>±</u>	<u>All policies: All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</u>		
Objective 17: Ensure the development of sustainable	Reduce non-renewable energy consumption	<u>0</u>	<u>±</u>	<u>±</u>	<u>All policies: All development within the district will need to adhere to national and council's planning policies relating to sustainable</u>		

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
and/or local energy sources and energy infrastructure	and 'greenhouse' emissions  Promote sustainable energy generation and distribution				<u>construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. The policies require incorporation of renewable energy including investigation of District heat opportunities, where applicable.</u>		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	Reduce vulnerability to, and manage flood risk (taking account of climate change)  Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions)	<u>0</u>	<u>±</u>	<u>±</u>	<u>B3A: Within flood zone 1, passes the sequential test. It also provides flexibility to respond to potential brownfield delivery issues. Appropriate drainage as well as design for climate change should be incorporated through masterplanning. The policy requires provision of SUDS.</u>  <u>B3B: Within flood zone 1. It passes the sequential test and provides flexibility to respond to potential brownfield delivery issues. There is existing surface water flood issues in Weston and there are hydrological issues related to development of the lower slopes.</u>		

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	etc.)				<p><u>Appropriate drainage as well as climate change adoption design should be a precondition of development and incorporated through masterplanning. These issues also limit development capacity. The policy requires provision of SUDS.</u></p> <p><u>B3C: Within flood zone 1. It passes the sequential test and provides flexibility to respond to potential brownfield delivery issues.</u></p> <p><u>Appropriate drainage as well as design for climate change should be incorporated through masterplanning. The policy requires provision of SUDS.</u></p>		
Objective 19: Encourage careful and efficient use of natural resources	<p>Promote the conservation and wise use of land</p> <p>Keep water consumption within local carrying capacity limits</p>	0	=	=	<p><u>All policies: In general, identifying development area on greenfield sites does not contribute to promoting the conservation of land.</u></p> <p><u>Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</u></p>		

Bath Strategy Matrix 2 - Bath Additional Policies - Policy B3A Land adjoining Odd Down, Policy B3B Land adjoining Weston and Policy B3C Extension to MOD, Enleigh							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	(taking account of climate change)  Minimise consumption and extraction of minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	<u>0</u>	<u>0</u>	<u>0</u>	<u>All policies: Construction site waste management plans will be required. The policies require provision of integrated waste management infrastructure.</u>		

**Overall Commentary**  
(please note that [this summary addresses Bath](#))

The overall Bath Strategy has a mixed performance with regards to the SA Objectives. No potential cumulative effects for Bath city have been identified. However, the potential cumulative effects of the development sites to be allocated within Bath will need to be considered through the development of the Placemaking Plan and its SA.

Major positive effects are identified with regards to the following SA Objectives:

**Strategy Matrix 1  
and 2)**

- Objective 3: Meet identified needs for sufficient, high quality and affordable housing;
- Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid;
- Objective 12: Protect and enhance local distinctiveness; and
- Objective 13: Protect and enhance the district's historic, environmental and cultural assets.

Minor negative effects are identified in relation to:

~~as follows (unless otherwise stated, effects are predicted over the short, medium and long term):~~

- ~~• Objective 1: Improve accessibility to community facilities and local services, Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking and Objective 11: Reduce the need and desire to travel by car (in the medium and long term): Residents of the redeveloped MoD Ensleigh and, to a lesser degree, MoD Foxhill sites might not have such good access to the city centre or local centres;~~
- Objective 15: Reduce land, water, air, light, noise pollution: Although the growth proposed in Bath is dependent on the Bath package of transport measures, the Bath package was developed to address pre-Core Strategy issues. The extent which the Bath package will improve air quality in the context of increased activity within the river corridor is uncertain and air quality could worsen. Given the submission draft changes, the potential for negative impacts is increased albeit not certain.
- ~~• Objective 5: Reduce anti-social behaviour, crime and the fear of crime: The Bath Strategy does not address antisocial behaviour or other crime-related issues. Anti-social behaviour has been identified as a problem in the city centre.~~

Uncertain effects are identified over the medium and long terms in relation to the following:

- ~~• Objective 19: Encourage careful and efficient use of natural resources: It unclear whether sustainable design principles will also apply to development elsewhere in the city, apart from in the Central Area and Western Corridor.~~
- ~~• Objective 14: Encourage and protect habitats and biodiversity, in the short term; an ecological assessment will be required to determine the potential effect on ecology of the compensatory flood storage.~~
- Objective 1: Improve accessibility to community facilities and local services;
- Objective 2: Improve the health and well-being of all communities;
- Objective 4: Promote stronger more vibrant and cohesive communities;
- 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 14: Encourage and protect habitats and biodiversity

- Objective 15: Reduce land, water, air, light, noise pollution.

The uncertainty is mainly as a result of the Modifications to the Bath policies proposed within February 2013 which directs housing to the outer neighbourhoods of the city and modifications in March 2013 which outline areas of Green Belt Release. These detailed site boundaries will not be allocated through the Core Strategy and mitigation for potential negative effects will need to be put in place through the development of the Placemaking Plan. This mitigation has been identified below and within the matrix above, in the appropriate places. Uncertainties are also recorded in relation to the effects of the flood management scheme suggested for development sites in Bath.

Mitigation is put forward to address the negative and uncertain effects identified as follows:

- ~~The Bath Strategy (and/or accompanying Infrastructure Delivery Plan (IDP)) should identify that the redevelopment of the MoD Enslough and MoD Foxhill sites will need to be delivered with sustainable transport access to the city centre and local centres.~~
- ~~Building on the identification of district/ local centres in the Core Strategy, the Placemaking DPD should set out more specific policies for enhancing specific local centres where a need / opportunity has been identified.~~
- ~~The Bath Strategy (and/or accompanying IDP) should refer to the need to improve the network of health centres if a strategic deficiency has been identified.~~
- ~~The Bath Strategy (and/or accompanying IDP) should refer to the need to improve various aspects of the green infrastructure network if a strategic deficiency or opportunity has been identified. Allotments are currently mentioned.~~
- ~~The provision of health clinics or centres could be something that developers could be asked to contribute to. The Bath Strategy (and/or accompanying IDP) should refer to the need to improve the network of health centres if a strategic deficiency has been identified.~~
- ~~The Bath Strategy should identify air quality as a key distinctive issue to be addressed as part of the delivery of development with regards to avoiding increasing air pollution. A Core Policy or Development Management Policy may be needed or should be saved from the existing LP referring to PPS23.~~
- ~~The Bath Strategy should make reference to identified crime issues in the central zone. The Central Zone, the Bath Strategy should consider whether any locally specific planning policies could be adopted to address these issues. If not reference should be made in the relevant core policy to PPS1 and 'Safer Places - The Planning System and Crime Prevention'.~~
- The Core Strategy (either in the Bath section or elsewhere) needs to set out how the proposed growth can be delivered without increasing air pollution (i.e. measures additional to (Bath package) and how developers will be expected to contribute to achieving this goal.
- The Bath Strategy should make reference to not creating light pollution, particularly along the river.



- The Bath Strategy should make reference to the need to protect groundwater resources.
- ~~Bath Strategy should state that the Place Making DPD will establish the potential use of individual sites and set out sustainable design principles, in relation to the whole of Bath. The Bath Strategy could also make reference to the Sustainable Construction and High Quality Design Core Policies.~~
- Ecological assessment of any flood mitigation measures needed.
- Further investigation of flood mitigation measures to confirm whether the solution is deliverable and logistically viable.
- The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced.
- The Placemaking Plan will need to set out requirements in order to ensure that vibrant and cohesive communities are achieved through the redevelopment of large brownfield sites.

The HRA March 2013 also recommends the following development requirements as sites are developed:

- Policy B3A: Retention, buffering and management of the southern tree belt to retain foraging and flight line function at the southern edge of the site. Controlled light levels to support bat use of the tree belt, including zones of no artificial light adjacent to the protected tree belt, and limited luminescence of 0.1lux of ecological features retained or created within the site. Provision of high quality open space within the development or as a buffer to existing high quality foraging habitat to the south of the site. This to be designed to minimise urban fringe pressures on existing land-use practice to the south.
- Policy B3B: Avoidance and adequate protection of habitat features of importance to bat foraging and commuting through an ecological site master plan. Detailed survey work to be undertaken prior to master-planning the site to determine key flight lines across the site and key foraging areas within or adjacent to the site. Key flight lines and foraging areas will be retained, enhanced and buffered within the master plan, and measures will include restrictive lighting as appropriate.
- Policy B3C: Retain existing linear habitat features on site; provide well planned open space and GI to absorb increased recreational pressures.

Recommendations are also made in order to improve the performance of the Bath Strategy:

- The Bath Strategy should consider whether it is likely to encourage green sectors to locate within the city and if there are any specific policies that are required.
- ~~The Bath Strategy should state that the Place Making DPD will establish the potential use of individual sites and set out sustainable design principles, in relation to the whole of Bath.~~
- ~~The Strategy should make reference to the PPS 25 sequential test in relation to the sites identified for development.~~

~~• This policy or a separate flood risk policy needs to set out whether SUDS will be required on development sites within Bath.~~

- The Bath Strategy should make specific reference to increasing riverfront activity which is not detrimental to wildlife.
- Although wildlife and green infrastructure are mentioned a couple of times in the Bath Strategy the Bath Strategy would perform better against this SA Objective if there were some mention of biodiversity and green infrastructure within the Bath Vision and for the green infrastructure network of the city to be shown on the proposals map and/or the diagrams within the Bath Strategy.

Since the Bath Strategy was appraised, a number of changes have been made to the wording of the strategy in response to the mitigation measures and recommendations put forward. The residual effects of the Strategy with regard to the SA objectives are identified within the matrix and the summary above. ~~is as follows (over the short, medium and long term):~~

- ~~• Objective 1: Improve accessibility to community facilities and local services: minor positive;~~
- ~~• Objective 2: Improve the health and well-being of all communities: minor positive;~~
- ~~• Objective 5: Reduce anti-social behaviour, crime and the fear of crime: neutral;~~
- ~~• Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking: minor positive;~~
- ~~• Objective 11: Reduce the need and desire to travel by car: minor positive;~~
- ~~• Objective 15: Reduce land, water, air, light, noise pollution: minor negative; and~~
- ~~• Objective 19: Encourage careful and efficient use of natural resources: minor positive.~~

Changes made in response to the recommendations have generally improved the Bath performance of the Bath policies and Vision Strategy.

Submission draft changes that have been considered in this revised assessment are:

- 1) Removal of a segregated bus transport from Newbridge Park and Ride;
- 2) Newbridge Park and Ride expanded by 250 rather than 500 spaces
- 3) Removal of the new Park and Ride to the East of Bath.

Proposed Modifications to the Core Strategy (February 2013) have also led to amendments to the assessment details of this policy and this has resulted in changes to the performance of the policies with regards to the SA Objectives.

The Proposed Modifications to the Bath policies have led to a number of changes to their performance. More housing is now proposed to be delivered in Bath than at the previous assessment stage in September 2011 and Policy BA1 now performs better

(major positive effects) in relation to Objective 3: 'Meet identified needs for sufficient, high quality and affordable housing'. However, Policy BA1 now directs housing to the outer neighbourhoods (which are likely to include surplus MOD sites on the periphery of the city). This has altered the assessment undertaken in September 2011 and introduced more uncertainty into the assessment. The SA Objectives affected are as follows:

Uncertain effects in the medium and long terms:

- Objective 1: Improve accessibility to community facilities and local services;
- Objective 2: Improve the health and well-being of all communities;
- Objective 4: Promote stronger more vibrant and cohesive communities;
- 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; and
- Objective 15: Reduce land, water, air, light, noise pollution.

Additional mitigation measures have been put forward in relation to potential uncertain effects; as follows:

- Mitigation: The Placemaking Plan will allocate development sites in Bath and through its development, potential effects of the choice of sites and their potential effects will be assessed, mitigated and positive benefits enhanced. Mitigation: The Placemaking Plan will need to set out requirements in order to ensure that vibrant and cohesive communities are achieved through the redevelopment of large brownfield sites.

Additional changes in March 2013 relate to the inclusion of three areas of Green belt release. Major positive effects in the medium and long term are identified with regards to the following SA Objectives:

- 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 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 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

Minor negative effects are identified in relation to:

- Objective 9: Increase availability of local produce and materials. Greenfield development leads to loss of agricultural land, therefore negative impact on this objective.
- Objective 12: Protect and enhance local distinctiveness. All three sites are highly sensitive in terms of landscape.
- Objective 13: Protect and enhance the district's historic, environmental and cultural assets. All three sites are highly sensitive in terms of heritage.
- Objective 15: Reduce land, water, air, light, noise pollution. New development could cause pressure on the existing road network, with associated greater air and noise pollution from increased vehicles. The prominence of the locations could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practices.
- Objective 19: Encourage careful and efficient use of natural resources. In general, identifying development area on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.

There are no uncertain impacts identified. Mitigation is put forward to address the negative effects identified as follows:

- Allotments should be provided for new residents:
- (Policy B3A): Mitigation (B3A): Despite the measures put in place as part of the policy, development of the site area could still have a negative impact on the local distinctiveness of Bath which would be difficult to fully mitigate. However, the impact could be reduced slightly by containing development to a tight area closely connected with the Sulis Manor area.
- (Policy B3B): Despite the measures put in place as part of the policy, development of the site area could have a negative impact on the local distinctiveness of Bath which would be difficult to fully mitigate. Limiting development to the lower parts of the slope closely connected to existing development would reduce the effect on these aspects providing development is contained by a strong hedgerow/ tree belt.
- (Policy B3C): Despite the measures put in place as part of the policy, development of the site area could still have a negative impact on local distinctiveness which would be difficult to fully mitigate. Limiting development to the eastern field would reduce the effect on these aspects providing development is contained by the existing hedgerow/ tree belt. Development of the site area within the western field would have a high negative impact.

The council has responded that the policies requires providing improved habitat connectivity, through the retention and enhancement of existing high valued habitat, and well integrated provision of green space (formal, natural and allotments). The masterplanning process would ensure to address the additional issues related to each of the sites. If these measures are taken on board in masterplanning the effect should be reduced to minor negative / neutral.

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy (please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	++	++	++	<p>Policy KE1 sets out the Keynsham Spatial Strategy and includes enabling development which supports the functioning of the town and improves self-containment. This policy also includes the retention of Queens Road and Chandag Road as local centres providing an important range of day-to-day essentials goods and services. Opportunities for enhancement of these local centres will be encouraged. This policy includes improvements to public transport and enhanced connectivity between walking and cycling routes. The potential for a central transport hub will be investigated. Policy KE1 does not mention the retention of community and cultural facilities and services within the town centre, such as the council offices and swimming pool, however, this is included in Policy KE2 and enhanced retail quality and enhanced public realm are shown on the High Street in Diagram 13. <u>A new early years facility and primary school at Somerdale and additional early years, primary and secondary education capacity in Keynsham have been added to the key infrastructure table, Table 6.</u></p>		n/a
Objective 2: Improve the health and well-	<p>Improve Health</p> <p>Reduce Health</p>	++	++	++	<p>Policy KE1 includes enhanced connectivity between walking and cycling routes which will encourage healthy lifestyles. Policy KE2 includes</p>		n/a

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy <u>(please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
being of all communities	inequalities  Promote healthy lifestyles, especially routine daily exercise				retaining and enhancing the leisure and recreation function of the town centre and Somerdale as Placemaking Principles. Policy KE2 also encourages the establishment of an improved green infrastructure network for the town, which is also shown on Diagram 13.		
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone  <u>Help development viability and deliverability</u>	+	+	+	The lack of affordable housing is acknowledged within this chapter of the CS. Policy KE1 includes the provision of affordable housing in the town. The split of market / affordable housing required in developments is set by the Housing Need Core Policy: <u>Policy CP9 proposes 30% affordable housing is provided on-site in large housing development sites in Keynsham.</u>  <u>An additional 450 new homes are proposed on the edge of Keynsham in two locations which are currently Green Belt land. The additional 450 homes are proposed as a result of the identified need for housing across the district and because capacity (in excess of that proposed) has been identified for housing development at Keynsham. The SHLAA has considered viability and deliverability and the housing proposed in Keynsham is considered to be both viable and deliverable.</u>		n/a
Objective 4: Promote	Promote stronger more cohesive	++	++	++	The overall strategy for Keynsham will help to improve self-containment by providing more jobs		n/a

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy ( <u>please note that a detailed assessment of Green Belt releases has been undertaken in a separate table</u> )							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
stronger more vibrant and cohesive communities	communities				in Keynsham, improving the image of the town as a business location and also through town centre improvements. <u>Policy KE1 proposes 1,600 net additional jobs (100 more than proposed in the Submitted Core Strategy) including new office floor space and industrial/warehouse floor space.</u> Policy KE2 includes a Placemaking Principle to make the town centre a more vibrant area enabling all members of the community to enjoy it over a longer period of the day such as through the enhancement of the evening economy. <u>The proposed Green Belt development site to the east of Keynsham should provide an opportunity to provide both new housing and employment growth in this accessible location.</u>		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	0	0	The spatial strategy for Keynsham does not address crime issues. However, the baseline date does not identify any specific issues and therefore a neutral performance is recorded.		n/a
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	0	0	0	The spatial strategy for Keynsham does not make reference to training or further education, however, primary school facilities and early years facilities are included within the Infrastructure required. The overall performance is considered to be neutral as primary level education provision does not address this SA Objective but no particular barrier		n/a

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy ( <u>please note that a detailed assessment of Green Belt releases has been undertaken in a separate table</u> )							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
					to accessing training and skills has been identified within the baseline data.		
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors	?	++	++	The performance of the spatial strategy is uncertain in the short term as it is unknown whether employment developments will come forward within the short term. However the overall performance of the spatial strategy in the medium and long terms is major positive as Policy KE1 makes provision for around 1,6500 new jobs by 2029 <del>6</del> . This should help to enable the town to recover from recent job losses and reduce the need for residents to travel elsewhere for employment.		n/a
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy to climate change and harness	++	++	++	Policy KE1 includes flexibility to react to market demand for commercial uses within the core business area at Ashmead Park and policy KE2 supports expansion of the night time economy and enabling some medium to large retail units to provide space for national retailers in order to support the successful existing independent retailers. It is difficult to see how the spatial strategy could further help the local economy to reduce any vulnerability to climate change.		n/a



Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy ( <u>please note that a detailed assessment of Green Belt releases has been undertaken in a separate table</u> )							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
	opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>						
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	++	++	++	Policy KE2 specifically makes reference to the creation of a new civic space where events such as the farmers market can be held as part of an enhanced public realm for the town centre. The overall spatial strategy aims to encourage residents to do more shopping locally rather than travel further afield, such as into Bristol. The strategy also supports existing and improved community facilities and services. <u>The Green Belt releases could potentially reduce the availability of local produce, by developing agricultural land. However, the risk of this resulting in a negative effect is not considered to be significant.</u>		n/a
Objective 10: Ensure everyone has access to high quality and affordable	Make public transport, cycling and walking easier and more attractive	+	+	+	Policy KE1 includes improvements to public transport and enhanced connectivity between walking and cycling routes. The potential for a central transport hub will be investigated. Policy KE2 also includes improving links between the town centre and the Somerdale site, providing		n/a

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy ( <u>please note that a detailed assessment of Green Belt releases has been undertaken in a separate table</u> )							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
public transport and promote cycling and walking	<u>Promote sustainable transport to reduce the need for major transport infrastructure</u>				links to cycle networks, capitalising on the presence of the train station as an essential and sustainable link to Bristol and Bath and improving the management of traffic in the town centre, which will make walking and cycling in the centre more attractive. Improvements to the frequency of train services to Bristol and Bath <u>are identified as desirable infrastructure within this chapter.</u>		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	++	++	++	The overall spatial strategy aims to achieve more self-containment and enable residents to work in Keynsham rather than travel further afield for employment. The strategy also encourages residents to do more shopping locally rather than travel further afield, such as into Bristol. The strategy also supports existing and improved community facilities and services within the town, all of which will help to reduce the need to travel. Improvements to walking, cycling and public transport (mentioned above) will also help to reduce the need/desire to travel by car. <u>Improvements to Keynsham Train Station and enhanced service frequency to Bath and Bristol are identified as desirable infrastructure items for the town.</u>		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape	+	+	+	Policy KE2 includes as a Placemaking Principle reinforcing and enhancing the historic character and qualities of the Conservation Area ensuring that the local character is strengthened by change	<del>Recommendation: Policy KE2 should encourage the reuse of the</del>	<del>Agree, but as the buildings are not listed or in a</del>

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy <u>(please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
	<p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				<p>and maintaining the linear pattern and grain of the High Street. Policy KE2 also includes taking advantage of any redevelopment proposals which could improve the unattractive Town Hall/Centre and Riverside buildings. <del>Policy KE2 does not make reference to the reuse of buildings at the Somerdale site, some of which are valued local landmarks.</del> <u>Policy KE2 includes encourages consideration of the potential for converting and reusing some or all of the factory buildings at Somerdale.</u></p> <p><u>The proposed Green Belt releases will have some impacts on this objective and these are reviewed in a separate table.</u></p>	<del>buildings at the Somerdale site.</del>	<p><del>Conservation Area, consider that a flexible approach should be taken within the policy</del> Policy KE2 amended:</p> <p>Consider the potential for converting and reusing some or all of the factory buildings at Somerdale.</p>
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	+	+	+	<p>Policy KE2 includes as a Placemaking Principle reinforcing and enhancing the historic character and qualities of the Conservation Area which will help to address the existing risk to the Conservation Areas. <del>Policy KE2 does not make reference to the reuse of buildings at the Somerdale site, which are considered to have cultural and historic value.</del> <u>Policy KE2 includes encourages consideration of the potential for</u></p>	<del>Recommendation: Policy KE2 should encourage the reuse of buildings at the Somerdale site.</del>	As above

