



Bath and North East
Somerset Council

Annex K: Assessment of
Housing Contingency Sites

Prepared for:

Bath and North East Somerset Council

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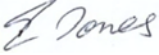

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1 Introduction

1.1 The Bath and North East Somerset LDF Core Strategy

The Bath and North East Somerset Local Development Framework (LDF) Core Strategy will be subject to Examination shortly and the Plan Inspector has begun to examine the documentation in readiness for the Examination Hearings. After an initial review of the documents the Inspector has sent a letter to the council setting out some concerns including in regard to planning for the right level of housing. The areas of concern outlined by the Inspector are set out below:

- Would the plan be able to accommodate a greater scale of economic growth if the national/regional/sub regional economy was stronger than predicted or would it restrain higher growth?
- If household formation, migration and other demands on housing were greater than allowed for in the multiplier, how/when would any such pressures/consequences be identified and would there be an opportunity to accommodate greater provision than currently planned for?
- Is there sufficient flexibility to accommodate the planned scale of growth if there is any slippage in the delivery of the major sites or lower than expected capacity for housing on such sites?
- Does the overall strategy plan for (or otherwise facilitate) housing development over a 15 year period from adoption?

In considering its response to the concerns of the Inspector, the Council decided to test the impact of potentially including greenfield housing contingency location(s) in the plan. It is important to recognise there are some advantages and disadvantages of including contingency locations within the plan. The main reasons for considering the identification of a contingency location are:

- The Core Strategy plans for 11,000 dwellings to 2026 and although the Housing Land Availability Assessment (SHLAA) identifies 11,200 dwellings, the likely evidence based requirement is around 11,600 dwellings. This suggests that the strategy may not be able to accommodate a significantly greater scale of growth; and
- Complexity of housing delivery can lead to housing shortfalls. Whilst the Council is placing a greater emphasis on delivery and is addressing past problems, a significant proportion of the housing supply is on brownfield sites which are recognised as being difficult to bring forward.

The risks of identifying contingency sites is that they have the potential to make the plan less sustainable through the loss of green field land, for example and are likely to have an impact on environmental features if they are in a sensitive location.

1.2 The purpose of this report

An assessment is required of the potential impact on sustainability of including greenfield housing contingency locations in the plan. This report analyses these effects and in particular:

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- Assesses the effects of four suggested housing contingency locations. These locations are in the same areas as urban extension sites that were previously tested by the council in 2009. However, whilst in the same area as previously appraised, the scale of development and purpose is different; and
 - Assesses the implications of the changes to the plan policy i.e. does the inclusion of a contingency site make the overall strategy more or less sustainable?

The Council used this SA (along with other evidence) in deciding not to identify greenfield housing contingency as part of the Proposed Changes to the submission Core Strategy.

2 Methodology of the Assessment

2.1 Details of the sites assessed

If it is accepted that a greenfield contingency is required, then the appropriate location(s) will need to be considered. Only locations previously considered as options through the Core Strategy process can legally be considered as contingency locations without triggering a withdrawal of the Core Strategy.

In 2009 a LDF Core Strategy Options Paper was published by B&NES which discussed the following urban extension sites:

- Bath: West of Twerton;
- Bath: Odd Down/South Stoke Plateau;
- Bristol: Whitchurch; and
- Bristol: Hicks Gate.

This report outlines an assessment of the sustainability of each of the above locations in order to assist the council in their decision-making process.

ENVIRON carried out a broad options assessment in 2009 of these sites. However, this assessment is a more detailed assessment and brings the information included in the 2009 assessments up to date.

For all of the sites a slightly different option is being assessed compared to what was assessed in 2009. Table 1.1 outlines this in detail for each of the sites/locations.