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy <u>(please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
					<u>converting and reusing some or all of the factory buildings at Somerdale.</u>		
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	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	+	+	+	The spatial strategy diagrams and policies KE1 and KE2 include making better use of and enhancing the green infrastructure running through and surrounding the town. Enhancements should include increasing the connectivity of green networks and making them more accessible. Policy KE2 includes the protection of the Rivers Chew and Avon as wildlife corridors. Enhancing Keynsham Hams as wetland habitats as a part of the one site works required as part of Somerdale developments is included under the Infrastructure section of this chapter (derived from the Infrastructure Delivery Plan). The spatial strategy and policies contained therein do not include measures to improve specific habitats or biodiversity. This is promoted by the Environmental Quality Core Policy.		n/a
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	+	+	+	Policy KE1 includes improvements to the management of traffic through the town centre and improvements to air quality as placemaking principles. The Infrastructure section of this chapter also states that work is on-going to identify the most appropriate means of mitigating the negative impact of traffic.  Policy KE2 includes the protection of the Chew and Avon riverside as wildlife corridors and part of		n/a

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy <u>(please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
					the surrounding green infrastructure network. Light, land and noise pollution have not been identified as particular issues in Keynsham.		
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	0	0	0	This is not specifically mentioned within this spatial strategy and is dealt with within the Sustainable Construction Core Policy.		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	++	++	++	The spatial strategy includes a district heating system for the town, in Diagram 12 and in Policy KE1. Town centre district heating infrastructure is also included in the Infrastructure section of the chapter. Renewable energy targets and proposals and the retrofitting of renewables and energy efficiency measures to existing buildings are dealt with in the Core Policies.	Recommendation: It would be useful for the reader to understand how the district heating system would be delivered and which neighbourhoods it is intended to serve.	This will be outlined in the District Heating Study which will be published alongside the Core Strategy. It is considered inappropriate to include this amount of detail within

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy ( <u>please note that a detailed assessment of Green Belt releases has been undertaken in a separate table</u> )							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
							the Core Strategy. No change
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)	+	+	+	The northern part of the Somerdale site is subject to flood risk. Policy KE2 requires proposals at this site to adhere to the requirements of <u>national planning policy</u> regarding flood risk. <u>Text has been added to Policy KE2 to require sequential and exception tests for flood risk for any residential development in the higher flood risk parts of the Somerdale site, which should ensure that people and property are protected from flood risk.</u> The protection and linking together of the green infrastructure network in and around the town will help to protect and enhance its surface water attenuation functions. <u>Core Policy CP5 requires SUDS to be used in all new developments in order to manage surface water runoff.</u>		n/a
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local carrying capacity limits (taking	+	+	+	The spatial strategy for Keynsham directs the majority of new development to the town centre and the Somerdale site (which is mainly brownfield land). Policy KE2 Town Centre/Somerdale Strategic Policy includes a Placemaking principle to retain and enhance the leisure and recreation function of the Somerdale site and make re-provision of any sports pitches lost to development at Somerdale. Sustainable design and construction is dealt with in the Sustainable	<del>Recommendation: Policy KE2 should encourage the reuse of the buildings at the Somerdale site.</del>	<del>Agree, see response to objective 12</del>

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy (please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
	account of climate change)  Minimise consumption and extraction of minerals				Construction Core Policy (CP2). <del>Policy KE2 does not make reference to the reuse of buildings at the Somerdale site.</del> <u>Policy KE2 includes encourages consideration of the potential for converting and reusing some or all of the factory buildings at Somerdale.</u>		
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	---±	---±	---±	<del>The spatial strategy includes the potential waste facility at Broadmead Lane which is allocated in the West of England Waste Core Strategy as a residual waste treatment facility. Such a facility would help to avoid waste being sent to landfill. However, this facility is not included as key infrastructure for the Keynsham spatial strategy. Policy KE2 does not make reference to the reuse of the buildings at the Somerdale site. The demolition of the Cadbury factory at Somerdale could produce large amounts of demolition material which could potentially be sent to landfill.</del> <u>Policy KE2 includes encourages consideration of the potential for converting and reusing some or all of the factory buildings at Somerdale.</u>	Mitigation: <del>Policy KE2 should encourage the reuse of the buildings at the Somerdale site and should encourage the use of any demolition material on site in the redevelopment of the site.</del> The potential waste facility at Broadmead Lane could be used to provide heat as part of the district heating system	<del>Demolition material is covered by Policy CP2, and the site itself is allocated within the West of England Waste Core Strategy. This will be added as a key infrastructure requirement in the District Wide chapter. This should therefore not</del>

Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy (please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
						<p>and if appropriate, such a link between a district heating system and the proposed waste plant should be made clear within the supporting text.</p>	<p>be seen as a potential major negative effect.</p> <p>District Heating Study concludes that the Broadmead Lane Waste Facility is too far from the KE2 policy area to be able to viably contribute to the district heating network.</p> <p>No change to Keynsham chapter. District wide chapter will include key infrastructure</p>



Keynsham Spatial Strategy Matrix 1 – Policy KE1 Keynsham Spatial Strategy and Policy KE2 Town Centre/Somerdale Strategic Policy <u>(please note that a detailed assessment of Green Belt releases has been undertaken in a separate table)</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response:
							requirements for the district.

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in <i>community and</i> cultural facilities and activities</p>	<u>0</u>	<u>++/+</u>	<u>++/+</u>	<p><u>KE3: Well-located to encourage travel by public transport services along the A4 and it is possible to walk or cycle into Keynsham town centre, although the distance to the town centre may deter some people from walking. Good access to Salford local centre and Chandag Road local centre (under 500m to the west). To the west of the site are the playing fields of Wellsway Secondary School, and Chandag primary/infants school; while to the south/south east is the Manor Road Community Woodland. In general, strategic levels of development with an appropriate level of on-site facilities (such as primary schools and open space) can contribute positively towards improving access to community facilities in adjacent areas. Potential for better on-site facilities and services benefitting new and existing communities when combined with the area at the west of Salford need to be considered carefully. The policy</u></p>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>requires that the development be well integrated with Keynsham.</u></p> <p><u>KE4: The site could be remote from the town centre, the railway station and Wellsway/Broadlands Secondary School and could have limited connections to the neighbouring residential area if poorly designed. However, the policy requires it to be well integrated with the neighbouring development locations and requires road improvements as well as improvements to walking, cycle routes and public transport.</u></p>		
Objective 2: Improve the health and well-being of all communities	<p>Improve Health</p> <p>Reduce Health inequalities</p> <p>Promote healthy lifestyles, especially</p>	<u>0</u>	<u>++/+</u>	<u>++/+</u>	<p><u>KE3: Good access to recreational facilities, services in the town centre and countryside. Also benefits from good public transport to access facilities and services in Bath and Bristol. Manor Road (to the south of the area) is a cycle route identified in the Local Plan, as is the A4. The site could support a mix of residential and employment and is adjacent to existing employment areas encouraging sustainable travel to work,</u></p>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	routine daily exercise				<p><u>beneficial to health and well-being. The policy requires maintenance and enhancement of rights of way including a link to the network at Clay Lane Bridge.</u></p> <p><u>KE4: Within 30 minutes' walk and bus it is possible to get into central Keynsham. However, if poorly designed, development here could result in a relatively high number of vehicular trips due to the location of the area with respect to public transport services and walking/cycling distances into Keynsham and Bristol. The policy requires provision of walking, cycling and public transport infrastructure. Public rights of way are available adjacent to the site which connect to the current residential area to the north, the Chew Valley to the east, Queen Charlton to the west and Charlton Field to the south. The policy requires provision of public rights of way linking to the existing.</u></p>		
Objective 3: Meet	Help make suitable	<u>0</u>	<u>++</u>	<u>++</u>	<u>Both sites: Provides opportunities to contribute to boosting housing</u>		

<u>Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
identified needs for sufficient, high quality and affordable housing	housing available and affordable for everyone <u>Help development viability and delivery</u>				<u>supply to address housing needs including affordable housing and provide housing choice and flexibility in response to the Strategic Housing Market Assessment.</u>		
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	<u>0</u>	<u>++/+</u>	<u>++/+</u>	<u>KE3: Potential to contribute to strengthening the existing communities in adjacent areas. Need to retain the identities of Saltford &amp; Keynsham as distinct communities and the policy addresses this. Potential exists to create pedestrian and vehicle links to the existing urban area of Keynsham. An opportunity exists to enhance and expand the community woodland at Manor Road. The policy addresses both these issues.</u> <u>KE4: Careful linkages (pedestrian, cycle and vehicular) the existing Keynsham development sites (which are planned to include local shops, school etc) and the existing</u>	<u>Enhancement (KE4): Careful linkages (pedestrian, cycle and vehicular) to the existing Keynsham development sites (which are planned to include local shops, school etc) would be beneficial.</u>	<u>The masterplanning process would ensure to address these issues.</u>

<u>Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>residential development to the north are required to be able to create a strong, vibrant and cohesive community. Educational requirements need to be met. The policy addresses provision of transport infrastructure.</u>		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	<u>0</u>	<u>0</u>	<u>0</u>	<u>All sites: Crime prevention is related to the layout of the development, which can be dealt with appropriately through masterplanning.</u>		
Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	<u>0</u>	<u>±</u>	<u>±</u>	<u>KE3: Good access to a variety of training opportunities in Bath and Bristol. The policy states that educational needs generated by the development must be met and a primary school is to be provided on site.</u> <u>KE4: Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School but the policy requires improvement to public transport, walking and cycling routes. The policy states that educational needs</u>		

<u>Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>generated by the development must be met and a primary school is to be provided on site.</u>		
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid	<u>0</u>	<u>++/0</u>	<u>++/0</u>	<p><u>KE3: Good access to Keynsham and Saltford centres. Good access to employment areas at Keynsham north of the A4, but this can be difficult to cross for pedestrians. Good access to variety of employment opportunities in Bath and Bristol. The policy requires a mixed use development that includes employment land in an expansion to Broadmead/Ashmead/Pixash Industrial Estate</u></p> <p><u>KE4: The development will be residential led. Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School but the policy requires improvement to public transport, walking and cycling routes.</u></p>		
Objective 8:	Increase the	<u>0</u>	<u>++/0</u>	<u>++/0</u>	<u>KE3: It is a good location for</u>		
	Reduce poverty and income inequality						
	Provide a diverse range of employment opportunities in a variety of sectors						

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
<u>Build a strong competitive economy and enable local businesses to prosper</u>	<p>circulation of wealth within the local authority area</p> <p>Reduce vulnerability of the economy to climate change and harness opportunities arising</p> <p><u>Contribute to the vitality and viability of town centres</u></p> <p><u>Support a prosperous rural economy</u></p>				<p><u>employment and contributes to meeting Keynsham's employment needs. Potential to provide 25-30,000sqm of industrial floorspace. It could also contribute to meeting identified needs for Bath where the district's major economic activity is planned and to allow workforce to access sustainable modes of transport.</u></p> <p><u>KE4: The development will be residential led. Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School but the policy requires improvement to public transport, walking and cycling routes.</u></p>		
Objective 9: Increase availability of local produce and materials	<p>Meet local needs locally</p> <p>Support local</p>	<u>0</u>	=	=	<p><u>All policies: In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. Provision of allotments could help mitigate</u></p>	<p><u>Mitigation measure: Allotments should be provided for new residents.</u></p>	<p><u>The policy requires: KE3 e. Provide improved habitat connectivity and well-integrated</u></p>



Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	food producers				<u>this impact. However, both sites are within Agricultural Land Class 3 . National policy recommends using areas of poorer quality land for development in preference to that of a higher quality.</u>		<u>provision of green space (formal, natural and allotments), including the extension of the community woodland at Manor Road.</u>  <u>KE4 e. Provide improved habitat connectivity and well-integrated provision of green space (formal, natural and allotments) including an extension to the community woodland which is located immediately to the north.</u>
Objective 10: Ensure everyone has access to	Make public transport, cycling and walking	<u>0</u>	<u>++/+</u>	<u>++/+</u>	<u>KE3: Good access to the existing public transport network; a number of bus services run along the A4 and the neighbouring residential</u>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
high quality and affordable public transport and promote cycling and walking	easier and more attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>				<p><u>areas offering services between Bristol, Bath, Keynsham, Salford and a number of local towns and villages. It is possible to travel to central Bristol from the site in 30 minutes by bus. Also potential to link and improve the network of cycle paths and footpaths. Manor Road (to the south of the area) is a cycle route identified in the Local Plan, as is the A4. Access to Bath &amp; Bristol by train. The policy requires provision of good quality public transport and pedestrian and cycle access.</u></p> <p><u>KE4: Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School and has limited connections to the neighbouring residential area. However, the policy states that good public transport provision is needed towards Bristol, Bath, Keynsham town centre/railway station and other facilities. Good pedestrian and cycle access needs to be provided to the town centre.</u></p>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	0	++/+	++/+	<p><u>KE3: Good access to the existing public transport network and potential to improve. Local centre and town centre is accessible by bike and foot. Development has potential to encourage living and working in the same locality and the nearby employment area could further reduce vehicular trips. Access to Bath &amp; Bristol by train. The policy requires provision of good quality public transport and pedestrian and cycle access.</u></p> <p><u>KE4: Development here could result in a relatively high number of vehicular trips due to the location of the area with respect to public transport services and walking/cycling distances into Keynsham and Bristol. The policy states that good public transport provision is needed towards Bristol, Bath, Keynsham town centre/railway station and other facilities. Good pedestrian and cycle access needs to be provided to the town centre.</u></p>		

<u>Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Value and protect diversity and local distinctiveness including rural ways of life	0	=	=	<u>KE3: The location is of low to moderate sensitivity but will require a strategic release of Green Belt. The open valley of the River Avon to the north of the railway is of greater sensitivity because of the distinct valley floor character and the proximity to the Cotswold Area of Outstanding Natural Beauty. Development could result in the extension of the urban area into the distinctive River Avon valley which is likely to be of moderate negative impact. The effect on views from the Cotswold AONB would be minor because any new development would be seen in the context of existing development provided the open character of the River Avon valley north and east of the railway is maintained. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment. The policy requires</u>	<u>Mitigation (KE3): Avoid development on the open valley of the River Avon to the north of the railway.</u>	<u>The landscape sensitivity will be carefully assessed through the Placemaking Plan to mitigate the impact.</u>

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>an attractive boundary treatment and compliance with the Green Infrastructure Strategy and mitigation of the landscape/visual impact and the maintenance of the landscape buffer between Keynsham and Salford. The policy requires landscape character, features and significant viewpoints are assessed and that impacts are minimised.</u></p> <p><u>KE4: The location is of low to moderate sensitivity but will require a strategic release of Green Belt. Development could result in the extension of the urban area into the distinctive valley landscape of the Chew Valley but this should be minimised as the policy states that the development should be well integrated with existing neighbourhoods so it is assumed the development will be closely connected to the built up area of south Keynsham. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in</u></p>		

<u>Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham</u>							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>safeguarding the countryside from encroachment. The policy requires mitigation of visual/landscape impact including on the surrounding countryside and rural character. The policy also ensures compliance with the Green Infrastructure Strategy.</u>		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	<u>0</u>	<u>0</u>	<u>0</u>	<p><u>KE3: The location is of low to moderate sensitivity. The open valley of the River Avon to the north of the railway is of greater sensitivity because of the distinct valley floor character and the proximity to the Cotswold Area of Outstanding Natural Beauty. Provided care is taken to avoid impact on significant landscape or heritage assets development is unlikely to result in a significant negative impact.</u></p> <p><u>KE4: The location is of low to moderate sensitivity. Provided care is taken to avoid impact on significant landscape or heritage assets, including the Chew valley and the setting of the Queens Charlton conservation area and the</u></p>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<u>grade II Chewton Place and its associated registered historic park and garden, development is unlikely to result in a significant negative impact. The policy requires mitigation of the impact on Queen Chalton Conservation Area, Grade II Listed Parkhouse Farm and investigation of possible early settlement occupation and related archaeological finds.</u>		
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	Protect and enhance habitats and species (taking account of climate change)	<u>0</u>	<u>0</u>	<u>0</u>	<u>KE3: This area includes few recorded features of ecological importance. The area does surround the northern and western sides of Manor Road Community woodland LNR, and includes a small SNCI (this area could be excluded or utilised within Green Infrastructure &amp; open space). HRA screening suggests that development at this location is unlikely to have a significant effect on any Natura 2000 site. The policy requires appropriate site planning and ecological surveys and retention of various habitats. It also requires improved habitat</u>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
					<p><u>connectivity and integrated provision of green space.</u></p> <p><u>KE4: The Environment Capacity Ecology Results (desk top) High Importance; Moderate/Low Impact HRA screening suggests that development at this location is unlikely to have a significant effect on any Natura 2000 site. This is largely intensively managed agricultural land of limited recorded ecological interest. Great crested newt, a European protected and priority species is recorded here, but valued ecological features could be protected and sustained subject to good ecological site master planning. The policy requires appropriate site planning and ecological surveys and retention of various habitats. It also requires improved habitat connectivity and integrated provision of green space.</u></p>		
Objective 15: Reduce land, water, air, light, noise	Minimise land, water, air, light, noise	0	=	=	<p><u>All policies: New development could cause pressure on the existing road network. Associated with this would be greater air and</u></p>		



Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
pollution	pollution				<u>noise pollution from increased vehicles. The prominence of the locations could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice. The policies state that new water mains and sewer site connections will be required.</u>		
Objective 16: Encourage sustainable construction	Development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	<u>0</u>	<u>±</u>	<u>±</u>	<u>All policies: All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</u>		
Objective 17: Ensure the development of sustainable	Reduce non-renewable energy consumption	<u>0</u>	<u>±</u>	<u>±</u>	<u>All policies: All development within the district will need to adhere to national and council's planning policies related to sustainable</u>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
and/or local energy sources and energy infrastructure	and 'greenhouse' emissions  Promote sustainable energy generation and distribution				<u>construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. The policies states that renewable energy should be incorporated.</u>		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	Reduce vulnerability to, and manage flood risk (taking account of climate change)  Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions)	<u>0</u>	<u>±</u>	<u>±</u>	<u>KE3: Majority of the area is in flood zone 1 and passes the sequential test. It provides flexibility to respond to potential brownfield delivery issues. Appropriate drainage as well as design for climate change should be incorporated through masterplanning and the policy requires consideration of SUDS. The policy also requires that all watercourses should remain open and be incorporated into proposals. Various other drainage mitigation is required by the policy to respond to the particular issues on the site.</u>  <u>KE4: Area is within flood zone 1 and passes the sequential test. It</u>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	etc.)				<u>provides flexibility to respond to potential brownfield delivery issues. Appropriate drainage as well as design for climate change should be incorporated through masterplanning. The policy requires consideration of SUDS.</u>		
Objective 19: Encourage careful and efficient use of natural resources	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	0	=	=	All policies: <u>In general, identifying development area on greenfield site does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</u>		

Keynsham Strategy Matrix 2 - Keynsham Additional Policies – Policy KE3 Land adjoining East Keynsham and Policy KE4 Land adjoining South West Keynsham							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	Response from BANES
	minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	<u>0</u>	<u>0</u>	<u>0</u>	<p><u>KE3: Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. This location presents further potential benefits to contributing to the implementation of the strategic residual waste facility allocated through the Joint Waste Core Strategy. The policy states that integrated waste management infrastructure should be provided.</u></p> <p><u>KE4: The policy states that integrated waste management infrastructure should be provided.</u></p>		

<b>Overall Commentary:</b> (please note that this summary addresses Keynsham Strategy Matrix 1 and 2)	<p>These policies mainly have the potential to result in major or minor positive effects with regards to most of the SA Objectives. Major positive effects were identified in relation to the following SA Objectives (in the short, medium and long term unless otherwise stated):</p> <ul style="list-style-type: none"> <li>• Objective 1: Improve accessibility to community facilities and local services;</li> <li>• Objective 2: Improve the health and well-being of all communities;</li> <li>• Objective 4: Promote stronger more vibrant and cohesive communities;</li> </ul>
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	<ul style="list-style-type: none"> <li>• Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid (in the medium and long term);</li> <li>• Objective 8: Enable local businesses to prosper;</li> <li>• Objective 9: Increase availability of local produce and materials;</li> <li>• Objective 11: Reduce the need and desire to travel by car; and</li> <li>• Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure.</li> </ul> <p>Minor positive effects were identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• Objective 3: Meet identified needs for sufficient, high quality and affordable housing</li> <li>• Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</li> <li>• Objective 12: Protect and enhance local distinctiveness; and</li> <li>• Objective 13: Protect and enhance the district’s historic, environmental and cultural assets;</li> <li>• Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change);</li> <li>• Objective 15: Reduce land, water, air, light, noise pollution;</li> <li>• Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change); and</li> <li>• Objective 19: Encourage careful and efficient use of natural resources.</li> <li>• Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</li> </ul> <p><del>A major negative effect has been identified in relation to waste arisings because the potential waste facility at Broadmead Lane is not included as key infrastructure for the Keynsham spatial strategy and Policy KE2 does not make reference to the reuse of the buildings at the Somerdale site. The demolition of the Cadbury factory at Somerdale could produce large amounts of demolition material which could potentially be sent to landfill.</del></p> <p>Neutral performances were recorded for the other SA Objectives (3 in total).</p> <p><del>Mitigation is put forward to address the major negative effect identified, as follows:</del></p> <ul style="list-style-type: none"> <li><del>• Policy KE2 should encourage the reuse of buildings at the Somerdale site and should encourage the use of any demolition material on site in the redevelopment of the site;</del></li> <li><del>• The potential waste facility at Broadmead Lane could be used to provide heat as part of the district heating system and if appropriate, such a link between a district heating system and the proposed waste plant should be made clear</del></li> </ul>
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~~within the supporting text;~~

A potential positive cumulative effect has been identified with regards to encouraging and protecting biodiversity through the protecting, linking up and enhancement of the green infrastructure network in and around Keynsham.

An additional recommendation is made to improve the Keynsham Spatial Strategy with regards to the SA Objectives, as follows:

- It would be useful for the reader to understand how the district heating system would be delivered and which neighbourhoods it is intended to serve.

Since the strategy was appraised, policy KE2 has been amended to include the text “Consider the potential for converting and reusing some or all of the factory buildings at Somerdale”. Demolition material is covered by Policy CP2, and the Broadmead Lane site itself is allocated within the West of England Waste Core Strategy. This will be added as a key infrastructure requirement in the District Wide chapter. This addresses one of the proposed mitigation measures. The other mitigation measure has not led to a change in policy wording, but policy authors have provided further information about the feasibility of the waste facility linking in to the proposed CHP. The residual effect with regards to SA Objective 20 is now considered to be minor positive in the short, medium and long term. The additional recommendation has not led to a policy wording change because it is not considered to be an appropriate level of detail for the Core Strategy. This information will be provided within the District Heating Study.

Proposed Modifications to the Core Strategy (February 2013) have led to amendments to the assessment details of these policies but have not altered the assessment ‘scores’.

Additional changes in March 2013 relate to the inclusion of two areas of Green belt release. Major positive effects in the medium and long term are identified with regards to the following SA Objectives:

- 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 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 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

Minor negative effects are identified in relation to:

- Objective 9: Increase availability of local produce and materials. Greenfield development leads to loss of agricultural land, therefore negative impact on this objective.
- Objective 12: Protect and enhance local distinctiveness. Both sites are sensitive in terms of landscape.
- Objective 15: Reduce land, water, air, light, noise pollution. New development could cause pressure on the existing road network, with associated greater air and noise pollution from increased vehicles. The prominence of the locations could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practices.
- Objective 19: Encourage careful and efficient use of natural resources. In general, identifying development area on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.

There are no uncertain impacts identified. Mitigation is put forward to address the negative effects identified as follows:

- Allotments should be provided for new residents.
- Policy KE3: Avoid development on the open valley of the River Avon to the north of the railway.

The council has responded that the policies require improved habitat connectivity and well-integrated provision of green space (formal, natural and allotments) and that the landscape sensitivity will be carefully assessed through the Placemaking Plan to mitigate the impact. If these measures are taken on board in masterplanning the effect should be reduced to neutral.

Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	++	++	++	<p>The overall strategy for the Somer Valley includes improvements to public transport, cycling infrastructure and ‘smarter choices for transport’ in order to reduced private motorised transport and improve accessibility around Midsomer Norton and Radstock, between Midsomer Norton and Radstock and the surrounding villages and between the Somer Valley area and other major settlements (via the Greater Bristol Bus Network).</p> <p>Policy SV1 includes improving access to local heritage, woodlands and green spaces including the implementation of the Town Park in Midsomer Norton. Policy SV1 also includes improvements to the cycle networks within Midsomer Norton and Radstock and within the surround area. Policy SV1 includes protecting and enhancing the retail offers within the two towns and existing local centres, including the specialist shops in Radstock centre which support cultural activities such as arts and crafts.</p>		n/a
Objective 2: Improve the health and well-being of all communities	<p>Improve Health</p> <p>Reduce Health inequalities</p> <p>Promote healthy lifestyles, especially</p>	+ ±	+ ±	+ ±	<p>The overall strategy for the Somer Valley and Policy SV1 will encourage walking and cycling and will improve access to woodlands and green spaces which will help to contribute to healthy lifestyles. <del>The None of the policies within this chapter support the provision of additional allotments although it is mentioned in relation to green infrastructure in the Infrastructure section of the chapter.</del></p>	<p><del>Recommendation: The strategy would be improved if Policy SV1 included a principle to increase allotment provision in Midsomer Norton</del></p>	<p><del>SV1 has been amended to increase allotment provision where deficiencies have been identified.</del></p>



Somerset Valley Matrix – Policy SV1 Somerset Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	routine daily exercise					and Radstock (where deficiencies have been identified).	
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and deliverability</u>	++	++	++	Policy SV1 will enable 2,400 new homes to be built in the Somerset Valley over the plan period, which will include <u>30% affordable housing (identified in Policy CP9)</u> . This will provide more housing choices for the community. <u>Policies SV2 and SV3 have been amended to allow residential development as a part of mixed use schemes in the town centres in order to take account of the significant number of housing commitments (2,000) in the Somerset Valley and limited capacity to generate new jobs.</u>		n/a
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	++	++	++	The overall strategy for the Somerset Valley is focused on the development of economic and community facilities needed to increase self-reliance and economic revitalization.  Policy SV1 includes the implementation of the proposed Town park in Midsomer Norton which will form a valuable community facility for the town. Policy SV1 also includes enhancing the public realm in Midsomer Norton and Radstock. <del>Policy SV1 states that any new housing in excess of the 2,200 existing commitments will need to contribute to the delivery of employment or contributes to the implementation of the Town Park, which is aimed at reducing the risk of Radstock and Midsomer Norton becoming dormitory</del>		n/a

Somerset Valley Matrix – Policy SV1 Somerset Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<del>towns dominated by housing and lacking in community facilities.</del> Policy SV2 includes improving the pedestrian environment of Midsomer Norton and improving leisure offer in the town which should help to support the vibrancy of the town. Policy SV3 includes improving connectivity between the core shopping area in Radstock, and community amenity areas including the library and Victoria Hall.		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	0	0	The overall strategy for the Somerset Valley and the policies within the chapter do not deal with crime, however, crime has not been identified a particular issue within the Somerset Valley and therefore it is considered that the performance against this SA Objective is neutral.		n/a
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	++	++	++	The overall strategy for the Somerset valley aims at encouraging a more diverse economy in the area, providing an improved range of local employment opportunities to target workers with different skills to replace jobs lost in traditional manufacturing. This, supported by the high quality schools and further education offer in the Somerset Valley, should help to improve the skills of residents and provide them with greater opportunities for training.		n/a
Objective 7: Ensure communities have access to a wide range of	Give everyone in the region access to satisfying work opportunities,	++	++	++	The overall strategy for the Somerset Valley focuses on the provision of employment development in order to improve self-reliance and reduce the need for residents to travel to nearby larger settlements (i.e. Bath and Bristol) for employment. The strategy aims		n/a

Somerset Valley Matrix – Policy SV1 Somerset Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
employment opportunities, paid or unpaid	paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors				to encourage a more diverse economy in the area, providing an improved range of local employment opportunities to replace jobs lost in traditional manufacturing.		
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy to climate change and harness opportunities arising  <u>Contribute to the vitality and viability of town centres</u>	++	++	++	Policy SV1 aims to ensure a supply of employment land to enable economic growth and retention of local companies, as well as encouraging and supporting new businesses in the area. <u>Policy SV1 encourages further job creation if economic circumstances allow.</u>  Policy SV1 also encourages increased self-reliance on local energy generation and low carbon living.		n/a

Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<u>Support a prosperous rural economy</u>						
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	++	++	++	The overall strategy for the Somer Valley focuses on the provision of employment and community facilities in order to improve self-reliance and reduce the need for residents to travel to nearby larger settlements (i.e. Bath and Bristol) for employment, facilities and services. Policy SV1 also encourages local energy production and ‘low carbon living locally’. Policies SV2 and SV3 also support local retailers in the two town centres. Local food producers are not specifically mentioned within the policies or strategy but farmers markets and the Radstock Co-op are already well established within Midsomer Norton and Radstock and economic development within area may enable the development of local food processing facilities, if suitable proposals are brought forward.		n/a
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive  <u>Promote sustainable transport to reduce the need for major</u>	+	+	+	The overall strategy for the Somer Valley includes improvements to public transport, cycling infrastructure and ‘smarter choices for transport’ in order to reduced private motorised transport and improve accessibility around Midsomer Norton and Radstock, between Midsomer Norton and Radstock and the surrounding villages and between the Somer Valley area and other major settlements (via the Greater Bristol Bus Network).  Policy SV1 includes improvements to the cycle		n/a

Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<u>transport infrastructure</u>				networks within Midsomer Norton and Radstock and within the surround area. This includes strengthening the green links between the two centres via a cycle and walking link along the route of the former railway as part of the Town Park proposal.  Policy SV2 includes improving the pedestrian environment and connections within the centre of Midsomer Norton and Policy SV3 includes greater provision for pedestrians and cyclists through a public realm and movement strategy in the town centre including secured cycle parking facilities.		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	+	++	++	The overall strategy for the Somer Valley is focused on the development of economic and community facilities needed to increase self-reliance and economic revitalisation.  Measures set out within the overall strategy for the Somer Valley and in policy SV1 aim to improve sustainable transport options such as walking, cycling and public transport and reduce the need to travel elsewhere by providing more jobs and community facilities.		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Ensure potential	++	++	++	The overall strategy and the policies for the Somer Valley are based on strengthening the existing characteristics of the settlements, in particular, Midsomer Norton and Radstock. The policies within the chapter identify measure to improve the appearance of the centres, the public realm and enhance the green infrastructure between the centres,		n/a

Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<p>impacts of development on AONB and landscape character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				capitalising on the high quality natural environment. Policies SV2 and SV3 include measures to protect the landscape and townscape including views to open landscape from Radstock.		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	++	++	++	<p>Policy SV1 includes protecting the unique built and historic environment contributing to the distinctive character of the area. The traditional miner's cottage long-gardens and self-sufficient tradition are identified as important assets to the area.</p> <p>Policy SV2 includes protecting Midsomer Norton's town centre heritage and townscape. Policy SV3 includes a placemaking principle to protect and enhance heritage assets.</p>		n/a
Objective 14: Encourage and	Protect and enhance habitats	+	+	+	Policy SV1 includes strengthening green links between the centres. This is also reflected within	Recommendation: The policies could	Noted. Specific areas

Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
protect habitats and biodiversity. (taking account of climate change)	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>policies SV2 and SV3. Policy SV3 also includes a placemaking principle to protect and enhance the ecological environment in Radstock. The policies will not necessarily result in a significant increase in biodiversity and therefore a minor positive effect is identified.</p> <p><u>No specific development locations are proposed within the Somer Valley, but the area is identified to accommodate an additional housing 300 units. The area is sensitive in relation the Bath &amp; Bradford and Mells Valley SAC sites, due to bat movements between the two SACs. Damage or disruption to key flight lines could be significant. However, it would be feasible to avoid or minimise such impacts through the retention and protection of linear features and dark corridors. It is considered that such an approach could be achieved through site design requirements, with clear requirements to deliver Habitat Regulation objectives through an appropriate Place Making Plan Policy.</u></p>	<p>be improved if improvements to biodiversity were specifically targeted or new nature reserves were to be created through the placemaking principles.</p> <p><u>Mitigation (development requirements as set out by updated HRA (March 2013)):</u></p> <p><u>Avoidance and adequate protection of habitat features of importance to bat foraging and commuting through ecological site master plans. Detailed survey work will be undertaken prior to master-</u></p>	<p>for improvement will be identified as part of a Green Infrastructure Strategy and may be allocated through the Placemaking (Site Allocations) DPD.</p>

Somerset Valley Matrix – Policy SV1 Somerset Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
						<p><u>planning sites to determine key flight lines across the sites and key foraging areas within or adjacent to the sites. Key flight lines and foraging areas will be retained, enhanced and buffered within the master plan, and measures will include restrictive lighting as appropriate.</u></p> <p><u>This would need to feed into the Place Making Development Plan.</u></p>	
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	+	+	+	Measures set out within the overall strategy for the Somerset Valley and in Policy SV1 aim to improve more sustainable transport options such as walking, cycling and public transport and reduce the need to travel elsewhere by providing more jobs and community facilities. These measures should help to improve air quality and traffic noise, although they have not been		n/a



Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>identified as particular issues in the Somer Valley. Policy SV1 promotes the development of previously developed land focusing on Midsomer Norton and Radstock centres and the redevelopment of vacant and underused industrial land and factories.</p> <p>Light and water pollution are issues which will be dealt with through development control policies and no particular issues are identified with regard to the Somer Valley chapter.</p>		
Objective 16: Encourage sustainable construction	<p>Help development that demonstrates sustainable design and construction</p> <p>Minimise consumption and extraction of minerals</p>	0	0	0	Sustainable construction is dealt with by the Sustainable Construction Core Policy for the whole district. Policy SV1 supports local, renewable and low carbon energy production, however, the overall performance of this strategy and the policies therein is considered to be neutral.		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources	Reduce non-renewable energy consumption and 'greenhouse' emissions	+	+	+	Policy SV1 includes the facilitation of increased self-reliance including energy conservation and local energy generation and encourages initiatives to promote low carbon living including reducing energy use and securing more renewable and low carbon energy. It also encourages carrying out		n/a

Somerset Valley Matrix – Policy SV1 Somerset Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
and energy infrastructure	Promote sustainable energy generation and distribution				neighbourhood scale retrofitting for energy efficiency in homes and district heating systems in the centres of Midsomer Norton and Radstock.		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)	+	+	+	Part of Radstock Town Centre lies within Flood Zone 2 and 3a. Policy SV3 requires a sequential approach to flood risk management to be applied and development proposals should take into account the potential impact of climate change on water resources, water quality and on the level of flood risk posed.		n/a
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local	+	+	+	Policy SV1 promotes the development of previously developed land focusing on Midsomer Norton and Radstock centres and the redevelopment of vacant and underused industrial land and factories.  Sustainable design is dealt with in the Sustainable Construction Core Policy.	Recommendation: The performance of the strategy would be improved if it encouraged the reuse of existing	No change. Core Policy on Retro fitting will apply to this area.

Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<p>carrying capacity limits (taking account of climate change)</p> <p>Minimise consumption and extraction of minerals</p>					buildings where possible.	
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	0	0	0	Waste recycling levels in BANES are generally high. Sustainable construction issues are dealt with in the Sustainable Construction Core Policy. The performance of the strategy for the Somer Valley is therefore considered to be neutral, although there is an opportunity to improve the strategy (see recommendation).	Recommendation: As a key theme of the strategy for the Somer Valley is self-reliance there is an opportunity to improve the strategy for the Somer Valley by encouraging the management of waste arisings locally, such as through encouraging community composting. However, it is	Comments noted. The principle of waste management is established through the Joint Waste Core Strategy DPD.

Somer Valley Matrix – Policy SV1 Somer Valley Spatial Strategy, Policy SV2 Midsomer Norton and Town Centre Strategic Policy and Policy SV3 Radstock Town Centre Strategic Policy							
SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
						recognized that waste management for the district is dealt with by the West of England Waste Core Strategy and therefore the Core Strategy has little influence over how waste is managed within the area.	

<b>Overall Commentary:</b>	<p>The Strategy for the Somer Valley chapter and the three policies contained therein generally have a positive effect with regards to the SA Objectives. Major positive effects were identified with regard to the following SA objectives:</p> <ul style="list-style-type: none"> <li>• Objective 1: Improve accessibility to community facilities and local services;</li> <li>• <u>Objective 2: Improve the health and well-being of all communities;</u></li> <li>• Objective 3: Meet identified needs for sufficient, high quality and affordable housing;</li> <li>• Objective 4: Promote stronger more vibrant and cohesive communities;</li> <li>• Objective 6: Improve the availability and provision of training;</li> <li>• Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid;</li> <li>• Objective 8: Enable local businesses to prosper;</li> <li>• Objective 9: Increase availability of local produce and materials;</li> <li>• Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and</li> </ul>
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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 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure; and
- Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change).

Minor positive effects are identified in relation to the following SA Objectives:

- ~~Objective 2: Improve the health and well-being of all communities;~~
- Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change);
- Objective 15: Reduce land, water, air, light, noise pollution; and
- Objective 19: Encourage careful and efficient use of natural resources.

A neutral performance is recorded in relation to:

- Objective 5: Reduce anti-social behaviour, crime and the fear of crime;
- Objective 16: Encourage sustainable construction; and
- Objective 20: Promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle).

No potential cumulative effects have been identified.

A number of recommendations are also made to improve the performance of the Somer Valley strategy and policies. The recommendations are as follows:

- The strategy would be improved if Policy CV1 included a principle to increase allotment provision in Midsomer Norton and Radstock (where deficiencies have been identified).
- The policies could be improved if improvements to biodiversity were specifically targeted or new nature reserves were to be created through the placemaking principles.
- The performance of the strategy would be improved if it encouraged the reuse of existing buildings where possible.
- As a key theme of the strategy for the Somer Valley is self-reliance there is an opportunity to improve the strategy for

the Somer Valley by encouraging the management of waste arisings locally, such as through encouraging community composting. However, it is recognized that waste management for the district is dealt with by the West of England Waste Core Strategy and therefore the Core Strategy has little influence over how waste is managed within the area.

- Recommendation from the HRA March 2013: Avoidance and adequate protection of habitat features of importance to bat foraging and commuting through ecological site master plans. Detailed survey work will be undertaken prior to master-planning sites to determine key flight lines across the sites and key foraging areas within or adjacent to the sites. Key flight lines and foraging areas will be retained, enhanced and buffered within the master plan, and measures will include restrictive lighting as appropriate. This would need to feed into the Place Making Development Plan.

Since the strategy was appraised, Policy SV1 has been amended to increase allotment provision where deficiencies have been identified. This is in response to the first recommendation listed above. This has improved the performance of the policy with regards to SA Objective 2. No other changes have been made to the Strategy although policy authors have identified core policies which deal with some of the issues identified with regards to the recommendations.

Proposed Modifications to the Core Strategy (February 2013) have led to amendments to the assessment details of these policies but the performance of the policy with regards to the SA Objectives has not altered and the 'scores' remain the same.

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	+ / -	+ / -	+ / -	<p>The rural delivery strategy aims to maintain current levels of access to services and facilities in villages, including through a presumption for retention of village grocery shops and support for new community facilities and shops through partnership working. Policy RA3 Community Facilities and Shops supports proposals for development of community facilities or shops provided they are small scale and appropriate to meeting the needs of the parish.</p> <p>New housing development in the rural areas will be directed to the 'appropriate villages' which meet the criteria set out in Policy RA1 'appropriate development in the villages meeting the listed criteria'.</p> <p>Policy RA4 Rural Exception Sites also requires exception sites to be well related to community services and facilities.</p> <p><u>In terms of Policy RA5, residential expansion is likely to relate better to Bristol rather than Bath for local facilities, but there are limited facilities at Whitchurch village and in the adjoining urban edge of Bristol within walking or cycling distance. The policy indicates that the development should look to the South Bristol area for local employment, facilities and services and with the public transport</u></p>		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p><u>suggested in the policy, this should be positive.</u></p> <p>It is considered that the overall effect of the rural delivery strategy in terms of improving access to community facilities and local services will be mixed as the strategy policy will not result in significant improvements in access due to existing barriers and the nature of the rural area. <u>It is not possible to fully mitigate this impact due to the nature of rural areas.</u></p>		
Objective 2: Improve the health and well-being of all communities	<p>Improve Health</p> <p>Reduce Health inequalities</p> <p>Promote healthy lifestyles, especially routine daily exercise</p>	+ / -	+ / -	+ / -	<p>The rural delivery strategy gives support to the community facilities in villages where they already exist, which should help to maintain community cohesion and minimise social exclusion for members of the community, particularly the elderly and those reliant on public transport. This should help to support the health and well-being of some communities. However, the overall rural delivery strategy is for restricted growth in the rural areas, with some growth targeted at specific villages which meet the criteria set out in the Policy RA1 'appropriate development in the villages meeting the listed criteria' <u>and a strategic Green Belt release.</u> Some housing, employment and community facilities development may be permitted</p>	<p>Mitigation: This negative effect should be mitigated by the Infrastructure Provision Core Policy which requires new development to be supported by the timely delivery of the required infrastructure to provide</p>	Agree - no action required.



Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>through the 'exceptions policy', but even so, the rural delivery strategy does little to support the health and wellbeing of communities which do not meet the criteria set out in the Policy RA1 'appropriate development in the villages meeting the listed criteria'.</p> <p><u>In terms of Policy RA5, there is limited access to local health facilities. There is potentially good access to the proposed new south Bristol hospital. Potential for on-site health facilities is low. A number of Public Right of Way routes run through the site linking the Bristol suburbs to the wider countryside and the policy addresses this. The location could promote health and healthy lifestyles through walking and cycling.</u></p> <p>A mixed performance is therefore recorded.</p>	<p>balanced and more self-contained communities. The supporting text of the Infrastructure Provision Core Policy states that 'infrastructure' includes physical, social and green infrastructure. No action is therefore required.</p>	
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	<p>Help make suitable housing available and affordable for everyone</p> <p><u>Help development viability and deliverability</u></p>	+/0	+/0	+/0	<p><u>Changes proposed in February 2013 to the supporting text of Policy RA1 allows for 250 additional dwellings to be accommodated within the rural areas under the District-wide spatial strategy distributed as appropriate with small scale housing developments around 50 dwellings at each of the villages which meet the criteria of Policy RA1. This figure is higher than the 30 dwellings previous</u></p>		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p><u>proposed within the supporting text and will help to provide housing within the RA1 villages and should support viability and deliverability or developments. At the villages which meet the criteria, development sites will also be identified in the Placemaking Plan and the housing development boundary will be reviewed accordingly to enable delivery of 1,110 dwellings. The potential effects of the delivery of 1,110 dwellings will be assessed as part of the SA of the Placemaking Plan.</u></p> <p><u>Policy RA2 allows for residential development and again, changes proposed to the supporting text of this policy identified a residential development figure of around 15 dwellings in villages located outside of the Green Belt.</u></p> <p>The rural exceptions Policy (RA4) will permit 100% affordable housing in exception to other policies in the Core Strategy as long as there is demonstrated local need, the housing remains affordable in perpetuity, and the development is in scale and keeping with the form and character of its location. The policy also states that a small amount of market housing may be permitted if it is required to cross-subsidise affordable housing in order to ensure development viability. The supporting text refers to the need to provide a range of</p>		

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>housing types and sizes within the rural area and Core Policy CP10 (Housing Mix) aims to achieve this.</p> <p>The rural delivery strategy therefore has a positive performance but as it is only likely to deliver low levels of housing in the rural area, therefore due to the scale of the effect it is considered to be a minor positive performance rather than a major positive performance.</p> <p><u>In terms of Policy RA5, there is a neutral contribution to this objective. It is likely that new residents here would be seeking to work in Bristol therefore the site would provide less contribution to the housing needs of Bath and North East Somerset. The Bristol Core Strategy does not identify any unmet need to be met outside its boundaries.</u></p>		
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	+ / -	+ / -	+ / -	The rural delivery strategy gives support to the community facilities in villages where they already exist, which should help to maintain community cohesion and minimise social exclusion for members of the community, particularly the elderly and those reliant on public transport. However, the overall rural delivery strategy is for restricted growth in the rural areas, with some growth targeted at specific villages which meet the criteria set	Mitigation: This negative effect should be mitigated by the Infrastructure Provision Core Policy which requires new development	Agree no action required.