Table 1.1: Details of the sites/locations assessed		
Site	2009 assessment	2011 assessment (this assessment)
Bath: West of Twerton	<ul style="list-style-type: none"> • Site boundary as set out in 2009 options paper • 2000 dwellings 	<ul style="list-style-type: none"> • Same boundary as already assessed but recognising that a lot of the location will be taken up with open space • 1000 dwellings
Bath: Odd Down/South Stoke Plateau	<ul style="list-style-type: none"> • Site boundary as set out in 2009 options paper • 2000 dwellings 	<ul style="list-style-type: none"> • Land to the west of the A367 would be excluded. The development would take up a lesser area of the remaining site as previously identified • 750 dwellings
Bristol: Whitchurch	<ul style="list-style-type: none"> • Site boundary as set out in 2009 options paper • 3300 – 3650 dwellings 	<ul style="list-style-type: none"> • The council have deemed that the areas to the west of the location are inappropriate for development due to high environmental impact. Therefore, these areas have not been included in this assessment. • 800 dwellings
Bristol: Hicks Gate	<ul style="list-style-type: none"> • A fairly general location was assessed in 2009 • 1000 dwellings in the B&NES area 	<ul style="list-style-type: none"> • Same broad area as already assessed • 800 dwellings within the Bristol area have been identified as a contingency in the Bristol Core Strategy • 700 dwellings in the B&NES area split either side of the A4

2.2 Presentation of the assessment

Matrices have been used to identify the sustainability effects of the options. These matrices are designed to help identify the potential impacts of the plan on each SA topic (guided by the SA Questions).

2.3 Defining what is a significant effect

Significance has been defined within the assessment as follows:

Table 2.1: Significance criteria		
Score	Description	Symbol
Major positive impact	The option / plan achieves all of the applicable SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors	++
Minor positive impact	The option / plan achieves some of the SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors	+
Neutral	The option / plan does not have an effect on the achievement of the SA Objective or SA questions	0
Minor negative impact	The option / plan conflicts with some of the SA questions and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors	-
Major negative impact	The option / plan conflicts with all of the applicable SA questions and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors. In addition the future baseline indicates a worsening trend in the absence of intervention	--
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA Objective	?

On the basis of the criteria set out within Table 2, significant effects have been considered to be major positive, major negative effects, plus any minor negative or uncertain effects. Uncertain effects are considered to be significant because they could potentially result in major positive or major negative effects. Minor negative effects are considered to be significant because, although not a major effect, a minor negative effect might on its own be significant due to the degree to which it conflicts with the SA question and/or the sensitivity of receptors. Mitigation measures have been suggested for all significant effects. Where appropriate, enhancement measures have been suggested in order to enhance any positive effects.

With regards to the assessment of the implications of the inclusion of the contingency locations on the overall performance of the plan, following the assessment of each of the locations, the potential effects of each of the contingency locations have been considered against the residual negative and uncertain effects identified within the SA of the Core Strategy (April 2011). This provides an indication of how the inclusion of a contingency location might affect the residual sustainability effects from the assessment of the Core Strategy as a whole. The results of this assessment are included within section 3.2.

3 Results of the Assessment

3.1 Results of the individual site assessments

Bath – West of Twerton

The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing.

The location could have minor positive effects on reducing crime and fear of crime, potentially improving the availability of training, ensuring access to employment opportunities and enabling local businesses to prosper. However, without further details of the levels of employment land to be provided as part of this site it is not possible to be certain that these effects will be realised. The location could also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every development site within the plan needs to adhere to the LDF development control policies rather than any pro-active measures being put forward specifically for this location. The location could also have a minor positive effect on access to public transport and reducing the need to travel by car as the site is located on a good public transport corridor linking the area to Bath and Bristol and so should be able to achieve good public transport access.

The location could have minor negative effects on improving accessibility to community facilities and local services, improving the health and well-being of all communities and promoting stronger communities. This is because the location is isolated from the rest of Bath and access to neighbouring community facilities would be limited. The location could also have a minor negative effect on promoting cycling and walking as it is associated with topography not suitable for regular everyday walking and cycling. The transport assessment of this location is less positive in relation to previous stage assessments due to the uncertainty of the Bath Transport Package, which had given this location added advantage in terms of sustainable transport.

The location could have a number of major negative effects. Development on the location may lead to increased growth on the River/Lower Bristol Road corridor which could cause congestion on the A4/36 and the Bristol to Bath A4 corridor. This would then also impact upon air and noise pollution. The location would also cause major negative effects on a number of environmental constraints. In terms of landscape, the development would have a major negative impact due to its prominence on the skyline and because of the openness of the landscape, this impact is likely to be difficult to mitigate. There is also an impact on the setting of the AONB. The land is within the green belt and there would be an impact on the integrity of the green belt function in this location. In terms of heritage, the development would be beyond the clearly defined edge of the city and this would result in the urbanisation of and cause a major negative impact on the landscape setting of the World Heritage Site (as demonstrated by a more detailed WHS setting assessment). Development in this location would also impact on the setting of Kelston Park House and Newton Park. The location could also have a negative effect on flooding if not mitigated, although the vast majority of the location is within flood zone 1. The location presents a risk of land instability which could be worsened by climate change. However, B&NES evidence (Geological study) shows that these land instability impacts can be mitigated. The location could have minor negative effect on careful and efficient use of natural resources as the land is located on green belt so possibly cannot be considered a wise and efficient use of land.

Bath – Odd Down / South Stoke Plateau

The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing.

Development in this location would improve accessibility to community facilities and local services, improving health and access to sustainable modes of travel. This is because the location has the potential to contribute towards the quality of community facilities in adjacent areas and is accessible to a number of local schools and local convenience shopping. The location also has suitable topography for walking and cycling (although access to Bath is more problematic) and the location has good public transport accessibility to Bath and towards Radstock and Frome. These major positive effects are dependent on adequate provision of community and health facilities.

The location could have minor positive effects on promoting stronger communities, reducing crime and fear of crime, potentially improving the availability of training, ensuring access to employment opportunities and enabling local businesses to prosper. However, these effects are dependent on the level of community services and employment land to be provided on site. Without further details it is not possible to be certain that these effects will be realised. The location could also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every development site within the plan needs to adhere to the LDF development control policies rather than any proactive measures being put forward specifically for this location. The location could also have a minor positive effect on reducing the need to travel by car as the land is located on a good public transport corridor linking the area to Bath and so should be able to achieve good public transport access. The location could have minor negative effect on careful and efficient use of natural resources as the land is located on green belt so possibly cannot be considered a wise and efficient use of land.

The location could have a number of major negative effects. The potential transport impact of the development on the A3062 and A367 alone and in combination with the development at MoD Foxhill needs to be investigated further as this could potentially have a negative effect. This could then also impact upon air and noise pollution. The location could also potentially cause a major negative effect on a number of environmental constraints. In terms of landscape, the development could have a major negative impact. The location is within the Cotswolds AONB and within the Green Belt. Exceptional circumstances and a lack of suitable alternatives outside the AONB would need to be demonstrated to identify this area as a contingency to avoid direct conflict with national policy. In terms of heritage, the location could have a major negative impact on the setting of the Wansdyke Scheduled Ancient Monument and the location also straddles the Roman Fosse Way after it crosses the Wansdyke. Although major negative impacts on the setting of the Bath World Heritage Site setting can largely be avoided in this option (the reduced capacity option from the original option assessed at the issues and options stage) – by avoiding development of the land either side of the A367, by drawing development back from the South Stoke plateau edge to the south and by enhancing tree cover, there would still be a negative impact of developing in this location particularly on the historic setting of the World Heritage Site as this breeches the containment of the city boundary provided by the Wansdyke. In terms of ecology, the location could cause major negative impacts as the location is within the main feeding areas and flight corridors for Horseshoe Bats associated with the Bath and Bradford on Avon Bats

Special Area of Conservation (SAC). Before going ahead a full Appropriate Assessment (AA) will need to be carried out and this AA will need to demonstrate no adverse impacts upon the integrity of the SAC. This will require a comprehensive mitigation strategy to be agreed with Natural England and this is likely to include the inclusion of an ecological corridor on the plateau edge.

South East Bristol – Whitchurch

The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing.

Development in this location could improve accessibility to community facilities and local services, improving health and possibly improving the availability of training. Development in the Whitchurch area would benefit from improvements to facilities within south Bristol, such as the proposed new hospital and new academy (secondary) school in Brislington, although this is dependent on securing a good public transport service into these areas and the city centre. The location could have a major positive effect on the SA objective as long as adequate public transport access can be secured.