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>out in the ‘appropriate development in the villages meeting the listed criteria policy’. Some housing, employment and community facilities development may be permitted through the ‘rural exceptions policy’, but even so, the rural delivery strategy does little to support the vibrancy and cohesiveness of rural communities which do not meet the criteria set out in Policy RA1 ‘appropriate development in the villages meeting the listed criteria’.</p> <p><u>In terms of Policy RA5, development on this site would impact on the separate identity of the village and could lead to the merging of settlements. Bristol City Council has identified South Bristol as a major area for regeneration and greenfield development in the immediate vicinity could threaten these regeneration aspirations. However, the policy ensures that the impact on surrounding countryside is considered and the development is well designed. New development could provide additional facilities, employment and improved public transport. Careful linkages to existing communities are required by the policy.</u></p> <p>A mixed performance is therefore recorded.</p>	to be supported by the timely delivery of the required infrastructure to provide balanced and more self-contained communities. The supporting text of the Infrastructure Provision Core Policy states that ‘infrastructure’ includes physical, social and green infrastructure’. No action is therefore required.	
Objective 5: Reduce	Reduce crime and	0	0	0	This SA Objective is not relevant to the Rural		n/a

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SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
anti-social behaviour, crime and the fear of crime	fear of crime				Delivery Strategy. <u>In terms of Policy RA5, crime prevention is mainly related to the layout of the development, which can be dealt with appropriately through masterplanning.</u>		
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	0	0	0	The rural delivery strategy emphasises the importance of access to schools within the rural area and therefore this is a criterion of Policy RA1 'appropriate development in the villages meeting the listed criteria'. The rural delivery strategy does not discuss whether there are any capacity or access issues regarding educational facilities within the rural areas. The Infrastructure Core Policy requires new developments to provide or make contributions towards infrastructure needs arising from new developments. It is considered that the rural delivery strategy will have a neutral effect on this SA Objective because it will not improve the availability or provision of training. <u>In terms of Policy RA5, development is likely to relate better to Bristol rather than Bath for employment training opportunities. Good access is provided to a variety of training opportunities in Bristol. The policy states that educational needs must be met and a primary school should be provided on site.</u>		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<p>Give everyone in the region access to satisfying work opportunities, paid or unpaid</p> <p>Reduce poverty and income inequality</p> <p>Provide a diverse range of employment opportunities in a variety of sectors</p>	+	+	+	<p>The rural strategy puts in place some limited provision for employment. For example, Policy RA1 states that proposals for residential and employment development of a scale and character appropriate to the village will be acceptable. The rural economy section of the chapter states that in the larger villages, small scale employment development may be appropriate and potential site allocations will be considered through the Placemaking Plan.</p> <p><u>In terms of Policy RA5, development is likely to relate better to Bristol rather than Bath for employment opportunities. There is good access to a variety of employment opportunities in Bristol.</u></p>		n/a
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	<p>Increase the circulation of wealth within the local authority area</p> <p>Reduce vulnerability of the economy to climate change and harness opportunities arising</p> <p><u>Contribute to the vitality and viability</u></p>	+	+	+	<p>The rural strategy puts in place some limited provision for employment. For example, Policy RA1 states that proposals for residential and employment development of a scale and character appropriate to the village will be acceptable. The rural economy section of the chapter states that in the larger villages, small scale employment development may be appropriate and potential site allocations will be considered through the Placemaking Plan.</p> <p><u>In terms of Policy RA5, New development in</u></p>		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<u>of town centres</u> <u>Support a prosperous rural economy</u>				<u>this location will contribute to the sub-regional economy but will not contribute directly to the economy and local business in B&amp;NES.</u>		
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	+ / -	+ / -	+ / -	The rural delivery strategy does not address some barriers to accessing services and facilities which exist within some settlements in the rural area. This may restrict residents' ability to meet local needs locally. However, there are limited measures that the strategy can put in place in order to address this issue.  <u>Policy RA1 and RA2 allow for some employment development outside of the Green Belt as long as it is of a scale, character and appearance appropriate to the village and its setting and it is within and adjoining the housing development boundary.</u> <u>In terms of Policy RA5, in principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. Allotments could be provided to mitigate this loss.</u>	<u>Mitigation measure: Allotments should be provided for new residents.</u>	<u>The Policy requires providing improved habitat connectivity and well-integrated provision of green space (formal, natural and allotments).</u>
Objective 10: Ensure everyone has access to high quality and	Make public transport, cycling and walking easier and more attractive	+ / -	+ / -	+ / -	Village facilities should be within walking and cycling distances for most people. The rural delivery strategy aims to maintain current levels of access to services and facilities in	<u>Mitigation (RA5): Connectivity to bus services</u>	<u>The masterplanning process would ensure to</u>

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SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
affordable public transport and promote cycling and walking	<u>Promote sustainable transport to reduce the need for major transport infrastructure</u>				<p>villages, including through a presumption for retention of village grocery shops and support for new community facilities and shops through partnership working. Policy RA3 Community Facilities and Shops supports proposals for development of community facilities or shops provided they are small scale and appropriate to meeting the needs of the parish. New housing development in the rural areas will be directed to the 'appropriate villages' which meet the criteria set out in Policy RA1 'appropriate development in the villages meeting the listed criteria'.</p> <p>Transport infrastructure which is due to be delivered within the plan period, including the Greater Bristol bus network which will help to improve alternatives to the private car as a means of travelling to places like Bristol, Bath and the Somer Valley from certain villages within the rural area including Temple Cloud, Clutton and Peasedown St John. However, for other villages within the rural area, public transport provision is not likely to improve as a result of the rural delivery strategy.</p> <p>It is considered that the rural delivery strategy will have a minor positive effect with regards to the villages which meet the criteria set out in Policy RA1 'appropriate development in the</p>	<u>should be given consideration.</u>	<u>address these issues.</u>



Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>villages meeting the listed criteria' and villages which currently contain some facilities and access to public transport. However, a minor negative effect is also recorded because the rural delivery strategy is unlikely to be able to improve walking and cycling access to facilities and access to public transport for other villages within the rural area.</p> <p><u>In terms of Policy RA5, It is possible to walk into Whitchurch village in 20 mins. Walking trips to work are limited given the distance to employment centres. The site benefits from National Cycle Network 3 bisecting the site along the A37. It is possible to cycle to the edge of Bristol city centre and the edge of Keynsham town centre in 20 mins. The site would therefore benefit from strategic cycle connectivity towards central Bristol. The site benefits from a good bus service along the A37 and Craydon Road. Frequent express bus services serve Bristol city centre and beyond to key destinations such as Cribbs Causeway and towns and villages to the south. Hengrove, Pensford and Whitchurch can be reached in under 15 mins and Bristol city centre in 30 mins by bus. Public transport provision can be considered to be good. Connectivity to bus stops should be given</u></p>		

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SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p><u>consideration. The Bristol Bus Rapid Transit route runs from the city centre through to Hengrove Park. The nearest railway stations are Keynsham (4.3km) and Parson Street (4.5km), with the main hub at Bristol Temple Meads (5.5km). A number of Public Right of Way routes run through the site linking to the Bristol suburbs and to the wider countryside. At present, the site itself is not greatly served by public transport though a number of services run through the surrounding residential areas, linking to the city centre. There is significant opportunity to improve public transport links in the area, particularly if new through routes are provided which will support new/revised bus routes. There is an opportunity to connect to the BRT route at Hengrove Park. The policy states that good public transport provision should be provided particularly towards Bristol, Keynsham and other local facilities such as Hengrove Community Hospital.</u></p>		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	+ / -	+ / -	+ / -	The rural delivery strategy aims to locate new housing development in villages which have some facilities e.g. school and shop so that not all trips have to be undertaken by car or by public transport. The rural delivery strategy therefore is attempting to address the issue of high car dependency for residents of rural		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>areas and potential isolation for those who do not have access to cars and therefore a minor positive effect is recorded. The district-wide strategy also proposes only a small proportion of new housing development (approximately 7%) within the rural area. However, the rural delivery strategy cannot eliminate the issue of high car use within the rural areas and therefore a minor negative effect is identified.</p> <p><u>In terms of Policy RA5, the site may result in a relatively high number of vehicular trips. The majority of these trips are to Bristol using the A37 corridor which experience significant peak hour congestions resulting in relatively low average speeds. The site is relatively isolated from Bristol city centre and Keynsham discouraging walking and cycling. There is a good bus network in the area which offers opportunities to enable direct frequent travel to/from central Bristol. Development of the site is likely to result in impacts along the A37, A4174 Callington Road and routes into Keynsham that are difficult to mitigate. There is little scope to introduce link/junction improvements along these corridors.</u></p>		
Objective 12:	Protect and enhance	+ / - / -	+ / - / -	+ / - / -	The overall rural delivery strategy is for	Mitigation:	Agree.

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Protect and enhance local distinctiveness	<p>landscape and townscape</p> <p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				<p>restricted growth in the rural areas, with some growth targeted at specific villages which meet the criteria set out in Policy RA1 'appropriate development in the villages meeting the listed criteria'. The policies set out within the rural delivery strategy require development to be in scale and keeping with the form and character of its location. The rural delivery strategy does not require any strategic alteration to the Green Belt.</p> <p>The rural delivery strategy may lead to the development of Greenfield sites, particularly at the villages which meet the criteria of Policy RA1 'appropriate development in the villages meeting the listed criteria'. However, Policies RA1 and RA2 only allow for <u>residential development</u> of around 50 dwellings at each of these villages and Policy RA2 around 15 dwellings at the remaining villages outside of the Green Belt, <u>and therefore</u> the scale of Greenfield development for housing is not likely to be significant. However, only 250 new dwellings are directed to these villages, which will result in small scale housing developments of up to and around 30 dwellings at each of these villages, the scale of Greenfield development for housing is not significant. Similarly, the scale of any Greenfield development for</p>	<p>Landscape and visual assessment should be undertaken prior to any Greenfield development. This should be a requirement of development management policy in the forthcoming Place Making DPD.</p>	<p>Landscape and visual assessment of any Greenfield development will be considered in the Placemaking DPD.</p>

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>economic uses resulting from the rural delivery strategy is not expected to be significant.</p> <p>However, development of Greenfield locations could pose risks of localised landscape and visual effects which should be assessed as part of planning applications.</p> <p><u>In terms of Policy RA5, the policy will require a strategic release of Green Belt. The policy requires landscape character, features and significant viewpoints are assessed and that impacts are minimised. The location is generally of moderate sensitivity increasing to high sensitivity within the setting of the Maes Knoll and Wansdyke Scheduled Ancient Monuments, towards the edge of the plateau towards the Chew valley and the historic landscape around Whitchurch. The assets and aspects of significance listed below all contribute to the distinctiveness of this part of the Dundry plateau area.</u></p> <ul style="list-style-type: none"> <li><u>• The Maes Knoll and Wansdyke Scheduled Ancient Monuments and their setting.</u></li> <li><u>• The effect on the historic landscape around Whitchurch including listed buildings and their setting</u></li> <li><u>• The effect on the natural beauty of the Chew valley in particular on the views to and</u></li> </ul>		

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>from the edge of the plateau</p> <p>Development of the site area affecting these would have a high negative impact on these aspects of significance and on the local distinctiveness of Whitchurch and this part of the Dundry plateau. Elsewhere the impact would be low negative. The policy discusses mitigation of landscape and visual impact of the development and protecting the setting of Maes Knoll SAM, medieval field boundaries and listed buildings and this would reduce the impact.</p>		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	+ / ? / -	+ / ? / -	+ / ? / -	<p>The overall rural delivery strategy is for restricted growth in the rural areas, with some growth targeted at specific villages which meet the criteria set out in Policy RA1 'appropriate development in the villages meeting the listed criteria'. The policies set out within the rural delivery strategy require development to be in scale and keeping with the form and character of its location.</p> <p>The rural delivery strategy may lead to the development of Greenfield sites, particularly at the villages which meet the criteria of Policy RA1 'appropriate development in the villages meeting the listed criteria'. However, Policies RA1 and RA2 only allow for residential development of around 50</p>	<p>Mitigation: Archaeological assessment should be undertaken prior to any Greenfield development. This should be a requirement of development management policy in the forthcoming Place Making</p>	<p>Agree. Archaeological assessment of any Greenfield development will be considered in the Placemaking DPD.</p>

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>dwelling at each of these villages and Policy RA2 around <u>15</u> dwellings at the remaining villages outside of the Green Belt, <u>and therefore</u> the scale of Greenfield development for housing is not likely to be significant. Similarly, the scale of any Greenfield development for economic uses resulting from the rural delivery strategy is not expected to be significant. However, Greenfield development could result in disturbance of archaeology and therefore uncertainty is recorded.</p> <p><u>In terms of Policy RA5, The location is generally of moderate sensitivity increasing to high sensitivity within the setting of the Maes Knoll and Wansdyke Scheduled Ancient Monuments, towards the edge of the plateau towards the Chew valley and the historic landscape around Whitchurch. Particular aspects of significance include:</u></p> <ul style="list-style-type: none"> <li><u>• The Maes Knoll and Wansdyke Scheduled Ancient Monuments and their setting,</u></li> <li><u>• The effect on the historic landscape around Whitchurch including listed buildings and their setting</u></li> <li><u>• The effect on the natural beauty of the Chew valley in particular on the views to and from the edge of the plateau</u></li> </ul>	DPD.	

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<u>Development would result in loss of the distinct open landform and could result in the extension of the urban area into the setting of key heritage assets and skyline views. Development is likely to be a major negative impact affecting these landscape and heritage assets and minor negative impact where these parts are avoided. The policy discusses mitigation of landscape and visual impact of the development and protecting the setting of Maes Knoll SAM, medieval field boundaries and listed buildings and this would reduce the impact. It also requires assessment of the impact on all heritage assets.</u>		
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	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	+ /?	+ /?	+ /?	The overall rural delivery strategy is for restricted growth in the rural areas, with some growth targeted at specific villages which meet the criteria set out in Policy RA1 'appropriate development in the villages meeting the listed criteria'. The policies set out within the rural delivery strategy require development to be in scale and keeping with the form and character of its location.  The rural delivery strategy may lead to the development of Greenfield sites, particularly at the villages which meet the criteria of Policy RA1 'appropriate development in the	Mitigation: Ecological assessment should be undertaken prior to development of Greenfield sites. This should be a requirement of development management policy in the	Agree. Ecological assessment of any Greenfield development will be considered the in-Place Making-DPD.



Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	assessed				<p>villages meeting the listed criteria'. However, <u>Policies RA1 and RA2 only allow for residential development</u> of around <u>50 dwellings</u> at each of these villages and Policy RA2 around <u>15 dwellings</u> at the remaining villages outside of the Green Belt, <u>and therefore</u> the scale of Greenfield development for housing is not likely to be significant. However, <u>only 250 new dwellings are directed to these villages, which will result in small scale housing developments of up to and around 30 dwellings at each of these villages, the scale of Greenfield development for housing is not significant.</u> Similarly, the scale of any Greenfield development for economic uses resulting from the rural delivery strategy is not expected to be significant.</p> <p>However, development of Greenfield locations could pose risks of impacts on ecology and biodiversity which should be assessed as part of planning applications.</p> <p><u>The Updated HRA (March, 2013) concludes that potential impacts could be mitigated through the provision of new or improved recreational opportunities away from sensitive areas of Chew Valley Lake, and through development requirements designed to avoid</u></p>	<p><u>forthcoming Place Making DPD which should also require ecological assessment of brownfield sites.</u></p> <p><u>Mitigation (Place Making Plan Policy requirement as set out by updated HRA (March 2013)):</u></p> <p><u>All development within B&amp;NES, and specifically, all new housing proposals, must clearly demonstrate how site design proposals will help to</u></p>	

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p><u>damage or loss of important SAC bat habitat.</u></p> <p>The rural delivery strategy makes reference to the need for the re-use of rural buildings to be subject to the Conservation of Habitats and Species Regulations 2010.</p> <p><u>In terms of Policy RA5, this is a large area of intensively managed agricultural land. It does include a small section of SNCIs in the north, and also includes some linear priority habitat and hedgerow networks. There are also records for priority species on site (brown hare; sky lark). Valued ecological features could be protected and sustained subject to good ecological site master planning. The policy also states that site assessment and ecological surveys should be carried out and improved habitat connectivity should be provided. The Green Infrastructure Strategy should also be complied with.</u></p> <p><u>Preliminary HRA screening for an urban extension at this location concluded no likely significant effects on Natura 2000 sites and this has been confirmed in the latest HRA screening assessment (March 2013).</u></p>	<p><u>maintain the integrity of Natura 2000 sites. For SAC sites this to include the protection and enhancement of important bat foraging areas and flight lines.</u></p>	
Objective 15: Reduce land, water, air, light, noise	Minimise land, water, air, light, noise pollution	0	0 <sub>-</sub>	0 <sub>-</sub>	The scale of development proposed within the rural delivery strategy is not likely to result in any increases in land, water, light and		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
pollution					<p>noise pollution.</p> <p>Increasing housing within the rural areas (to the scale of 250 new dwellings over the plan period) could increase commuting into the larger settlements in and around the district which could exacerbate air quality issues in these settlements. However, transport infrastructure which is due to be delivered within the plan period, including the greater Bristol bus network will help to improve alternatives to the private car as a means of travelling to places like Bristol, Bath and the Somer Valley from certain villages within the rural area including Temple Cloud, Clutton and Peasedown St John.</p> <p>Overall, a neutral performance is recorded because the rural delivery strategy will not result in a significant improvement or worsening of existing situations.</p> <p><u>In terms of Policy RA5, new development could cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction</u></p>		

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<u>practices.</u>		
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	0	0	0	This SA Objective is not relevant to the rural delivery strategy. This issue is dealt with by the Renewable Energy and Sustainable Construction Core Policy.  <u>In terms of Policy RA5, all development within the district will need to adhere to national and council's planning policies related to sustainable design and construction.</u>		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	0	0±	0±	This SA Objective is not relevant to the rural delivery strategy. This issue is dealt with by the Renewable Energy and Sustainable Construction Core Policy.  <u>In terms of Policy RA5, All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. The policy also requires that development should scope for and incorporate renewable energy.</u>		n/a
Objective 18: Reduce vulnerability	Reduce vulnerability to, and manage	+	+	+	The baseline data does not indicate any flood risk issues at the villages currently identified		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
to, and manage flood risk (taking account of climate change)	<p>flood risk (taking account of climate change)</p> <p>Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)</p>				<p>as meeting the criteria at policy RA1.</p> <p>The rural delivery strategy may lead to the development of Greenfield sites, particularly at the villages which meet the criteria of Policy RA1 'appropriate development in the villages meeting the listed criteria'. However, Policies RA1 and RA2 only allow for residential development of around 50 dwellings at each of these villages and Policy RA2 around 15 dwellings at the remaining villages outside of the Green Belt, and therefore the scale of Greenfield development for housing is not likely to be significant. However, only 250 new dwellings are directed to these villages, which will result in small scale housing developments of up to and around 30 dwellings at each of these villages, the scale of Greenfield development for housing is not significant. Similarly, the scale of any Greenfield development for economic uses resulting from the rural delivery strategy is not expected to be significant.</p> <p>Consideration of climate change adaptation is a requirement of Policy CP2 Sustainable Construction.</p> <p><u>In terms of Policy RA5, the majority of the area is flood zone 1 and passes the</u></p>		

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<u>sequential test. The site provides flexibility to respond to potential brownfield delivery issues. Appropriate drainage as well as design for climate change should be incorporated through masterplanning. The policy states that SUDS should be incorporated in the development.</u>		
Objective 19: Encourage careful and efficient use of natural resources	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	0	-	-	Consumption and extraction of water and minerals are not relevant to the rural delivery strategy.  The rural delivery strategy may lead to the development of Greenfield sites, particularly at the villages which meet the criteria of Policy RA1 'appropriate development in the villages meeting the listed criteria'. However, <u>Policies RA1 and RA2 only allow for residential development of around 50 dwellings at each of these villages and Policy RA2 around 15 dwellings at the remaining villages outside of the Green Belt, and therefore the scale of Greenfield development for housing is not likely to be significant. However, only 250 new dwellings are directed to these villages, which will result in small scale housing developments of up to and around 30 dwellings at each of these villages, the scale of Greenfield development for housing is not significant.</u> Similarly, the		n/a

Rural Delivery Strategy – Policy RA1 Development in the villages meeting the listed criteria, RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria, Policy RA3 Community facilities and shops, Policy RA4 Rural Exception Sites and Policy RA5 Land at Whitchurch							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p>scale of any Greenfield development for economic uses resulting from the rural delivery strategy is not expected to be significant.</p> <p>The overall performance of the rural delivery strategy is therefore neutral.</p> <p><u>In terms of Policy RA5, in general identifying development area on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</u></p>		
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	0	0	0	This SA Objective is not relevant to the rural delivery strategy.		n/a

<b>Overall Commentary:</b>	The rural delivery strategy generally has a mixed or neutral performance with regards to the SA Objectives. With regards to a number of the SA objectives, the strategy has the potential to have both a minor positive and a minor negative performance. This is because the rural delivery strategy aims to maintain current levels of access to services and facilities in villages, including through a presumption for retention of village grocery shops and support for new community facilities and shops.
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New housing development in the rural areas will be directed to the 'appropriate villages' which meet the criteria set out in Policy RA1 'appropriate development in the villages meeting the listed criteria' which includes consideration of the number of facilities in the village and access to public transport. However, this does not address barriers to access to services and facilities experienced by other villages and therefore negative effects have also been recorded. The ability for the rural delivery strategy to address all barriers to access to services and facilities experienced by other villages is limited.