The location could have minor positive effects on reducing crime and fear of crime and ensuring access to employment opportunities and enabling local businesses to prosper. However, these effects are dependent on the level of community services and employment land to be provided on site. Without further details it is not possible to be certain that these effects will be realised. The location could also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every development site within the plan needs to adhere to the LDF development control policies rather than any pro-active measures being put forward specifically for this location. The location could also have a minor positive effect on walking and cycling as they could be encouraged through the potential use of the disused railway line to be used as a green walking and cycling link into Bristol.

At the previous higher level of development tested, a requirement for major transport improvements was included. However, this south east Bristol transport package is unlikely to be secured for this significantly lower level of development and existing and currently planned infrastructure is more likely to be relied upon. This also means that there is an uncertain effect on air and noise pollution.

The location will have a neutral effect on flooding as it is entirely within flood zone 1, but would benefit from further consideration of climate change adaptation measures that could be adopted as part of the site.

Much of the land in this area is used by Horseworld - horse rescue sanctuary and local tourist attraction and development of the location could have an impact on business operations. The nature of this impact is uncertain and needs investigation before development at the location goes ahead.

The location could have a minor negative effect on landscape and heritage. The development of this location could lead to impacts on the open rural setting of Whitchurch village and would affect the distinctiveness of Whitchurch village as a separate settlement. However, a reduction in capacity from the original option for this area and a strategy to infill existing built up areas has reduced the potential effect. The location has the potential to impact on the setting of the scheduled ancient monument Maes Knoll, Wansdyke and the Chew Valley skyline. In this option, development has been reduced in scale in order to avoid

areas with potential for these impacts but there is still the potential for a minor negative impact because of the importance of the monument and the landscape character. The location could also have minor negative effects on climate change adaptation as no specific measures are suggested to adapt to the effects of climate change.

The location could have a number of major negative effects. The location could have major negative effects on promoting stronger communities and encouraging the efficient use of land. This is because Bristol City Council has identified South Bristol as a major area for regeneration in their Core Strategy and greenfield development in the immediate vicinity could serve to threaten these regeneration aspirations. This impact would be difficult to mitigate and would be a major negative effect. However, there could be some benefits as the new development could provide additional facilities, employment and improved public transport into other parts of Bristol. The location could also have major negative impacts upon biodiversity. The location could potentially result in the loss of Skylark habitat and Brown Hare habitat (UKBAP species of Principal Importance and Local BAP species). The area is also associated with species rich hedgerows and semi improved neutral grassland. Depending on the exact location of development areas, development of the location would have a potentially negative impact on habitats and species.

South East Bristol – Hicks Gate

The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing.

Development in this location could also ensure everyone has access to high quality and affordable public transport. The Hicks Gate area could be well served by public transport into Bristol city centre. It is located close to the Brislington park and ride. It is also on the route between Bath and Bristol. The location could have a major positive effect on the SA objective as long as adequate public transport access can be secured.

The location could have minor positive effects on improving the health and well-being of all communities (as long as adequate healthcare is provided), reducing crime and fear of crime, improving the availability and provision of training and ensuring access to employment opportunities. However, these effects are dependent on the level of community services and employment land to be provided on site. Without further details it is not possible to be certain that these effects will be realised. The location will also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every development site within the plan needs to adhere to the LDF development control policies rather than any pro-active measures being put forward specifically for this location. The location could also have a minor positive effect on reducing the need to travel by car as the location could be well served by public transport into Bristol city centre and Bath.

The location will have an uncertain effect on local businesses and a neutral effect on protecting heritage and biodiversity assuming the location will not significantly affect any heritage or ecological assets (although further studies may be needed to confirm this).