Changes in March 2013 introduced a strategic Green Belt Release at Whitchurch. Such mixed performances have been recorded with regards to the following SA Objectives:

- 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 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; and
- 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

Before the addition of the Green Belt release at Whitchurch, the performance of the rural delivery strategy with regards to a number of the SA Objectives was minor positive but with some uncertainty, because the scale of development proposed in the rural areas is not significant, however, it could have involved the development of Greenfield land and therefore some uncertainty ~~exists~~ ~~existed~~ with regards to potential effects relating to landscape and visual, ecology and biodiversity and archaeology. This ~~relates~~ related to the following SA Objectives:

- Objective 12: Protect and enhance local distinctiveness;
- Objective 13: Protect and enhance the district's historic, environmental and cultural assets; and
- Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change).

The scores for Objectives 13 and 14 have now changed to a mixture of minor positive and minor negative with the addition of the Green Belt release at Whitchurch. This is because the general location of the Green Belt release is sensitive in terms of landscape and heritage.

Minor positive effects have been identified in relation to the following objectives:



- 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 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).

The performance against objective 17 has changed from a neutral score before the addition of the Green Belt release at Whitchurch. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. The policy also requires that development should scope for and incorporate renewable energy.

Minor negative effects are identified in relation to:

Objective 15: Reduce land, water, air, light, noise pollution. New development could cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location at Whitchurch could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practices. This has changed from a neutral score before the addition of the Green Belt release at Whitchurch.

Objective 19: Encourage careful and efficient use of natural resources. Identifying development area on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced. This has changed from a neutral score before the addition of the Green Belt release at Whitchurch.

A potential negative cumulative effect has been identified in relation to housing development putting pressure on existing facilities, such as schools, public transport, and Park and Ride facilities. This effect should be mitigated by the Infrastructure Provision Core Policy which requires new development to be supported by the timely delivery of the required infrastructure to provide balanced and more self-contained communities. The supporting text of the Infrastructure Provision Core Policy states that 'infrastructure' includes physical, social and green infrastructure. However, policy wording is needed to ensure that housing developments consider the potential for cumulative effects with regard to social infrastructure / community facilities.

All other effects are neutral.

Mitigation is put forward to address the potential negative effects and the uncertain effects identified, as follows:

- ~~Landscape and visual assessment should be undertaken prior to any Greenfield development. This should be a~~

	<p><del>requirement of development management policy in the forthcoming Place Making DPD.</del></p> <ul style="list-style-type: none"> <li><del>• Archaeological assessment should be undertaken prior to any Greenfield development. This should be a requirement of development management policy in the forthcoming Place Making DPD;</del></li> <li><del>• Ecological assessment should be undertaken prior to development of Greenfield sites. This should be a requirement of development management policy in the forthcoming Place Making DPD which should also require ecological assessment of brownfield sites;</del></li> <li>• Policy wording is needed to ensure that applications for housing developments consider the potential for cumulative effects with regard to social infrastructure / community facilities; and</li> <li>• The potential negative effects on SA Objectives 2 and 4 should be mitigated by the Infrastructure Provision Core Policy which requires new development to be supported by the timely delivery of the required infrastructure to provide balanced and more self-contained communities. The supporting text of the Infrastructure Provision Core Policy states that 'infrastructure' includes physical, social and green infrastructure. No action is therefore required.</li> <li>• <u>Policy RA5: Allotments should be provided for new residents.</u></li> <li>• <u>Policy RA5: Connectivity to bus services should be given consideration.</u></li> <li>• <u>All development within B&amp;NES, and specifically, all new housing proposals, must clearly demonstrate how site design proposals will help to maintain the integrity of Natura 2000 sites. For SAC sites this to include the protection and enhancement of important bat foraging areas and flight lines.</u></li> </ul> <p><u>If these measures are taken on board in masterplanning the effect should be reduced to neutral.</u></p> <p>Since the Rural Strategy was appraised, the supporting text of the Infrastructure Provision Core Policy has been amended to refer to the need for potential cumulative effects to be considered which should offset the potential negative cumulative effect identified. No further changes were required but the responses from the policy authors have removed the uncertainty recorded in the appraisal with regards to SA objectives 12, 13 and 14.</p> <p><u>Proposed Modifications to the Core Strategy (February 2013) have led to amendments to the assessment details of this policy but the performance of the policy with regards to the SA Objectives has not altered and the 'scores' remain the same.</u></p> <p><u>The addition of a Green Belt release at Whitchurch in March 2013 has led to some changes to the assessment and these have been outlined above.</u></p>
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Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in community and cultural facilities and activities	N/A	N/A	N/A	Policies CP1-CP4 are not relevant to this SA Objective. Accessibility to services and facilities is dealt with in the area-based chapters, the Infrastructure Provision Core Policy (CP13) and the District Wide Spatial Strategy (DW1).		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy lifestyles, especially routine daily exercise	+	+	+	Policy CP1 could help to reduce improve the insulation of existing homes which could reduce adverse health impacts of cold weather in winter and possibly overheating in summer. Policy CP1 should also help to address fuel poverty. Poor insulation and cold housing can also be linked to other health issues.		n/a
Objective 3: Meet identified	Help make suitable housing available and	+ ±	+ ±	+ ±	Policy CP2 Sustainable Construction encourages sustainable design which should help to reduce running costs of	<del>Recommendation: Major developments</del>	<del>Reference to national legislation that</del>

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
needs for sufficient, high quality and affordable housing	affordable for everyone <u>Help development viability and deliverability</u>				new homes in the district. Similarly, Policy CP1 aims to improve energy efficiency in existing homes which should reduce running costs in existing dwellings. <u>Policy CP4 includes the consideration of viability with regards to the remaining 12 “district heating opportunity areas”.</u>	<del>should be defined or a reference provided to where major developments are defined if it is elsewhere in the Core Strategy.</del>	<del>defines major development has been added.</del>
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	0	0	0	Policies CP1-CP4 are not relevant to this SA Objective although communities may be involved in delivering these policies such as retrofitting and CHP schemes. However, overall, a neutral effect is considered to apply.		n/a
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	+	+	+	Policy CP2 requires all housing developments to achieve Code level 3 and higher standards over forthcoming years. Code for sustainable homes includes consideration of safety through design and this should ensure that developments are designed to be safe.		n/a
Objective 6:	Give everyone	0	0	0	Policies CP1 to CP4 support the		n/a

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Improve the availability and provision of employment training	access to learning, training, skills and knowledge				growing renewable and low carbon energy sector and could encourage improved skills in this sector. Policy CP1 encourages the use of skills in retrofitting energy efficiency measures and fitting micro-renewables to historic buildings. However, the overall performance is deemed to be neutral as the policies do not in themselves improve the availability and provision of training.		
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<p>Give everyone in the region access to satisfying work opportunities, paid or unpaid</p> <p>Reduce poverty and income inequality</p> <p>Provide a diverse range of employment opportunities in a variety of sectors</p>	++	++	++	Policies CP1 to CP4 support the growing renewable and low carbon energy sector. Policy CP1 encourages the use of skills in retrofitting energy efficiency measures and fitting micro-renewables to historic buildings. Policy CP3 Renewable Energy includes criteria against which proposals will be considered and these include potential economic benefits including local job creation opportunities.		n/a

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy to climate change and harness opportunities arising  <u>Contribute to the vitality and viability of town centres</u>  <u>Support a prosperous rural economy</u>	++	++	++	Policies CP1 to CP4 support the growing renewable and low carbon energy sector and Policy CP1 encourages the use of skills in retrofitting energy efficiency measures and fitting micro-renewables to historic buildings which could help support local businesses in these sectors. These sectors respond to the opportunities arising from climate change.		n/a
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	+	+	+	Policies CP1, CP2, CP3 and CP4 all have the potential to support the use of local produce and materials relating to insulation products and renewable fuels such as wood.		n/a
Objective 10: Ensure	Make public transport, cycling	N/A	N/A	N/A	Policies CP1-CP4 are not relevant to this SA Objective. The provision of		n/a

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
everyone has access to high quality and affordable public transport and promote cycling and walking	and walking easier and more attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>				new transport related infrastructure is dealt with in the Infrastructure Provision Core Policy (CP13) and the area-based strategies. Access to services and facilities by walking, cycling and public transport are dealt with in the area-based strategies and the District Wide Spatial Strategy (DW1).		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	N/A	N/A	N/A	Policies CP1-CP4 are not relevant to this SA Objective. Reducing the need to travel by car is dealt with in the area-based strategies and the District Wide Spatial Strategy (DW1).		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscapes  Ensure potential impacts of development on AONB and landscape character and its statutory purpose	++	++	++	Policy CP4 encourages the use of district heating schemes which in urban areas, can have a lower visual impact than other low and zero carbon energy generation options. Policy CP1 encourages the retrofitting of micro-renewables and energy efficiency measures into historic buildings whilst retaining the special characteristics of heritage assets. Policy CP3 encourages renewable energy proposals, including large scale free standing installations with		n/a

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	are assessed  Value and protect diversity and local distinctiveness including rural ways of life				consideration of environmental impact.		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	<del>---</del> <u>0</u>	<del>---</del> <u>0</u>	<del>---</del> <u>0</u>	Policy CP4 encourages the use of district heating schemes which in urban areas, can have a lower visual impact than other low and zero carbon energy generation options. Policy CP1 encourages the retrofitting of micro-renewables and energy efficiency measures into historic buildings whilst retaining the special characteristics of heritage assets. Policy CP3 encourages renewable energy proposals, including large scale free standing installations with consideration of environmental impact. <u>Supporting text refers to protecting the historic environment.</u> However, a potential negative effect is identified because underground distribution systems associated with CHP could conflict with below ground archaeology, particularly in Bath.	<del>Mitigation: The need to assess potential impacts on archaeology when considering feasibility of CHP should be highlighted within policy CP4 or within the supporting text.</del>	<del>Reference now included in supporting text – this has underpinned the research approach and so mitigation of these impacts and avoidance of areas of high risk has been taken.</del>



Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change) (taking account of climate change)	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	++	++	++	Policy CP3 encourages renewable energy proposals, including large scale free standing installations with consideration of environmental impact. Policy CP6 Environmental Policy (appraised separately) provides protection of habitats and species of principal importance which would therefore protect bat species which could be affected by wind turbines and construction in the countryside.		n/a
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	++	++	++	Policy CP3 encourages renewable energy proposals, including large scale free standing installations with consideration of environmental impact. This will need to include air quality, particularly in Bath where it is an existing problem and where biomass boilers could exacerbate this issue. Any construction related impacts would be controlled through development control policies. Policies CP1 to CP4 and the energy hierarchy policy will all help to reduce carbon		n/a

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					emissions in the district.		
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	++	++	++	Policy CP2 requires new development to integrate sustainable design and construction and requires planning applications to be supported by a complete Sustainable Construction Checklist and provision of evidence in the Design and Access Statement. Criteria set out in the policy require waste, conserving water resources, the type, life cycle and source of materials to be addressed in developments.	<del>Recommendation: the criteria set out in the policy could be clearer in promoting resource efficiency by inserting the word 'minimisation' after the word 'waste and inserting the words 'efficiency in materials use, including' in front of 'The type, life cycle....'</del>	<del>Suggested changes made:</del>
Objective 17: Ensure the development of sustainable and/or local energy sources and energy	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote	++	++	++	The energy hierarchy policy and policies CP1, CP2, CP3 and CP4 all work towards reducing non-renewable energy consumption and greenhouse gas emissions and promote sustainable energy generation and distribution.		n/a

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
infrastructure	sustainable energy generation and distribution						
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)	++	++	++	Policy CP2 requires planning applications to demonstrate that they have given consideration of climate change adaptation.  Flood risk is dealt with in the supporting text and this requires FRA in line with <del>PPS25</del> the NPPF for planning applications in flood risk zones 2 and 3 and for all developments over 1ha.		n/a
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local carrying capacity limits (taking account of climate change)	++	++	++	Policy CP2 requires all housing developments to achieve Code level 3 and higher standards over forthcoming years. The policy also requires non-residential development to achieve BREEAM Excellent from 2019. Code for sustainable homes and BREEAM award credits for water efficiency, materials efficiency and efficient use of land. In the Code, some water and materials standards are mandatory. Policy CP2 also		n/a

Core Policies – Energy Hierarchy, CPI Retrofitting Existing Buildings, CP2 Sustainable Construction, CP3 Renewable Energy, CP4 District Heating							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	Minimise consumption and extraction of minerals				requires development proposals to provide information on the type, lifecycle and source of materials to be used, flexibility of buildings to allow future adaptation, conserving water resource and energy efficiency.		
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	+	+	+	Policy CP2 requires all housing developments to achieve Code level 3 and higher standards over forthcoming years. The policy also requires non-residential development to achieve BREEAM Excellent from 2019. The Code awards credits for providing space for recyclables to be stored and collected and for the provision of composting facilities. Policy CP2 also requires development proposals to provide information on waste and recycling during construction and operation.	Recommendation: Policy CP2 could specifically encourage the reuse and recycling of Bath stone and demolition material.	This is too specific and is covered in the general criteria.

<b>Overall Commentary:</b>	<p>The energy hierarchy policy and policies CP1 to CP4 generally perform well against the SA Objectives. A number of potential significant positive effects have been identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• <u>Objective 3: Meet identified needs for sufficient, high quality and affordable housing;</u></li> <li>• Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid;</li> <li>• Objective 8: Enable local businesses to prosper;</li> <li>• Objective 12: Protect and enhance local distinctiveness;</li> <li>• Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change);</li> <li>• Objective 15: Reduce land, water, air, light, noise pollution;</li> <li>• <u>Objective 16: Encourage sustainable construction;</u></li> <li>• Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure;</li> <li>• Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change); and</li> <li>• Objective 19: Encourage careful and efficient use of natural resources.</li> </ul> <p>Potential minor positive effects were identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• Objective 2: Improve the health and well-being of all communities;</li> <li>• <del>Objective 3: Meet identified needs for sufficient, high quality and affordable housing;</del></li> <li>• Objective 5: Reduce anti-social behaviour, crime and the fear of crime;</li> <li>• Objective 9: Increase availability of local produce and materials; and</li> <li>• <del>Objective 16: Encourage sustainable construction; and</del></li> <li>• Objective 20: Promote waste management accordance with the waste hierarchy.</li> </ul> <p><del>One potential major negative effect was identified in relation to Objective 13: Protect and enhance the district's historic, environmental and cultural assets. The following mitigation measure is put forward to address the effect as follows:</del></p> <ul style="list-style-type: none"> <li>• <del>The need to assess potential impacts on archaeology when considering feasibility of CHP should be highlighted within policy CP4 or within the supporting text.</del></li> </ul> <p>No uncertain effects have been identified.</p>
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A potential positive cumulative effect has been identified which is that the measures encourages through the energy hierarchy policy and policies CP1 to CP4 could result in an overall cumulative effect on reducing greenhouse gas emissions.

A ~~number of~~ recommendations ~~have been~~ was put forward to improve the policy, as follows:

- ~~Major developments in relation to policy CP2 should be defined or a reference provided to where major developments are defined if it is elsewhere in the Core Strategy.~~
- ~~The criteria set out in policy CP2 could be clearer in promoting resource efficiency by inserting the word 'minimisation' after the word 'waste and inserting the words 'efficiency in materials use, including' in front of 'The type, life cycle....'~~
- Policy CP2 could specifically encourage the reuse and recycling of Bath stone and demolition material.

A general recommendation for Policy CP2 has been identified as follows:

- ~~Greater clarity is needed for policy CP2 to indicate that it is applicable to major developments only. Suggest the policy is adjusted to say:~~

*~~"An exception to the delivery of the BREEAM and Code standards this policy will only be made where it can be demonstrated that meeting the provisions of this policy would render development unviable."~~*

- ~~Greater clarity is needed for policy CP3/4 to indicate that it is applicable to major developments only. Suggest the policy is adjusted to say:~~

*~~"Any impact of this policy on the viability of schemes will be given careful consideration. Major developments will require an energy strategy that clearly demonstrates early consideration of appropriate energy supply and management."~~*

~~With regards to references to Code for sustainable homes assessments within policy CP2, the following amendments to policy wording are recommended:~~

- ~~Reference to 'design stage assessments' should be changed to 'pre-assessments' and a recommendation should be included that pre-assessments are undertaken by an accredited assessor; and~~
- ~~'Post-construction' assessments should replace 'post occupancy' assessments.~~

The policies have since been amended in line with the mitigation and recommended enhancement measures put forward above. The changes made in response to the recommendations have improved the performance of the policies. The change made in response to the mitigation measure has offset the potential major negative effects with regards to SA Objective 13 and the performance will now be neutral over the short, medium and long terms.

The changes to the policy clarify the exceptions to it. By doing this it allows developers to achieve lower levels of performance where it is not demonstrated to be viable. How this might manifest itself over the plan period is uncertain and so in its current form there is no material effect on the scoring.

Proposed Modifications to the Core Strategy (February 2013) have also led to some small amendments to the assessment

	<u>commentary but again there is no material effect on the scoring.</u>
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Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in community and cultural facilities and activities	0	0	0	This policy is unlikely to have a relationship with access to services and facilities.		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy lifestyles, especially routine daily exercise	+	+	+	This policy requires any development in areas at risk of flooding to be safe throughout its lifetime, by incorporating mitigation measures either on or offsite, as appropriate. This policy also requires all developments to incorporate SUDS in order to reduce surface water runoff and minimise contribution to flood risks elsewhere.		n/a.
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone  <u>Help development viability and deliverability</u>	0	0	0	This policy will not provide housing for the district however, the policy will ensure that housing is built in areas of lower flood risk. If housing is built in areas at risk from flooding this policy		n/a.



Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
					requires the development to be safe throughout its lifetime by incorporating mitigation measures. Therefore a neutral performance is recorded.		
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	+	+	+	By ensuring that new developments are not at risk from flooding and do not exacerbate flood risk elsewhere, this policy supports the achievement of this SA Objective by supporting stronger communities.		n/a.
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	0	0	This policy will not affect crime and anti-social behaviour.		n/a.
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	0	0	0	This policy will not affect the availability and provision of training.		n/a.
Objective 7: Ensure	Give everyone in the region access to	0	0	0	This policy will not affect the provision of jobs but will help		n/a.

Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
communities have access to a wide range of employment opportunities, paid or unpaid	satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors				to ensure that employment areas are protected from flood risk, however, overall, a neutral effect is recorded.		
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy to climate change and harness opportunities arising  <u>Contribute to the vitality and viability of town centres</u>  <u>Support a prosperous rural economy</u>	0	0	0	This policy will not affect the provision of employment development land but will help to ensure that employment areas are protected from flood risk, however, overall, a neutral effect is recorded.		n/a.
Objective 9: Increase availability of local produce	Meet local needs locally  Support local food	0	0	0	This policy is not likely to support local food producers or increase the availability of		n/a

Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
and materials	producers				local produce and materials.		
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>	0	0	0	This policy is not likely to affect access to high quality and affordable public transport or promote cycling and walking.		n/a.
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	0	0	0	This policy is not likely to affect reduce the need and desire to travel by car.		n/a.
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed  Value and protect diversity and local distinctiveness including	0	0	0	This policy is unlikely to affect local distinctiveness.		n/a.

Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
	rural ways of life						
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	+	+	+	This policy may support the protection of the district's historic, environmental and cultural assets, through ensuring that new developments do not exacerbate any flood risk elsewhere.		n/a.
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed</p>	++	++	++	This policy does not mention the relationship between flooding and habitats and species, although as an indirect effect of the policy, it may well provide new habitats through the provision of SUDS. Policy CP7 Green Infrastructure supports the protection, expansion and enhancement of the green infrastructure network across the district. The policy promotes a multi-functional green infrastructure network which could include SUDS.	<del>Recommendation: this policy could promote SuDS which provide wildlife habitats as well as surface water management, where appropriate.</del>	<del>Additional explanatory text included.</del>
Objective 15:	Minimise land, water, air,	0	0	0	This policy is not likely to		n/a.

Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
Reduce land, water, air, light, noise pollution	light, noise pollution				have an effect on pollution levels.		
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	+	+	+	This policy supports this SA Objective by ensuring that developments are sustainable with regards to flood risk and surface water management. This policy also requires developments to be safe throughout their lifetime.		n/a.
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	0	0	0	This policy is not likely to have an effect on generation of energy.		n/a.
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	Reduce vulnerability to, and manage flood risk (taking account of climate change)  Enable us to cope with hotter, drier summers (shade, ventilation,	++	++	++	This policy requires development in the district to follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding and taking into account the		n/a.

Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
	ground conditions etc.)				vulnerability of the development. The policy requires development to be safe throughout its lifetime through on-site flood defence work and/or contribution towards offsite measures as necessary. All developments are expected to incorporate SuDS, which will be approved, adopted and maintained by BANES as the SuDS Approving Body. SuDS could help us to cope with hotter, drier summers through the provision of standing water.		
Objective 19: Encourage careful and efficient use of natural resources	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	+	+	+	This policy promote the use of SuDS in new developments which support the infiltration of water into soils and rocks, where appropriate ground conditions occur. This supports the conservation of water resources. This policy is unlikely to affect consumption of resources.		n/a.

Policy CP5 Flood Risk Management							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	BANES response
	minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	0	0	0	This policy is not likely to affect waste management or waste arisings.		n/a.