The location could have a minor negative effect on improving health and improving accessibility to community facilities and local services and promoting stronger more vibrant and cohesive communities as the surrounding land use consists of bulky retail, light industrial warehousing and distribution, this is not entirely compatible with residential

development and the residential community here would be relatively isolated. This may prevent residents from accessing community and cultural facilities easily and prevent the development of strong and cohesive communities that are well connected to other areas. The location could also have a minor negative effect on encouraging walking and cycling because of its location next to retail and distribution uses, which would be likely to discourage potential new residents from walking beyond the site. The location could also have potential negative effects on flooding and climate change adaptation as small parts where the location adjoins the Avon (the north part of the location) are at higher risk of flooding (Flood Zones 2/3) and there are some other parts of the location with flood risk. However, the vast majority of the location is outside of areas of flood risk in flood zone 1. The location also has a minor negative effect on encouraging careful use of land as this location introduces development on the green belt so cannot be considered as conserving land.

The location could have a number of major negative effects. The location will have a major negative effect on protecting and enhancing local distinctiveness and landscape. Development in some parts of the location could have a major negative effect on the distinctive undulating landscape and would urbanise a greenfield location having a major negative effect on the landscape character. However, in terms of green belt separation this option (if development is kept back from the ridge line) could go ahead and still maintain the principle of the green belt gap – although the green belt impact remains. The location could also have a major negative impact on transport and pollution. The location may cause increased pressure on the A4 corridor. This would be associated with greater air and noise pollution from increased vehicles on this route. The A4 splits the location and acts as a strong physical barrier. This could also cause potential issues with air quality and noise pollution.

The inclusion of the area as a contingency for Bristol means that more sustainable form of development would be more likely depending on how and when the two contingency locations come forward.

3.2 The overall sustainability of the plan

In order to consider the potential implications of the changes to the previous plan the potential effects of each of the contingency locations have been considered against the residual negative and uncertain effects identified within the SA of the Core Strategy (April 2011). Table 6.2 in the SA report presents the potential residual negative and uncertain effects of the Core Strategy which have not been directly addressed by revisions to the Core Strategy at this stage.

3.2.1 Impact on Core Strategy residual effects

The following Table 3.1 presents those residual effects against which the contingency locations may have an effect. It is notable that the residual effects which would be impacted by the introduction of contingency locations are the issues of land, air, noise and light pollution (SA Objective 15) and objectives related to transport (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 main residual effects to be potentially affected are potential negative effects related to the District Spatial Strategy and Bath Strategy and uncertainties with relation to the cumulative assessment of other policies and plans.

Table 3.1: Impact of the contingency locations on the Residual Effects of the Core Strategy

Policy or Strategy of the Core Strategy	Potential negative or uncertain effects	Reasoning	Suggested mitigation	Bath – West of Twerton	Bath – Odd Down / South Stoke Plateau	South East Bristol – Whitchurch	South East Bristol – Hicks Gate
DW1 District Spatial Strategy and Bath Strategy	A minor negative effect in the short, medium and long terms with regards to SA Objective 15: Reduce land, water, air, light, noise pollution. If the collection of transport measures referred to in the Bath strategy chapter are not implemented, this could be a major negative effect with regards to air quality.	The District Strategy directs new development to Bath and although measures are referred to within the Bath Strategy to manage transport in Bath in order to achieve sustainable circulation and access, a risk remains that existing poor air quality could be exacerbated by growth in the City.	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. 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.	Obj 15: The location may cause pressure on the A4/36 due to growth associated with the River/Lower Bristol Road corridor. This would be associated with greater air and noise pollution from increased vehicles on this route.	Obj 15: The impact of the development on the A3062 and A367 alone and in combination with the development at MoD Foxhill could cause greater air and noise pollution from increased vehicles on this route.	Obj 15: Successful modal shift is dependent on the south east Bristol urban extension transport package. If the development goes ahead without adequate transport infrastructure this could lead to increase traffic on the A37 especially and increased air and noise pollution. The nature of the transport package which will be implemented to support the development is unknown and therefore the effect on this SA objective is unknown.	Obj 15: The location may cause increased pressure on the A4 corridor. This would be associated with greater air and noise pollution from increased vehicles on this route. The A4 splits the location and acts as a strong physical barrier. This could also cause potential issues with air quality and noise pollution.
West of	Uncertain potential	This potential effect	Any planning applications for	Obj	Obj	Obj 10& 11	Obj 10 & 11: The

England Joint Waste Core Strategy	for negative cumulative effects on air quality and traffic.	would be in combination with the B&NES Core Strategy in relation to allocated residual waste management site. The potential technology to be used at these locations would be determined by a private planning application.	residual waste treatment facilities would be subject to Environmental Impact Assessment which would include the consideration of cumulative effects. No further mitigation can be suggested in this instance which would reduce the uncertainty.	11: Development at this location may lead to increased growth on the River/Lower Bristol Road corridor which could cause congestion on the A4/36 and the Bristol to Bath A4 corridor. This could potentially have a major negative effect.	10: The location of the land adjacent to the Odd Down Park and Ride site means that the location has good public transport accessibility to Bath. There is also a proposal to provide bus lanes from this area to the City Centre.	&15: The successful development of the Whitchurch area is dependent on the south east Bristol urban extension transport package if it is to meet transport objectives and therefore this is currently an uncertainty. Whitchurch is currently poorly served by public transport and the A37 is congested as it is a key route into Bristol from rural areas. Options for the south east Bristol corridor major transport improvements, including potential bus rapid transit, a park and ride and other highway improvement are being explored. A public transport link may be	Hicks Gate area could be well served by public transport into Bristol city centre. It is located close to the Brislington park and ride. It is also on the route between Bath and Bristol. This location could have a positive impact. Obj 15: The location may cause increased pressure on the A4 corridor. This would be associated with greater air and noise pollution from increased vehicles on this route. The A4 splits the location and acts as a strong physical barrier. This could also cause potential issues with air quality and noise pollution.
Bristol Core Strategy Adopted Version (2011)	Potential negative cumulative effect on air quality and traffic congestion	There is a focus of new housing development in south Bristol. This could potentially increase traffic commuting into Bath from Bristol which could potentially lead to a negative cumulative effect on air quality and traffic congestion affecting Bath and Keynsham.	The Bath Package would mitigate for cumulative effects with regards to air quality and traffic in Bath. However, there is currently uncertainty that the Bath Package will receive the funding that it needs in order to go ahead. There would also be a need for the Bath Package to come forward in time for development outside of Bath to ensure people are using sustainable methods of travel to enter Bath. The Greater Bristol Bus Network will link Bristol, Bath, Keynsham, Midsomer Norton and Radstock with showcase bus corridors. The Greater Bristol Bus Network would mitigate for cumulative effects in Keynsham by improving the bus services between Bristol,	Obj 15: The location may cause pressure on the A4/36 due to growth associated with the River/Lower Bristol Road corridor. This would be associated with greater air and noise pollution from increased vehicles on this route	The location also has good public transport accessibility South and South Eastwards towards Radstock and Frome. The location would have a major positive effect on the SA objective. Obj 11 & 15 :The location could lead to less		

			Keynsham and Bath.			
Wiltshire Core Strategy	Uncertain potential negative cumulative effect on air quality and traffic levels in Bath.	Growth in Chippenham and Bradford on Avon could potential increase commuting into Bath which could result in a potential negative cumulative effect on air quality and traffic levels in Bath. However, this is uncertain because the balance of employment use and housing that would be proposed within these settlements (and therefore the potential for the balance to mitigation in commuting) is not known.	Cumulative effects associated with increased congestion in Bath from in commuting from Chippenham and Bradford on Avon could be mitigated through the Bath Package which includes a new park and ride on the east of Bath. However, there is currently uncertainty that the Bath Package will receive the funding that it needs in order to go ahead.		dependence on the use of cars due to the location of the development near to the City Centre and the fact that it is served by good public transport. The impact of the development on the A3062 and A367 alone and in combination with the development at MoD Foxhill has been investigated. This shows that development would generate a number of additional trips and pressure on the network. This impact is somewhat reduced with the lower level of	proposed between Whitchurch and Keynsham which may impact on Queen Charlton. It is assumed that the Whitchurch location will provide some services, facilities and employment and therefore this would encourage walking and cycling for local trips. There is also the potential for a disused railway line to be used as a green link into Bristol, which it is assumed would be for walking and cycling, rather than a rapid transit or other form of motorised transport.

					development. However, overall the location has scored minor negative.		
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Bath – Odd Down / South Stoke Plateau and South East Bristol – Hicks Gate contingency locations offer the potential for positive effects with relation to transportation and access and therefore could have a mitigating effect on some of the potential negative residual effects identified in the assessment of the Core Strategy.