<b>Overall Commentary:</b>	<p>This Flood Risk Policy is not relevant to a number of SA Objectives, but where it is relevant, the policy generally performs well. No potential negative or uncertain effects have been identified.</p> <p>Potential major positive effects have been identified in relation to:</p> <ul style="list-style-type: none"> <li>• <u>Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change); and</u></li> <li>• Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change).</li> </ul> <p>Potential minor positive effects have been identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• Objective 2: Improve the health and well-being of all communities;</li> <li>• Objective 4: Promote stronger more vibrant and cohesive communities;</li> <li>• Objective 13: Protect and enhance the district's historic, environmental and cultural assets;</li> <li>• Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change);</li> <li>• Objective 16: Encourage sustainable construction; and</li> </ul>
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- Objective 19: Encourage careful and efficient use of natural resources.

No potential cumulative effects have been identified.

~~A recommendation has been put forward to improve the performance of the policy as follows:~~

- ~~• This policy could promote SuDS which provide wildlife habitats as well as surface water management, where appropriate.~~

Since the policy was appraised, the policy has been improved through the addition of explanatory text in response to the recommendation made in the appraisal.



Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in community and cultural facilities and activities	0	0	0	Policy CP6 supports sustainable opportunities for improved access to nature conservation, landscape and heritage assets which could potentially increase participation in community and cultural activities, however, overall it is considered that the performance against this SA Objective is neutral.		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy	+	+	+	Policy CP6 supports the achievement of this SA Objective through protecting and enhancing the environments in which residents work and spend leisure time and the policy supports sustainable opportunities for improved access to nature conservation, landscape and heritage assets. These factors		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	lifestyles, especially routine daily exercise				should help to improve the well-being.		
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and deliverability</u>	N/A	N/A	N/A	This policy is not relevant to this SA Objective. The provision of housing is dealt with in policies CP9 and CP10.		n/a
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	0	0	0	The High Quality Design part of Policy CP6 aims to implement high quality and inclusive design which reinforces and contributes to the built environment and creates attractive, inspiring and safe places. The policy also requires <u>all development schemes with a residential component will be assessed using the Building for Life methodology. It does not specify what level the development should meet</u>		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					(although it does suggest 'good' standard as a guide). The criteria include access to community facilities and whether the housing provided in the development meets the needs and aspirations of the community.		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	+	+	+	The High Quality Design part of Policy CP6 aims to implement high quality and inclusive design which creates safe places.	Recommendation: Policy CP6 would perform better if housing schemes were also required to comply with the principles of Secured by Design.	Policy CP6 is a high level strategic policy and applies to all design issues not specifically housing. Clause 1 seeks to implement high quality and safe places. One way of achieving this is could be through compliance with the principles of Secured by Design which would be a material consideration

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
							when considering housing proposals. The need for more detailed design policies can be considered through the preparation of the Placemaking DPD.
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Addressing skills issues and provision of education facilities are dealt with in the area based policies and Policy CP13 Infrastructure Provision.		n/a
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or	Give everyone in the region access to satisfying work opportunities, paid or unpaid	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Provision of new employment opportunities is dealt with in the District Wide Spatial Strategy (DW1) and the area based policies.		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
unpaid	Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors						
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy to climate change and harness opportunities	++	++	++	Policy CP6 aims to protect and enhance the historic environment, landscape and nature conservation – all of which contribute to the tourism sector within the district. The policy makes reference to addressing the impact of climate change with regards to nature conservation, landscape and heritage assets.		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<p>arising</p> <p><u>Contribute to the vitality and viability of town centres</u></p> <p><u>Support a prosperous rural economy</u></p>						
Objective 9: Increase availability of local produce and materials	<p>Meet local needs locally</p> <p>Support local food producers</p>	0	0	0	The supporting text for Policy CP6 acknowledges that the landscape of the district plays a role in local food production, however, overall it is considered that the policy has a neutral performance with regards to this SA Objective.		n/a
Objective 10: Ensure everyone has access to high quality and affordable public transport and	<p>Make public transport, cycling and walking easier and more attractive</p> <p><u>Promote sustainable</u></p>	+	+	+	The supporting text for Policy CP6 acknowledges that the landscape of the district plays a role in the wider green infrastructure network, which includes public rights of way. Although the policy does not mention public rights of way or the green infrastructure network (this is covered by Policy CP6 Green		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
promote cycling and walking	<u>transport to reduce the need for major transport infrastructure</u>				Infrastructure), the protection and enhancement of landscape and nature conservation assets will help to support the provision of an attractive network of walking and cycling paths across the district. <u>The policy includes ensuring high quality and inclusive design of schemes including transport infrastructure.</u>		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Reducing the need to travel by car is dealt with in the area-based strategies and the District Wide Spatial Strategy (DW1).		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscapes  Ensure potential impacts of development	++	++	++	Policy CP6 aims to protect and enhance the distinctive landscapes of the district, including those which are formally designated and those which have local importance. Policy CP6 also aims to implement high quality design which reinforces and contributes to the broad character of the built environment and creates attractive and inspiring		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<p>on AONB and landscape character and its statutory purpose are assessed</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>				places. This policy therefore will protect and enhance both landscapes and townscapes. The supporting text refers to the role that landscapes play in local food production which relates to rural ways of life.		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	<u>++/?</u>	<u>++/?</u>	<u>++/?</u>	Policy CP6 aims to protect, <del>conserve</del> <del>preserve</del> and seek opportunities to enhance the <del>cultural and</del> historic environment including the character and setting of designated and other heritage assets. <del>and protect sites, buildings, areas and features of recognised national and local importance.</del> <u>Policy CP6 supports the sensitive reuse and adaptation of historic buildings and spaces</u>		n/a



Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<u>and in areas where regeneration is required the imaginative integration of new development within the historic environment will be promoted. In areas of particular sensitivity or subject to change the council will promote the active management, conservation or restoration of such assets whilst also seeking to address the impact of climate change. This policy also seeks sustainable opportunities to improve access to and enjoyment of such assets. The policy allows for developments which mitigate and adapt to the impacts of climate change as long as the benefit outweighs any harm to the significance of the heritage asset. This change to the policy has led to the introduction of uncertainty in the 'scores' relating to this SA Objective.</u>		
Objective 14: Encourage and protect habitats and biodiversity.	Protect and enhance habitats and species (taking	++	++	++	Policy CP6 aims to protect and enhance and, where possible, extend designated sites of national and local biodiversity and geodiversity importance and		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
(taking account of climate change)	account of climate change)  Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed				habitat types and species of principal importance. In areas of particular sensitivity or subject to change the council will promote the active management, conservation or restoration of such assets whilst also seeking to address the impact of climate change. The policy also states that networks of priority habitats will be restored or created to facilitate migration of species and reduce the fragmentation of existing habitats. This will help some species adapt to climate change. Policy CP6 also seeks sustainable opportunities to improve access to and enjoyment of such assets.  There are currently more detailed nature conservation policies (NE4-NE12) in the Local Plan which seek ecological compensatory measures and habitat creation as a result of developments. These policies will be reviewed through the Placemaking DPD.		
Objective 15:	Minimise	N/A	N/A	N/A	This policy is not relevant to this		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Reduce land, water, air, light, noise pollution	land, water, air, light, noise pollution				SA Objective.		
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	N/A	N/A	N/A	This policy is not relevant to this SA Objective. This is dealt with in Policy CP2 Sustainable Construction.		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable	++	++	++	The supporting text for Policy CP6 makes reference to the role that the landscape will play in meeting targets for carbon reduction and in doing so delivering potential large scale renewable energy developments. A landscape sensitivity study has been undertaken to ascertain parts of the district which may be less		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	energy generation and distribution				sensitive to large scale renewable energy developments which should ensure that renewable energy developments can go ahead and distinctive landscapes can be protected at the same time. <u>The policy allows for developments which mitigate and adapt to the impacts of climate change as long as the benefit outweighs any harm to the significance of the heritage asset.</u>		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	Reduce vulnerability to, and manage flood risk (taking account of climate change)  Enable us to cope with hotter, drier summers (shade, ventilation,	+	+	+	Policy CP6 states that in areas of particular sensitivity or subject to change the council will promote the active management, conservation or restoration of nature conservation, cultural and heritage and landscape assets whilst also seeking to address the impact of climate change. The supporting text of Policy CP6 recognises the important role that the landscape plays in the wider green infrastructure network and climate change mitigation and adaptation. <u>The policy allows for developments which mitigate and</u>		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	ground conditions etc.)				<u>adapt to the impacts of climate change as long as the benefit outweighs any harm to the significance of the heritage asset.</u>		
Objective 19: Encourage careful and efficient use of natural resources	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	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Consumption of resources and materials in new buildings is dealt with in Policy CP2 Sustainable Construction. The wise use of land is influenced by the spatial strategy (Policy DW1).		n/a
Objective 20: Promote waste not put waste	Reduce waste not put	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Waste arisings due to construction and operation of		n/a

Policy CP6 Environmental Quality							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	to any use				new buildings is dealt with in Policy CP2 Sustainable Construction.		

<b>Overall Commentary:</b>	<p>Policy CP6 is not relevant to a number of SA Objectives, but where it is relevant, the policy generally performs well. No potential negative or uncertain effects have been identified.</p> <p>A number of potential major positive effects have been identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• Objective 8: Enable local businesses to prosper;</li> <li>• Objective 12: Protect and enhance local distinctiveness;</li> <li>• Objective 13: Protect and enhance the district's historic, environmental and cultural assets;</li> <li>• Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change); and</li> <li>• Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure</li> </ul> <p>Potential minor positive effects have been identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• Objective 2: Improve the health and well-being of all communities;</li> <li>• Objective 5: Reduce anti-social behaviour, crime and the fear of crime;</li> </ul>
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- Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking; and Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change).

No potential cumulative effects have been identified.

A recommendation has been put forward to improve the performance of the policy as follows:

Policy CP6 would perform better if housing schemes were also required to comply with the principles of Secured by Design.

Proposed modifications to Policy CP6 since Submission have led to amendments to the assessment details. Text has been added to the policy so that it allows for developments which mitigate and adapt to the impacts of climate change as long as the benefit outweighs any harm to the significance of the heritage asset. This change to the policy has led to the introduction of uncertainty in the major positive 'scores' relating to SA Objective 13: Protect and enhance the district's historic, environmental and cultural assets.

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in community and cultural facilities and activities	+	+	+	Policy CP7 supports the protection, expansion and enhancement of the green infrastructure network across the district. The policy promotes a multi-functional green infrastructure network which could include pedestrian, cycle and bridle paths, allotments, orchards, SUDS and other habitats. This policy supports the achievement of this SA objective by potentially providing access to paths and green areas and encouraging participation in community and cultural activities.		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy lifestyles, especially routine daily exercise	+	+	+	Policy CP7 supports the protection, expansion and enhancement of the green infrastructure network across the district. The policy promotes a multi-functional green infrastructure network which could include pedestrian, cycle and bridle paths, allotments, orchards, SUDS and other habitats. This policy supports the achievement of this SA objective by potentially providing access to paths and green areas, encouraging physical exercise, access to green space and potentially, the ability to grow food.		n/a



Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone  <u>Help development viability and deliverability</u>	N/A	N/A	N/A	This policy is not relevant to this SA Objective. The provision of housing is dealt with in policies CP9 and CP10.		n/a
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	++	++	++	Policy CP7 supports the protection, expansion and enhancement of the green infrastructure network across the district. Green infrastructure has the potential to be a community facility, which could also help to connect communities such as with regards to the Town park proposals at Midsomer Norton which will connect to Radstock via a green cycle track. The policy specifically states that green infrastructure should be an integral part of creating sustainable communities.		n/a
Objective 5: Reduce anti-social behaviour, crime and the	Reduce crime and fear of crime	N/A	N/A	N/A	This policy does not relate to crime and safety issues. The safe design of new developments is dealt with in Policy CP7 Environmental Quality.		n/a

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
fear of crime							
Objective 6: Improve the availability and provision of employment training	Give everyone access to learning, training, skills and knowledge	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Addressing skills issues and provision of education facilities are dealt with in the area based policies and Policy CP12 Infrastructure Provision.		n/a
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Provision of new employment opportunities is dealt with in the District Wide Spatial Strategy (DW1) and the area based policies.		n/a
Objective 8: <u>Build a strong competitive economy and enable local businesses to</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy to climate change and harness	+	+	+	Policy CP7 supports the protection, expansion and enhancement of the green infrastructure network across the district. The policy promotes a multi-functional green infrastructure network which could include		n/a

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
prosper	opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>				pedestrian, cycle and bridle paths which could contribute to the tourism sector within the district.		
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	+	+	+	Policy CP7 supports the protection, expansion and enhancement of the green infrastructure network across the district. The policy promotes a multi-functional green infrastructure network which could include pedestrian, cycle and bridle paths, allotments, orchards, SUDS and other habitats. Green infrastructure therefore has the potential to contribute to local food production and this is acknowledged within the supporting text of the policy.		n/a
Objective 10: Ensure everyone has access to high quality and affordable public	Make public transport, cycling and walking easier and more attractive <u>Promote sustainable transport to reduce the need for major transport</u>	++	++	++	Policy CP7 supports the protection, expansion and enhancement of the green infrastructure network across the district. The policy promotes a multi-functional green infrastructure network which could include pedestrian, cycle and bridle paths. This policy supports the		n/a

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
transport and promote cycling and walking	<u>infrastructure</u>				achievement of this SA objective by improving paths and providing new routes and this benefit is also acknowledged within the supporting text of the policy.		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Reducing the need to travel by car is dealt with in the area-based strategies and the District Wide Spatial Strategy (DW1).		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  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	+	+	+	Policy CP7 supports the achievement of this SA Objective through the protection and enhancement of the green infrastructure network, which the supporting text acknowledges can contribute to enhanced landscape character.		n/a
Objective 13: Protect and	Maintain and enhance cultural and historical	+	+	+	Policy CP7 supports the achievement of this SA Objective		n/a

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
enhance the district's historic, environmental and cultural assets	assets				through the protection and enhancement of the green infrastructure network, which can help to protect and ensure the management of historic and cultural assets, such as ancient transport routes and defences as well as monuments.		
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed</p>	++	++	++	<p>Policy CP7 supports the protection, expansion and enhancement of the green infrastructure network across the district. Green infrastructure can contain a number of different types of habitats and networks of habitats. Specific reference is made within the policy to extending and connecting green infrastructure networks, which will help some species to adapt to climate change by allowing migration.</p> <p>Policy CP7 also states that networks of priority habitats will be restored or created to facilitate migration of species and reduce the fragmentation of existing habitats.</p> <p>There are also currently more detailed nature conservation policies (NE4-NE12) in the Local Plan which seek ecological compensatory</p>		n/a

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					measures and habitat creation as a result of developments. These policies will be reviewed through the Placemaking DPD.		
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	N/A	N/A	N/A	This policy is not relevant to this SA Objective and will be dealt with through development control through the Placemaking DPD.		n/a
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	N/A	N/A	N/A	This policy is not relevant to this SA Objective. This is dealt with in Policy CP2 Sustainable Construction.		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	0	0	0	Policy CP7 could support this objective by encouraging green infrastructure which contributes to the provision of renewable fuels such as wood. However, it is not the purpose of the policy and it is considered to have a neutral effect on this SA Objective.		n/a
Objective 18:	Reduce vulnerability to,	++	++	++	Policy CP7 supports the protection,		n/a

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Reduce vulnerability to, and manage flood risk (taking account of climate change)	and manage flood risk (taking account of climate change)  Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)				expansion and enhancement of the green infrastructure network across the district. The policy promotes a multi-functional green infrastructure network which could include SUDS and habitats which provide shading a cooling such as water bodies and trees. Increasing the vegetative cover through green infrastructure provision will also increase infiltration and interception of precipitation. The supporting text of Policy CP7 recognises the important role that green infrastructure can play in climate change mitigation and adaptation.		
Objective 19: Encourage careful and efficient use of natural resources	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	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Consumption of resources and materials in new buildings is dealt with in Policy CP2 Sustainable Construction. The wise use of land is influenced by the spatial strategy (Policy DW1).		n/a

Policy CP7 Green Infrastructure							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	N/A	N/A	N/A	This policy is not relevant to this SA Objective. Waste arisings due to construction and operation of new buildings is dealt with in Policy CP2 Sustainable Construction.		n/a

<b>Overall Commentary:</b>	<p>Policy CP7 is not relevant to a number of SA Objectives, but where it is relevant, the policy generally performs well. No potential negative or uncertain effects have been identified.</p> <p>A number of potential major positive effects have been identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• Objective 4: Promote stronger more vibrant and cohesive communities;</li> <li>• Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking;</li> <li>• Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change); and</li> <li>• Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change).</li> </ul> <p>Potential minor positive effects have been identified in relation to the following SA Objectives:</p>
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- Objective 1: Improve accessibility to community facilities and local services;
- Objective 2: Improve the health and well-being of all communities;
- Objective 8: Enable local businesses to prosper;
- Objective 9: Increase availability of local produce and materials;
- Objective 12: Protect and enhance local distinctiveness; and
- Objective 13: Protect and enhance the district's historic, environmental and cultural assets.

A potential positive cumulative effect has been identified for 'SA Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change)' through the provision of additional green infrastructure and achieving greater connectivity of habitats across the district and sub-region. This could benefit a variety of species in climate change adaptation, improve biodiversity and reduce habitat fragmentation.

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in community and cultural facilities and activities	0	0	0	This policy will not influence the provision of services and facilities or access to cultural facilities.		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy lifestyles, especially routine daily exercise	+	+	+	This policy intends to safeguard the greenbelt. The supporting text promotes recreational use of the green belt, particularly around the edges of Bristol, Bath and Keynsham.		n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and deliverability</u>	+	+	+	The policy aims to ensure that the Green Belt boundary remains unchanged. The supporting text explains that Keynsham and several villages which are insets in the Green Belt and these will continue to be in place.		n/a
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	0	0	0	This policy is unlikely to have any influence on the cohesiveness of communities.		n/a
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	0	0	This policy will not influence on crime and anti-social behaviour.		n/a
Objective 6: Improve the availability and	Give everyone access to learning, training, skills	0	0	0	This policy will not influence the availability and provision of training.		n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
provision of employment training	and knowledge						
Objective 7: Ensure communities have access to a wide range of employment opportunities , paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors	0	0	0	The evidence base* identifies the rate of employment growth over the next 20 years and the number of jobs in a way which focuses on the urban areas and re-use of brownfield sites without needing to change the Green Belt boundary.  *'Business Growth and Employment Land Study' (Roger Tym & Partners) and 'B&NES Future Housing Growth Requirements to 2026' (Keith Woodhead).		n/a
Objective 8: <u>Build a strong competitive economy and enable</u>	Increase the circulation of wealth within the local authority area	0	0	0	As above.		n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
local businesses to prosper	Reduce vulnerability of the economy to climate change and harness opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>						
Objective 9: Increase availability of local produce and materials	Meet local needs locally Support local food producers	+	+	+	This policy safeguards the green belt. The supporting text identifies agriculture as a suitable use for greenbelt land and therefore this policy could help to achieve this objective. The winning of minerals is permitted within the green belt by PPG 2 and this may help to provide materials locally.	-	n/a
Objective 10: Ensure everyone has access to high	Make public transport, cycling and walking easier and more	0	0	0	This policy does not have a direct influence on this SA Objective but could help to improve access to the countryside and encourage walking and cycling if new or improved facilities are developed.	-	n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
quality and affordable public transport and promote cycling and walking	attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>						
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	+	+	+	This policy encourages the redevelopment of land within the district's towns and cities which should help to maintain and enhance self-containment and reduce the need to travel. By redeveloping land within the existing urban areas, there are opportunities to ensure access to facilities, services and employment by walking, cycling and public transport.  See the appraisal matrix for the Bath Strategy for comments relating to congestion and air quality issues in the city.		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape	++	++	++	This policy safeguards the green belt which will help to conserve the distinctiveness of settlements within the district and should help to protect the setting and character of Bath. An objective of the policy is to retain attractive landscapes and enhance		n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	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				landscapes.		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	+	+	+	The purpose of this policy is not to protect historic assets, however, this policy should help to protect the setting of the World Heritage Site in Bath.		n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	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	+	+	+	This policy safeguards the green belt which also contains some important sites designated for nature conservation and numerous different types of habitats. The supporting text identifies securing nature conservation interests as an objective of this policy.		n/a
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	+	+	+	This policy safeguards the green belt in line with PPG 2. The protection of the green belt from inappropriate development could help to protect the countryside from new lighting schemes and light pollution.  This policy is unlikely to directly influence the	Recommendation: The control of pollution will need to be addressed within the development management policies of	The control of pollution will be addressed in the development management policies of the Place Making DPD should



Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					control of pollution. The control of pollution will need to be addressed within the development management policies of the Place Making DPD.	the Place Making DPD.	it be deemed necessary to supplement national planning policy though the inclusion of more detailed policies.
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	0	0	0	Not relevant to this policy.		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources and	Reduce non-renewable energy consumption and 'greenhouse' emissions	0	0	0	PPS 22 states that "when located in the green belt, elements of many renewable energy projects will comprise inappropriate development, which may impact on the openness of the green belt. Careful consideration will therefore need to be given to the visual impact of projects, and developers will need to demonstrate very		<u>n/a</u>

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
energy infrastructure	Promote sustainable energy generation and distribution				<p>special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed”.</p> <p>This policy may therefore make it more difficult for some renewable and low energy proposals to come forward within the green belt but this policy does not necessarily prevent renewable and low carbon energy developments within the green belt. PPG2 ‘Green Belts’, as referenced in PPS22, makes it very clear that developers will need to demonstrate very special circumstances before proposal may proceed. A neutral effect is therefore recorded.</p>		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>Reduce vulnerability to, and manage flood risk (taking account of climate change)</p> <p>Enable us to cope with hotter, drier summers (shade,</p>	+	+	+	<p>This policy safeguards the green belt and as such will prevent the development of large amounts of previously undeveloped land which may be providing an infiltration and flood storage function.</p> <p>This policy will prevent the expansion of the city of Bath. Some existing and proposed employment development in Bath includes some areas which are at risk of flooding, however, these areas have passed a sequential test in accordance with PPS 25.</p> <p>A Level 1 Strategic Flood Risk Assessment has been completed for the district and</p>		n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	ventilation, ground conditions etc.)				Level 2 SFRA for Bath, Keynsham, Radstock and Midsomer Norton.		
Objective 19: Encourage careful and efficient use of natural resources	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	+	+	+	This policy safeguards the green belt and as such encourages the redevelopment of brownfield land within existing urban areas. This policy will have no effect on consumption or extraction of minerals or the use of water.		n/a
Objective 20: Promote waste management accordance with the	Reduce waste not put to any use	0	0	0	Some waste management facilities might be deemed inappropriate development within the green belt and therefore this policy could prevent the development of new sustainable waste management facilities. However, the need for such facilities or whether any new		n/a

Core Policies – Green Belt Core Policy							
SA Objectives	Detailed questions: Does the policy ...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
waste hierarchy (Reduce, Reuse and Recycle)					<p>sustainable waste management facilities could be accommodated on non-green belt land is not known.</p> <p>PPG2 'Green Belts' makes it very clear that developers will need to demonstrate very special circumstances before proposal may proceed. This will apply consideration of waste management facilities as it does any other inappropriate development until the terms of PPG2. Policy 5 in the JWCS also allocates a number of strategic sites appropriate for development for the management of residual waste. This includes Broadmead, Keynsham and the Former Fuller's Earth Works, Fosseway, Bath. Proposals for other waste management facilities will be considered in the context of the policies in the JWCS and any other relevant policies. A section relating to Waste is included in the Core Strategy which refers to the JWCS.</p>		

**Overall Commentary:**

The Green Belt Core Policy has a neutral performance against most of the SA objectives because it will not influence the subjects of those SA Objectives e.g. community cohesion and crime.