3.2.2 Potential additional residual effects

The introduction of the contingency locations does also introduce additional potential negative residual effects, as a number of the potential effects identified would be difficult to mitigate. These are summarised for each location below:

Bath – West of Twerton

The location is physically separated from Twerton by the Newton Brook Valley making physical cohesion and access to the new facilities that the extension will offer, more challenging. This would be difficult to mitigate for and could lead to a negative residual effect.

The negative impact on the landscape would be difficult to mitigate for and could lead to a negative residual effect due to its prominence on the skyline and the openness of the landscape. The development would be beyond the clearly defined edge of the city and this would result in the urbanisation of the landscape setting of the World Heritage Site. Whilst the location is outside the Cotswold AONB it would still have a major negative impact on the setting of the AONB and there are no real opportunities to mitigate this impact.

The location is within the Green Belt which plays a significant role in the separation of Bristol and Bath and is valuable in checking urban sprawl, preserving the setting/special character of Bath and in safeguarding the countryside from encroachment. The effect on the Green Belt from the development of a site in this location would be difficult to mitigate for and could lead to a negative residual effect.

The impact on Kelston Park House is particularly significant as Kelston Park currently acts as a gateway feature to the city and if large areas of contemporary housing intrude into this view it could damage the function of the house as a gateway to Bath and could lead to a significant negative residual effect.

The HRA screening assessment highlighted no major issues in relation to European protected species that could not be mitigated.

Bath – Odd Down / South Stoke Plateau

The location is within the Cotswolds AONB and within the Green Belt. Exceptional circumstances and a lack of suitable alternatives outside the AONB would need to be demonstrated to identify this area as a contingency to avoid direct conflict with national policy (PPS7). Even with the suggested ecological and landscape mitigation there would still be a negative impact of developing in this location particularly on the historic setting of the World Heritage Site as the development breaches the containment of the city.

The location could have a major negative impact on the setting of the Wansdyke Scheduled Ancient Monument (a long ditch and bank linear defensive earthwork) which is located near to the Northern boundary in the East of the location. A 30 metre corridor with clearly defined pedestrian crossing points is needed to protect the setting of the Wansdyke. However, even

this may not fully mitigate the effect of urbanisation and increase recreational use of the Wansdyke.

The location is within the main feeding areas and flight corridors for Horseshoe Bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) and therefore inclusion of this location within the Core strategy would require consideration within a Habitats Regulation Assessment and it is uncertain whether there would be a residual negative effect at this stage that could not be mitigated – a more detailed mitigation strategy would be needed.

South East Bristol – Whitchurch

Bristol has identified South Bristol as a major area for regeneration in their Core Strategy and greenfield development in the immediate vicinity could serve to threaten these regeneration aspirations. This would be difficult to mitigate for and could lead to a negative residual effect. However, there could be some benefits as the new development could provide additional facilities, employment and improved public transport into other parts of Bristol.

The development of the location could lead to impacts on the open rural setting of Whitchurch village and would affect the distinctiveness of Whitchurch village as a separate settlement. However, limits to housing numbers and a strategy to infill existing built up areas has reduced the potential effect. It is uncertain at this stage whether there would be a significant negative residual effect.

The location has the potential to impact the setting of the scheduled ancient monument Maes Knoll, Wansdyke and the Chew Valley skyline. Development has been reduced in scale in order to avoid areas with potential for these impacts but there is still the potential for a minor negative impact because of the importance of the monument. There is also the risk of a minor negative impact on the setting of Grade II* Listed Lyons Court Farm which would be difficult to mitigate.

South East Bristol – Hicks Gate

Development in some parts of the location could have a major negative effect on the Green Belt and on the distinctive undulating landscape and would urbanise a greenfield location having a major negative effect on the landscape character. Effects on the landscape character could be difficult to mitigate particularly beyond the ridgeline where development would be more visually prominent to the wide area including Stockwood Vale. Further masterplanning would be needed to ensure that development is planned in a way that minimises the loss of this landscape character and that development is kept back from the ridgeline. Impacts on the green belt cannot be avoided as this is a sensitive location, however these impacts could be reduced by keeping development back from the ridgeline.