One potential major positive effects have been identified in relation to the following SA Objective:

- Objective 12: Protect and enhance local distinctiveness

No potential cumulative negative or positive effects have been identified.

A recommendation has been put forward in relation to the control of pollution, as follows:

- The control of pollution will need to be addressed within the development management policies of the Place Making DPD.

Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
<u>Objective 1:</u> <u>Improve accessibility to community facilities and local services</u>	<u>Help everyone access basic services easily, safely and affordably</u>  <u>Increase access to and participation in <i>community and cultural facilities and activities</i></u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy will not have an effect on this SA Objective.</u>		
<u>Objective 2:</u> <u>Improve the health and well-being of all communities</u>	<u>Improve Health</u>  <u>Reduce Health inequalities</u>  <u>Promote healthy lifestyles, especially routine daily exercise</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy will not have an effect on this SA Objective.</u>		
<u>Objective 3:</u> <u>Meet identified needs for sufficient, high quality and affordable housing</u>	<u>Help make suitable housing available and affordable for everyone</u>  <u>Help development viability and delivery</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy will not have an effect on this SA Objective.</u>		
<u>Objective 4:</u> <u>Promote stronger more vibrant and cohesive communities</u>	<u>Promote stronger more cohesive communities</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy will not have an effect on this SA Objective.</u>		

Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 5: <u>Reduce anti-social behaviour, crime and the fear of crime</u>	<u>Reduce crime and fear of crime</u>	0	0	0	<u>This policy will not have an effect on this SA Objective.</u>		
Objective 6: <u>Improve the availability and provision of training</u>	<u>Give everyone access to learning, training, skills and knowledge</u>	0	0	0	<u>This policy will not have an effect on this SA Objective.</u>		
Objective 7: <u>Ensure communities have access to a wide range of employment opportunities, paid or unpaid</u>	<u>Give everyone in the region access to satisfying work opportunities, paid or unpaid</u>  <u>Reduce poverty and income inequality</u>  <u>Provide a diverse range of employment opportunities in a variety of sectors</u>	±	±	±	<u>An indirect effect of this policy could be to protect jobs within the mineral extraction industry and waste industry in relation to the recycling of aggregates.</u>		
Objective 8: <u>Build a strong competitive economy and enable local businesses to</u>	<u>Increase the circulation of wealth within the local authority area</u>  <u>Reduce vulnerability of the economy to climate change and harness opportunities arising</u>	±	±	±	<u>This policy should help support companies which extract and recycle minerals.</u>		

Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
prosper	<u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>						
<u>Objective 9: Increase availability of local produce and materials</u>	<u>Meet local needs locally</u> <u>Support local food producers</u>	±	±	±	<u>This policy will ensure the supply of local stone for building and restoration projects.</u>		
<u>Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</u>	<u>Make public transport, cycling and walking easier and more attractive</u> <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>	0	0	0	<u>This policy will not have an effect on this SA Objective.</u>		
<u>Objective 11: Reduce the need and desire to travel by car</u>	<u>Reduce the need/desire to travel by car</u>	0	0	0	<u>This policy will not have an effect on this SA Objective.</u>		
<u>Objective 12: Protect and enhance local distinctiveness</u>	<u>Protect and enhance landscape and townscape</u> <u>Value and protect diversity and local distinctiveness including</u>	±	±	±	<u>Bath and the surrounds are traditional mining areas. Preserving and safeguarding sites ensures that</u>		



Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<u>rural ways of life</u>				<u>this cultural and economic activity continues. This should also ensure a continuity of activities which will retain the landscape and townscape character.</u>		
<u>Objective 13: Protect and enhance the district's historic, environmental and cultural assets</u>	<u>Maintain and enhance cultural and historical assets</u>	±	±	±	<u>Bath and the surrounds are traditional mining areas. Preserving and safeguarding sites ensures that this cultural and economic activity continues. This should also ensure a supply of stone so as to preserve the city and its townscape, as well as safeguarding the minerals sites.</u>		
<u>Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate</u>	<u>Protect and enhance habitats and species (taking account of climate change)</u>	+/?	+/?	+/?	<u>This policy does not permit minerals extraction which would have an impact on a European protected</u>	<b>Mitigation:</b> <u>The policy should expand on 'improve the local environment'. This should</u>	Agree the term 'local environment' should be clarified. The final paragraph of new

Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
change)					<p>site. However, by safeguarding minerals sites and allowing minerals extraction, this policy could potentially result in temporary adverse effects on biodiversity through land take, disturbance of species, dust, altering water regimes etc. However, the policy also requires the restoration of minerals sites as soon as reasonably possible and makes reference to not permitting unacceptable harm on the environment.</p>	<p>explain what elements this relates to e.g. biodiversity, landscape, flood risk.</p>	<p>Policy CP8a could be amended as follows:</p> <p>'Reclamation and restoration of a high quality should be carried out as soon as reasonably possible and proposals will be expected to improve the local environment (which includes biodiversity, landscape and flood risk reduction).'</p>
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	0	0	0	<p>This policy safeguards minerals sites and sites for processing recycled and secondary aggregates and</p>		

Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p><u>therefore could result in land, water, air, light and noise pollution.</u></p> <p><u>However, the policy will not permit proposals which will have unacceptable impacts on the environment and local communities which cannot be mitigated.</u></p> <p><u>A neutral performance is recorded because the policy will not result in an overall improvement with regards to pollution.</u></p>		
Objective 16: <u>Encourage sustainable construction</u>	<p><u>Development that demonstrates sustainable design and construction</u></p> <p><u>Minimise consumption and extraction of minerals</u></p>	±	±	±	<p><u>This policy supports the use of recycled and secondary aggregates through safeguarding existing sites and identifying new sites.</u></p>		

Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	0	0	0	This policy will not have an effect on this SA Objective.		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)				This policy will not have an effect on this SA Objective.		
Objective 19: Encourage careful and efficient use of natural resources	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	±	±	±	This policy supports the use of recycled and secondary aggregates through safeguarding existing sites and identifying new sites. This policy safeguards minerals sites but does not necessarily promote the consumption and		

Core Policies – Policy CP8a: Minerals							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<u>extraction of minerals.</u>		
<u>Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</u>	<u>Reduce waste not put to any use</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>This policy will not have an effect on this SA Objective.</u>		

<b>Overall Commentary:</b>	<p><u>Direct / indirect effects:</u></p> <p>A number of potential major positive effects have been identified in relation to the following SA Objectives:</p> <ul style="list-style-type: none"> <li>• <u>Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid;</u></li> <li>• <u>Objective 8: Enable local businesses to prosper;</u></li> <li>• <u>Objective 9: Increase availability of local produce and materials;</u></li> <li>• <u>Objective 12: Protect and enhance local distinctiveness;</u></li> <li>• <u>Objective 13: Protect and enhance the district's historic, environmental and cultural assets;</u></li> <li>• <u>Objective 16: Encourage sustainable construction; and</u></li> <li>• <u>Objective 19: Encourage careful and efficient use of natural resources.</u></li> </ul> <p><u>A mixed performance of minor positive and uncertain effects has been recorded with regards to 'SA Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)' because although this policy does not permit minerals extraction which would have an impact on a European protected site, by safeguarding minerals sites and allowing minerals extraction, this policy could potentially result in temporary adverse effects on biodiversity through land take, disturbance of species, dust, altering water regimes etc. However, the policy also requires the restoration of minerals sites as soon as reasonably possible and makes reference to not permitting unacceptable harm on the environment.</u></p>
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	<p><u>Cumulative effects:</u></p> <ul style="list-style-type: none"><li>• <u>None identified</u></li></ul> <p><u>Recommendations and mitigation:</u></p> <ul style="list-style-type: none"><li>• <u>None identified</u></li></ul> <p><u>Mitigation is put forward to address the potential negative effects and the uncertain effect identified, as follows:</u></p> <ul style="list-style-type: none"><li>• <u>the supporting text should expand on 'improve the character of the local environment'. This should explain what elements this relates to e.g. biodiversity, landscape, flood risk.</u></li></ul> <p><u>Recommendations have been put forward to improve the performance of the plan:</u></p> <ul style="list-style-type: none"><li>• <u>None identified.</u></li></ul>
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Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in <i>community and</i> cultural facilities and activities	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Accessibility to services and facilities is dealt with in the area-based chapters, the Infrastructure Provision Core Policy (CP12) and the District Wide Spatial Strategy (DW1).		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy lifestyles, especially routine daily	+ /?	+ /?	+ /?	Policy CP10 provides for a mix of housing types for different needs including older people, disabled people, and those with other special needs. However, it is not clear how this will be implemented and whether private developers are expected to provide dwellings to meet the needs of older people, disabled people, and those with other special needs or whether this will be delivered by specialist developers such as those	<del>Mitigation: The supporting text of the policy or the policy itself could make it clearer whether private developers will be expected to provide dwellings suitable for older people, disabled</del>	<del>No change. Already states in policy that this applies to market housing and affordable. Lifetime Homes Standard considered as integral to social housing and in building for life standards so not mentioned as a specific requirement.</del>

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	exercise				providing residential care. <u>Policy CP10 now states that specific accommodation needs of older people will be addressed through the Placemaking Plan, including considering the allocation of appropriate sites.</u>	<del>people, and those with other special needs. Developers could be asked to provide a certain proportion of dwellings which meet the Lifetime Homes standards.</del>	
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and delivery</u>	++	++	++	Policy CP9 aims to deliver affordable housing in greater numbers than in previous years. <u>Policy CP9 targets higher percentages of affordable housing (40%) on large sites in Prime Bath, Bath North and East and Bath Rural Hinterland and a lower percentage (30%) in other parts of the district e.g. Bath North and West, Bath South, Keynsham, Midsomer Norton, Radstock, Peasedown St John etc. This reflects differing</u>		



Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<p><del>markets and viability of developments across the district. Policy CP9 also includes flexibility in tenures to be provided allowing for viability considerations but targeting a 75/25% split between social rent and intermediate housing. by providing a flexible approach and enabling negotiation of higher proportions of affordable housing in developments of high value and ensuring that smaller scale developments also contribute towards affordable housing provision.</del> However, the policy does allow for viability of developments to be taken into account and lower threshold of provision is provided for developments of between 5 and 9 dwellings.</p> <p>Policy CP10 provides for a mix of housing types for different needs including older people, disabled people, and those with other special needs.</p> <p><del>Further positive effects can be</del></p>		

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					<del>anticipated through the submission changes which tailor the policy more to the evidence based needs of the area<sup>4</sup>.</del>		
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	-±	-±	-±	<del>Policy CP9 does not stipulates that affordable housing is integrated within developments and does not differ from market housing is terms of aesthetics. This could lead to problems with community cohesion within developments / neighbourhoods.</del>	<del>Mitigation: Policy CP9 should stipulate that affordable housing is integrated within developments and does not differ from market housing is terms of aesthetics.</del>	<del>Amendment made to policy wording as suggested.</del>
Objective 5: Reduce anti-social behaviour,	Reduce crime and fear of crime	N/A	N/A	N/A	Designing new developments which are safe is dealt with in Policy CP6 Environmental		n/a

<sup>4</sup>-Ark House Consulting (2011) The Impact of Affordable Rents on the Viability of Residential Development with Affordable Housing Planning Obligations

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
crime and the fear of crime					Quality.		
Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Addressing skills issues and provision of education facilities are dealt with in the area based policies and Policy CP13 Infrastructure Provision.		n/a
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Provision of new employment opportunities is dealt with in the District Wide Spatial Strategy (DW1) and the area based policies.		n/a

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	opportunities in a variety of sectors						
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Employment development is dealt with in the District Wide Spatial Strategy (DW1) and the area based policies.		n/a
Objective 9: Increase availability of	Meet local needs locally	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. The issues dealt with in the SA		n/a

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
local produce and materials	Support local food producers				Objective are covered by a number of policies within the Core Strategy.		
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. The provision of new transport related infrastructure is dealt with in the Infrastructure Provision Core Policy (CP13) and the area-based strategies. Access to services and facilities by walking, cycling and public transport are dealt with in the area-based strategies and the District Wide Spatial Strategy (DW1).		n/a
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Reducing the need to travel by car is dealt with in the area-based strategies and the District Wide Spatial Strategy (DW1).		n/a
Objective 12: Protect and enhance local	Protect and enhance landscape and	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Protecting and enhancing local		n/a

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
distinctiveness	townscape  Value and protect diversity and local distinctiveness including rural ways of life				distinctiveness and landscape are dealt with in Policy CP6 Environmental Quality.		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Protecting and enhancing historic and cultural assets are dealt with in Policy CP6 Environmental Quality.		n/a
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	Protect and enhance habitats and species (taking account of climate change)	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Protecting and enhancing nature conservation assets are dealt with in Policy CP6 Environmental Quality.		n/a

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective.		n/a
Objective 16: Encourage sustainable construction	Development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. This is dealt with in Policy CP2 Sustainable Construction.		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources and energy	Reduce non-renewable energy consumption and 'greenhouse' emissions	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. This is dealt with in Policies CP1-CP4.		n/a

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
infrastructure	Promote sustainable energy generation and distribution						
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Flood risk is dealt with in the supporting text and through the <a href="#">NPPEPPS25</a> .		n/a
Objective 19: Encourage	Promote the conservation	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective.		n/a



Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
careful and efficient use of natural resources	and wise use of land  Keep water consumption within local carrying capacity limits (taking account of climate change)  Minimise consumption and extraction of minerals				Consumption of resources and materials in new buildings is dealt with in Policy CP2 Sustainable Construction. The wise use of land is influenced by the spatial strategy (Policy DW1).		
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and	Reduce waste not put to any use	N/A	N/A	N/A	Policies CP9 and CP10 are not relevant to this SA Objective. Waste arisings due to construction and operation of new buildings is dealt with in Policy CP2 Sustainable Construction.		n/a

Core Policies – Policy CP9 Affordable Housing and Policy CP10 Housing Mix							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Recycle)							

<b>Overall Commentary:</b>	<p>Policies CP9 and CP10 are not relevant to the majority of the SA Objectives. Both policies perform very well with regards to ‘SA Objective 2: Improve the health and well-being of all communities’. but Policy CP10 has a mixed performance (minor positive and uncertain) with regards to ‘SA Objective 3: Meet identified needs for sufficient, high quality and affordable housing’ because it is not clear how housing that meets the needs of older people, disabled people and those with other special needs will be delivered. A minor positive effects is identified with regards to SA Objective 4: “Promote stronger more vibrant and cohesive communities”.</p> <p>Policy CP9 could have a minor negative effect with regards to ‘SA Objective 4: Promote stronger more vibrant and cohesive communities’ because it does not stipulate that affordable housing should be fully integrated into developments with market housing.</p> <p>mitigation measures are put forward to address the minor negative effect and the uncertainty, as follows:</p> <ul style="list-style-type: none"> <li>• The supporting text of Policy CP10 or the policy itself could make it clearer whether private developers will be expected to provide dwellings suitable for older people, disabled people, and those with other special needs. Developers could be asked to provide a certain proportion of dwellings which meet the Lifetime Homes standards; and</li> <li>• Policy CP 8 should stipulate that affordable housing is integrated within developments and does not differ from market housing in terms of aesthetics.</li> </ul> <p>No potential cumulative effects were identified.</p> <p>Since the appraisal was undertaken, clarification has been provided which offsets the uncertainty identified with regards to SA Objective 3. No change has been made to the policy or supported text to address this issue. In addition, the mitigation</p>
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measure put forward to address a potential minor negative effect with regards to SA Objective 4 has led to a change to policy wording and this will result in a minor positive effect in the short, medium and long term with regards to SA Objective 4. Proposed Modifications to the Core Strategy (February 2013) have led to amendments to the assessment details of this policy. The performance of Policy CP10 remains largely the same, although with the inclusion of the following text, the uncertainty in relation to SA Objective 2: "Improve the health and well-being of all communities" has been removed:  
*"specific accommodation needs of older people will be addressed through the Placemaking Plan, including considering the allocation of appropriate sites."*

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in <i>community and cultural facilities and activities</i>	+	+	+	This policy requires that sites for gypsies, travellers and travelling showpeople will have good access to local community services and facilities, including shops, schools, health facilities and public transport.		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy lifestyles, especially routine daily	+	+	+	This policy requires that sites for gypsies, travellers and travelling showpeople will have good access to local community services and facilities, including health facilities and public transport. <u>The policy requires sites to be large enough to allow for amenities to be provided such as play space. The policy does not allow unacceptable impact on the health and well-being of occupiers of the site or neighbouring</u>		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	exercise				<u>occupiers as a result of the development.</u>		
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone  <u>Help development viability and delivery</u>	+	+	+	This policy <u>guides the allocation of suitable, available, deliverable or developable</u> sites to accommodate gypsies, travellers and travelling showpeople in order to meet the identified need for permanent pitches within the district.		n/a
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	0	0	0	Conflicts can sometimes arise between gypsies, travellers and travelling showpeople and permanent resident, particularly when unauthorised camps are set up. This policy attempts to avoid conflicts associated with unauthorised sites by making provision in line with the need identified in the West of England Gypsy and Traveller Accommodation Assessment (2007). This policy also requires that the use of the site must		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					have no <u>unacceptable</u> impact on the amenities of neighbouring occupiers which should help to avoid conflict. A neutral effect is recorded but it is unlikely that the policy will result in a net beneficial effect.		
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	+	+	+	This policy sets out requirements to be met in allocating new gypsies, travellers and travelling showpeople sites and assessing potential windfall sites. As such, the policy aims to provide appropriately located sites, which reduces the risk of unauthorised sites.		n/a
Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	0	0	0	This policy requires that sites for gypsies, travellers and travelling showpeople will have good access to local community services and facilities, including schools and public transport. However, a neutral performance is recorded because it is unlikely that this policy will provide access to training and it is not within the remit of this policy to do so.		n/a
Objective 7: Ensure	Give everyone in the region	+	+	+	This policy requires that sites for gypsies, travellers and travelling		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
communities have access to a wide range of employment opportunities, paid or unpaid	access to satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors				showpeople have adequate space for commercial activities if required therefore supporting livelihoods <u>and the sites should be located to allow access to employment opportunities and public transport.</u>		
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy to climate change and	±	±	±	This policy requires that sites for gypsies, travellers and travelling showpeople will have good access to local community services and facilities, including shops and could therefore help to support local shops, however, the effect is likely to be negligible. <u>The policy allows for live/work pitches to be provided if required and should also be large</u>		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	<p>harness opportunities arising</p> <p><u>Contribute to the vitality and viability of town centres</u></p> <p><u>Support a prosperous rural economy</u></p>				<u>enough to enable traditional lifestyles and therefore a minor positive effect is recorded.</u>		
Objective 9: Increase availability of local produce and materials	<p>Meet local needs locally</p> <p>Support local food producers</p>	±	±	±	<u>The policy allows for live/work pitches to be provided if required and should also be large enough to enable traditional lifestyles and therefore a minor positive effect is recorded.</u>		n/a
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and	<p>Make public transport, cycling and walking easier and more attractive</p> <p><u>Promote sustainable transport to</u></p>	++	++	++	<p>This policy requires that sites for gypsies, travellers and travelling showpeople <u>are suitably located to allow access by sustainable modes of transport and will have access to local services and facilities, including shops, schools, health facilities and employment opportunities.</u></p> <p><del>The policy does not mention that</del></p>	<p><del>Recommendation: the first bullet point of the policy should be reworded to read 'good access (by foot or cycle) to local community services and facilities...'</del></p>	<p><del>The phrase 'good access' is intended to include walking and cycling but agree that the suggested wording could be included for clarity.</del></p>



Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
walking	<u>reduce the need for major transport infrastructure</u>				<del>community facilities should be within easy walking or cycling distance or accessible by public transport.</del>		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	±±	±±	±±	The policy requires that sites for gypsies, travellers and travelling showpeople <u>are suitably located to allow access by sustainable modes of transport</u> which therefore should reduce the need to travel by private vehicle to meet day to day needs. This policy also requires that sites for gypsies, travellers and travelling showpeople will have access to local community services and facilities, including shops, schools, health facilities.	<del>Recommendation: the first bullet point of the policy should be reworded to read 'good access (by foot or cycle) to local community services and facilities...':</del>	<del>The phrase 'good access' is intended to include walking and cycling but agree that the suggested wording could be included for clarity.</del>
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Value and protect diversity and local	0	0	0	This policy requires that sites for gypsies, travellers and travelling showpeople blend in with the character and appearance of the surrounding area and should not therefore result in a negative effect with regards to distinctiveness. <u>The policy does not allow sites to be located within the Green Belt unless there are very special</u>		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	distinctiveness including rural ways of life				<u>circumstances.</u>		
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	0	0	0	This policy requires that sites for gypsies, travellers and travelling showpeople blend in with the character and appearance of the surrounding area and should not therefore result in a negative effect with regards to local historic assets. This policy will be read in conjunction with the Environmental Quality Core Policy (CP6) which aims to protect and enhance historic assets. A neutral effect is therefore recorded as the allocation of new sites is unlikely to necessarily result in a positive effect.		n/a
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	Protect and enhance habitats and species (taking account of climate change)	+	+	+	This policy includes a requirement that sites for gypsies, travellers and travelling showpeople have no adverse impact on protected habitats and species, nationally recognised designations and natural resources.		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	?±	?±	?±	<p>This policy requires no unacceptable impact on the amenity of occupiers or neighbouring occupiers which should include potential for pollution and nuisance.</p> <p>This policy requires adequate services for foul water, surface water and waste disposal but does not include consideration of the storage of hazardous substances such as fuels or the vulnerability of groundwater and therefore an uncertain effect is recorded.</p>	<p><b>Mitigation:</b></p> <p>The fifth point should be reworded to read '<del>adequate services including foul and surface water and waste disposal can be provided with pollution control measures</del>'.</p>	<p>In recognition that the policy allows for commercial activity to take place on-site it may be prudent to address pollution control. Fifth point will be reworded to read '<del>adequate services including foul and surface water and waste disposal can be provided and any necessary pollution control measures</del>'.</p>
Objective 16: Encourage sustainable construction	<p>Development that demonstrates sustainable design and construction</p> <p>Minimise consumption and extraction of minerals</p>	0	0	0	<p>This policy does not relate to significant amounts of construction and for any construction involved, the Sustainable Construction Policy would apply.</p>		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	0±	0+	0±	This policy does not address the energy requirements of the users of sites for gypsies, travellers and travelling showpeople and it has little opportunity to influence the use of energy by the users of such sites  The policy states that 'adequate services <u>and utilities</u> ' need to be provided to a site for it to be suitable. This could include electricity.	Recommendation: In allocating sites for sites for gypsies, travellers and travelling showpeople, the council could consider opportunities to connect such sites to local district power schemes and could provide information to users of the sites relating to options for renewable and low carbon energy generation with are compatible with mobile accommodation.  <del>Bullet point 5 could be amended to include the word 'utilities'.</del>	The Core Policy relating to Sustainable Construction (CP4) encourages the use of combined heat and power and/or combined cooling, heat and power and district heating. Sites for gypsies and travellers are not allocated through the Core Strategy but through the Gypsy & Traveller Site Allocations DPD. Opportunities to connect such sites to local district power schemes etc. can be explored through the preparation of that document.  <u>Agree that bullet point 5 could be amended to include the word 'utilities'.</u>

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	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.)	+	+	+	This policy makes reference to the need to avoid areas at high risk from flooding.		n/a
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local	0	0	0	This policy will have no effect with regards to this SA Objective.		n/a

Core Policies – Gypsies, Travellers & Travelling Showpeople Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	carrying capacity limits (taking account of climate change)  Minimise consumption and extraction of minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	-	-	-	The policy requires sites for gypsies, travellers and travelling showpeople to have adequate services including waste disposal but does not mention suitable space and / or facilities for the storage and collection of recyclables.	Mitigation: the 5 <sup>th</sup> bullet point should be reworded to read 'adequate services including foul and surface water and waste disposal and recycling can be provided'.	The third bullet point will ensure that the site is large enough to allow for adequate space for on-site facilities and amenity which could include space and / or facilities for the storage and collection of recyclables. Itemising every facility a site may provide in the policy will unnecessarily lengthen it.

**Overall Commentary:** This policy has a ~~minor~~ positive or neutral effect with regards to most of the SA Objectives, however, a small number of potential minor

negative effects and uncertain effects have been identified. No potential cumulative effects have been identified.

Potential major positive effects are identified in relation to the following SA Objectives:

- Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking; and
- Objective 11: Reduce the need and desire to travel by car.

The potential minor positive effects are in relation to the following SA Objectives:

- 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 5: Reduce anti-social behaviour, crime and the fear of crime;
- 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 14: Encourage and protect habitats and biodiversity (taking account of climate change); ~~and~~
- Objective 15: Reduce land, water, air, light, noise pollution;
- Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure; and
- Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change).

A potential minor negative effect has been identified as follows:

- Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle): This policy does not mention providing suitable space and / or facilities for the storage and collection of recyclables.

~~A potential uncertain effect has been identified as follows:~~

- ~~• Objective 15: Reduce land, water, air, light, noise pollution: This policy requires adequate services for foul water, surface water and waste disposal but does not include consideration of the storage of hazardous substances such as fuels or the vulnerability of~~

~~groundwater and therefore an uncertain effect is recorded.~~

Mitigation is put forward to address the potential negative ~~and uncertain~~ effects identified as follows:

- The fifth bullet point should be reworded to read 'adequate services including foul and surface water and waste disposal and recycling can be provided'. ~~and~~
- ~~The fifth point should be reworded to read 'adequate services including foul and surface water and waste disposal can be provided with pollution control measures'.~~

Recommendations have been put forward to improve the performance of the policy as follows:

- In allocating sites for sites for gypsies, travellers and travelling showpeople, the council could consider opportunities to connect such sites to local district power schemes and could provide information to users of the sites relating to options for renewable and low carbon energy generation with are compatible with mobile accommodation.
- Bullet point 5 could be amended to include the word 'utilities'; and
- The first bullet point of the policy should be reworded to read 'good access (by foot or cycle) to local community services and facilities...'

Since the policy was appraised a number of recommendations and one of the mitigation measures have been taken on board within the policy and this has improved the performance of the policy in light of the SA Objectives. The performance against 'SA Objective 15: Reduce land, water, air, light, noise pollution', Objective 10: 'Ensure everyone has access to high quality and affordable public transport and promote cycling and walking'; and Objective 11: 'Reduce the need and desire to travel by car' are improved ~~to minor positive~~ over the short, medium and long terms.

The submission draft changes to this policy will not have a material effect on the scores in this table. The policy has been updated to include more detail on the number of pitches and more detail on the delivery of the pitches through a separate DPD. Whilst this doesn't affect scores, it does provide greater certainty in regard to future pitch provision and development of policies related to this.

Proposed Modifications to the Core Strategy (February 2013) have led to amendments to the assessment of this policy and as a result, minor positive effects are now recorded in relation to SA objectives 8 and 9, relating to increasing the availability of local produce and building a strong competitive economy and enable local businesses to prosper. This is because the policy now requires sites to be large enough to provide live/work units if required and these could both support local business and the production of local goods.



Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in <i>community and cultural facilities and activities</i>	+	+	+	Policy CP12 aims to maintain and enhance existing centres and ensure that centres have a high level of accessibility by walking, cycling and public transport. A number of local centres have been removed from the list which was proposed in the Spatial Options document as they do not match the definition of local centres in PPS4. Retail uses at these locations will continue to be protected though Local Plan Policy S.9. Culture, art, leisure, entertainment and tourism uses will be located within or adjoining the centres.		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities  Promote healthy	±	±	±	It would be beneficial for communities if health facilities were also located in accessible centres and that the co-location of health facilities with other uses will help to strengthen community cohesion. The policy does not exclude health facilities from centres and states that	<del>Mitigation: the supporting text of Policy CP12 could make it clearer that the policy will support the provision of health facilities within centres as well as other uses such as employment.</del>	<del>Community facilities added to Policy CP12:  Retail development, offices, leisure and entertainment uses, community facilities, arts, culture and tourism uses will be</del>

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	lifestyles, especially routine daily exercise				uses which contribute to maintaining the vitality, viability and diversity of centres will be encouraged. Such community facilities would support these objectives, however, the supporting text could make it clearer that the policy will support the provision of health facilities within centres as well as other uses such as employment.		<del>primarily located within, or where appropriate, adjoining the centres in the identified hierarchy of centres. Centres will also be the focus for higher density forms of residential development provided the centre is suitable for such development and has a high level of accessibility by public transport, cycling and walking.</del>
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and</u>	0	0	0	This policy does not relate to the provision of affordable housing, although it does encourage high density residential development in suitable centres.		n/a

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal... <u>delivery</u>	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	++	++	++	The policy encourages the vitality, viability and diversity of centres and encourages retail, offices, leisure, arts, culture and tourism in centres. The supporting text also identifies that community facilities are suitable uses for centres.		n/a
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	±0	±0	±0	The baseline data indicates that crime is a problem in Bath city centre. Some incidences of crime in Bath city centre relate to the night time economy. Policy CP12 does not make reference to the night time economy although it does encourage entertainment and culture.	<del>Mitigation: Any controls on the night time economy which are considered necessary should be contained within the policies of the Placemaking DPD.</del>	<del>This is acknowledged. No change required within Core Policy</del>
Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	N/A	N/A	N/A	Education and training provision is not relevant to this Core Policy.		n/a

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors	+	+	+	This policy supports retail provision within existing centres and therefore supports the retail sector. The policy also supports other uses such as tourism, leisure, arts, culture and entertainment and therefore indirectly supports these sectors too.		n/a
Objective 8: <u>Build a strong competitive economy and enable</u> local businesses to prosper	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the economy	++	++	++	Policy CP12 supports office development within centres which is currently lacking in the district, particularly in Bath. Policy CP12 also supports a variety of sectors including retail, culture and tourism which should enable local businesses		n/a

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	to climate change and harness opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>				in these sectors to prosper, <u>including businesses in rural areas.</u>		
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	?±	? ±	? ±	The policy and the supporting text do not mention provision of space for street traders or markets such as farmers markets. It is therefore not clear whether these uses are supported within the centres identified.	<del>Mitigation: the policy or supporting text should identify whether markets and street trading are supported within suitable centres.</del>	<del>Policy CP12 amended: Retail development, offices, leisure and entertainment uses, markets, community facilities, arts, culture and tourism uses will be primarily located within, or where appropriate, adjoining the centres in the identified hierarchy of centres. Centres will also be the focus for</del>

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
							higher density forms of residential development provided the centre is suitable for such development and has a high level of accessibility by public transport, cycling and walking.
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>	0	0	0	Although this policy ensures that centres are accessible by walking, cycling and public transport, it does not directly seek to make public transport, cycling and walking easier and more attractive. This is sufficiently addressed through other place-based policies and the Infrastructure Core Policy.		n/a
Objective 11: Reduce the	Reduce the need/desire to	++	++	++	This policy ensures that centres are accessible by walking,		n/a

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
need and desire to travel by car	travel by car				cycling and public transport thus making them attractive alternatives to the private car and avoiding the need to travel by car to meet day to day needs and employment.		
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape  Value and protect diversity and local distinctiveness including rural ways of life	++	++	++	Policy CP12 requires retail development to be of a scale and type consistent with existing retail function and character of the centre and it should be well integrated into the existing pattern of the centre.		n/a
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	++	++	++	Policy CP12 requires retail development to be of a scale and type consistent with existing retail function and character of the centre and it should be well integrated into the existing pattern of the centre.		n/a

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	Protect and enhance habitats and species (taking account of climate change)	N/A	N/A	N/A	This SA objective is not relevant to this policy. Protection of nature conservation assets is dealt with in the Environmental Quality Core Policy (CP6).		n/a
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	+/?	+/?	+/?	The policy ensures that centres are accessible by walking, cycling and public transport which supports a reduction in air pollution from private cars. However, not all traffic within the centres is people trying to access the centres; some may be through-traffic and therefore an overall positive effect is uncertain.		n/a
Objective 16: Encourage sustainable construction	Development that demonstrates sustainable design and construction	N/A	N/A	N/A	This SA objective is not relevant to this policy. Sustainable construction is dealt with in Policy CP2 Sustainable Construction.		n/a



Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	Minimise consumption and extraction of minerals						
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions  Promote sustainable energy generation and distribution	N/A	N/A	N/A	This SA objective is not relevant to this policy. Energy efficiency, renewable and low carbon energy generation, district heating and retrofitting of existing buildings are dealt with in Core Policies CP1-CP4.		n/a
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of	Reduce vulnerability to, and manage flood risk (taking account of climate	N/A	N/A	N/A	This SA objective is not relevant to this policy. Flood risk is mentioned within the supporting text of the Core Policies and is dealt with through <u>the NPPF, PPS25.</u>		n/a

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
climate change)	change)  Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)						
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local carrying capacity limits (taking account of climate change)	N/A	N/A	N/A	This SA objective is not relevant to this policy. Consumption of resources and materials in new buildings is dealt with in Policy CP2 Sustainable Construction. The wise use of land is influenced by the spatial strategy (Policy DW1).		n/a

Core Policies – Policy CP 12 Centres and Retailing							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	Minimise consumption and extraction of minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	N/A	N/A	N/A	This SA objective is not relevant to this policy. Waste arisings due to construction and operation of new buildings is dealt with in Policy CP2 Sustainable Construction.		n/a

**Overall Commentary:**

Policy CP12 is not relevant to a number of SA Objectives, but where it is considered relevant, it generally performs well.

Major positive effects have been identified in relation to the following SA Objectives:

- Objective 1: Improve accessibility to community facilities and local services;
- Objective 4: Promote stronger more vibrant and cohesive communities;
- Objective 8: Enable local businesses to prosper;
- Objective 11: Reduce the need and desire to travel by car;
- Objective 12: Protect and enhance local distinctiveness; and

- Objective 13: Protect and enhance the district's historic, environmental and cultural assets.

Minor positive effects were identified in relation to the following SA Objectives:

- Objective 2: Improve the health and well-being of all communities;
- Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid; and
- Objective 9: Increase availability of local produce and materials; and
- Objective 15: Reduce land, water, air, light, noise pollution (with uncertainty).

Uncertainty was recorded with regards to the following SA Objectives:

- ~~Objective 2: Improve the health and well-being of all communities;~~
- ~~Objective 5: Reduce anti-social behaviour, crime and the fear of crime; and~~
- ~~Objective 9: Increase availability of local produce and materials.~~

Mitigation is put forward to address the uncertainty identified:

- ~~The supporting text of Policy CP12 could make it clearer that the policy will support the provision of health facilities within centres as well as other uses such as employment;~~
- ~~Any controls on the night time economy which are considered necessary should be contained within the policies of the Placemaking DPD; and~~
- ~~The policy or supporting text should identify whether markets and street trading are supported within suitable centres.~~

No potential cumulative effects have been identified.

Since the policy has been appraised, changes have been made to the policy which will result in the following residual effects which are now reflected in the matrix and summary above:

- SA Objective 2 – minor positive in the short, medium and long term;
- SA Objective 5 – neutral performance in the short, medium and long term. BANES will address crime and anti-social activity issues within the Placemaking DPD; and
- SA Objective 9 – minor positive in the short, medium and long term.

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably  Increase access to and participation in <i>community and cultural facilities and activities</i>	+	+	+	This policy will ensure that identified social, physical and green infrastructure required to meet the demands of new developments is delivered in a timely manner and therefore should ensure such facilities are accessible.		n/a
Objective 2: Improve the health and well-being of all communities	Improve Health  Reduce Health inequalities	+	+	+	This policy will ensure that identified social, physical and green infrastructure required to meet the demands of new developments is delivered in a timely manner. Social		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	Promote healthy lifestyles, especially routine daily exercise				infrastructure could include health facilities if there is an identified need and other physical and/or green infrastructure could promote physical activity. The provision of healthcare, recreational and leisure facilities are mentioned in the supporting text with reference to the Council's Infrastructure Delivery Plan and its work with partners.		
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone <u>Help development viability and delivery</u>	0	0	0	This policy does not relate to housing provision.		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	+	+	+	This policy will ensure that identified social, physical and green infrastructure required to meet the demands of new developments is delivered in a timely manner. Social infrastructure could include community centres, healthcare facilities, welfare, spiritual, recreational, leisure, cultural and education facilities, all of which could help to strengthen community cohesion.		n/a
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	+	+	+	This policy will ensure that identified social, physical and green infrastructure required to meet the demands of new developments is delivered in a timely manner. There is an indirect relationship		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					between crime and safety and the provision of social infrastructure, which could help to reduce anti-social behaviour by providing welfare and leisure facilities for young people, for example.		
Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	+	+	+	This policy will ensure that identified social, physical and green infrastructure required to meet the demands of new developments is delivered in a timely manner. This could include education facilities (as identified within the supporting text) which could help to provide training.		n/a
Objective 7: Ensure communities have access to a wide range of	Give everyone in the region access to satisfying	0/+	0/+	0/+	This policy does not relate to the provision of employment opportunities, although as an indirect effect, some		n/a



Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
employment opportunities, paid or unpaid	work opportunities , paid or unpaid  Reduce poverty and income inequality  Provide a diverse range of employment opportunities in a variety of sectors				jobs may be provided through the provision of social infrastructure such as healthcare, education, welfare, leisure etc.		
Objective 8: <u>Build a strong competitive economy and enable local businesses to prosper</u>	Increase the circulation of wealth within the local authority area  Reduce vulnerability of the	0	0	0	This policy is unlikely to have an effect with regards to the prosperity of local businesses.		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	economy to climate change and harness opportunities arising <u>Contribute to the vitality and viability of town centres</u> <u>Support a prosperous rural economy</u>						
Objective 9: Increase availability of local produce and materials	Meet local needs locally  Support local food producers	0	0	0	This policy is unlikely to have an effect with regards to the availability of local produce and materials.		n/a
Objective 10: Ensure everyone has access to high quality and	Make public transport, cycling and walking easier and	+	+	+	The policy could be used to ensure that transport infrastructure required for new development is delivered. The third		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
affordable public transport and promote cycling and walking	more attractive <u>Promote sustainable transport to reduce the need for major transport infrastructure</u>				paragraph of the policy seeks to ensure physical infrastructure is retained and improved and therefore could also facilitate improvements to cycling and walking paths, bus shelters etc.		
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	+	+	+	In the same way that this policy supports Objective 10 above, the provision of transport infrastructure that this policy enables should help to reduce the need to travel by car, by making public transport, walking and cycling attractive for users of new developments.		n/a
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape	0	0	0	This policy does not relate to the location or design of development.		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	Value and protect diversity and local distinctiveness including rural ways of life						
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	Maintain and enhance cultural and historical assets	0	0	0	This policy does not have any relevance to this SA Objective.		n/a
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	Protect and enhance habitats and species (taking account of climate change)	+	+	+	An indirect effect of this policy could be the enhancement of biodiversity through the provision of green infrastructure, which would also provide benefits for wildlife in light of climate change by providing migration		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
					routes between habitats.		
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	0	0	0	This policy is not relevant to this SA Objective.		n/a
Objective 16: Encourage sustainable construction	Development that demonstrates sustainable design and construction  Minimise consumption and extraction of minerals	0	0	0	This policy is not relevant to this SA Objective. The Sustainable Construction core policy (CP2) seeks to ensure that sustainable construction is integral to new development whilst the Retrofitting Existing core policy (CP1) encourages measures to improve the energy efficiency of all existing buildings.		n/a
Objective 17: Ensure the development of sustainable and/or local energy sources	Reduce non-renewable energy consumption and 'greenhouse'	+	+	+	This policy will ensure that identified social, physical and green infrastructure required to meet the demands of new developments is		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
and energy infrastructure	emissions  Promote sustainable energy generation and distribution				delivered in a timely manner. The supporting text identifies that social and physical infrastructure could include energy provision and that the policy will ensure that all new developments are supported by the necessary infrastructure, including forms of energy supply that help to reduce carbon emissions and existing infrastructure is retained and improved.		
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	Reduce vulnerability to, and manage flood risk (taking account of climate change)  Enable us to	+	+	+	This policy will ensure that identified social, physical and green infrastructure required to meet the demands of new developments is delivered in a timely manner. Physical infrastructure could include measures to reduce flood risk and green infrastructure		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	cope with hotter, drier summers (shade, ventilation, ground conditions etc.)				provision could also include SUDS.		
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land  Keep water consumption within local carrying capacity limits (taking account of climate change)  Minimise consumption and	0	0	0	This policy is not relevant to this SA Objective.		n/a

Core Policies – Infrastructure Provision Policy							
SEA/SA Objectives	Detailed questions: Does the policy / proposal...	Short term	Med term	Long term	Commentary	Mitigation or enhancement	B&NES response:
	extraction of minerals						
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	0	0	0	This policy is not relevant to this SA Objective.		n/a

**Overall Commentary:**

This policy either has a positive effect with regard to the SA Objectives or is not relevant to a number of the other SA Objectives. Two major positive direct effects have been identified in relation to the following SA Objectives:

- Objective 2: Improve the health and well-being of all communities; and
- Objective 4: Promote stronger more vibrant and cohesive communities.

The following potential indirect positive effects have been identified as follows:

- Objective 5: Reduce anti-social behaviour, crime and the fear of crime: There is an indirect relationship between crime and safety and the provision of social infrastructure, which could help to reduce anti-social behaviour by providing welfare and leisure facilities for young people, for example;
- Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid: an indirect positive effect may occur as some jobs may be provided through the provision of social infrastructure such as healthcare,



education, welfare, leisure etc.; and

- Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change): An indirect effect of this policy could be the enhancement of biodiversity through the provision of green infrastructure, which would also provide benefits for wildlife in light of climate change by providing migration routes between habitats.

No potential minor negative effects or cumulative effects have been identified.

No mitigation measures are required.