The location may cause increased pressure on the A4 corridor. 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. The A4 splits the location and acts as a strong physical barrier. This could also cause potential issues with air quality and noise pollution. The surrounding land use consists of bulky retail, light industrial warehousing and distribution, this is not entirely compatible with residential development and the residential community here would be relatively isolated. Further work would be needed to examine

potential mitigation measures and it is uncertain at this stage whether there would be a significant negative residual effect.

Annex A: Location Appraisal Matrices

Bath – West of Twerton

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
Objective 1: Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> Help everyone access basic services easily, safely and affordably Increase access to and participation in community and cultural facilities and activities 	-	-	-	<p>Being isolated from the rest of Bath, the location would need to include new community facilities because access to neighbouring areas would be limited. The land is located on a good public transport corridor but integration with neighbouring areas may be difficult due to topographical separation.</p> <p>The development will appear and will potentially function as a separate satellite village rather than as part of the city and this could limit people's participation in wider community and cultural facilities and activities.</p> <p>However, if adequate community facilities are provided within the development the development will have a minor positive effect.</p>	It will be important to ensure that adequate community facilities are available.
Objective 2: Improve the health and well-being of all communities	<ul style="list-style-type: none"> Improve health Reduce health inequalities Promote healthy lifestyles, especially routine daily exercise 	-	-	-	<p>It would be difficult to promote health and healthy lifestyles through development at this location because the topography of the location is likely to discourage walking and cycling.</p> <p>The land is located close to deprived areas at Twerton and elsewhere in south Bath and in theory providing services through the development could help improve health inequalities. However, the development is expected to be stand alone so this positive impact is unlikely to occur.</p> <p>It is assumed that the location would be able to offer healthcare facilities if needed and open space and community facilities.</p> <p>As long as adequate health facilities are provided within</p>	It will be important to ensure that adequate health facilities are available.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					the development there is likely to be a minor negative effect on the SA objective.	
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> Help make suitable housing available and affordable for everyone 	++	++	++	The location will help to provide affordable homes by providing a greater level of overall housing in the area and by meeting the requirements of Core Policy 9 – achieving 35% of affordable housing on site. The effect on the SA objective will be major positive.	
Objective 4: Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> Promote stronger more cohesive communities 	-	-	-	The location is physically separated from Twerton by the Newton Brook Valley making physical cohesion and access to the new facilities that the extension will offer, more challenging. Therefore, it is unlikely to help promote stronger, more cohesive communities and could have a negative effect on the SA objective.	It is not possible to mitigate against this effect.
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> Reduce crime and fear of crime 	+	+	+	The location should serve to reduce crime through general regeneration and provision of employment and facilities. This could have an indirect and minor positive effect on crime and fear of crime.	
Objective 6: Improve the availability and provision of training	<ul style="list-style-type: none"> Give everyone access to learning, training, skills and knowledge 	+	+	+	The location would perform well in providing access to learning due to its location close to Bath Spa University. In theory the location could provide some space for employment land which could help to increase skills in the area. However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. With these uncertainties the location could have a minor positive effect on the SA	Details of the employment land to be provided on the site need to be clarified.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					objective.	
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> Give everyone in the region access to satisfying work opportunities, paid or unpaid Reduce poverty and income inequality Provide a diverse range of employment opportunities in a variety of sectors 	+	+	+	<p>Good access to Bath and Bristol means that residents should have access to a wide range of work opportunities. This should have a positive effect on reducing poverty and income inequality.</p> <p>In theory the location could provide some space for employment land. However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. With these uncertainties the location could have a minor positive effect on the SA objective.</p>	Details of the employment land to be provided on the site need to be clarified.
Objective 8: Enable local businesses to prosper	<ul style="list-style-type: none"> Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising 	+	+	+	<p>The location is well linked to Bath Spa University at Newton Park so could help local businesses to prosper.</p> <p>However, there is no information available to suggest that the location could reduce vulnerability of the economy to climate change.</p>	As masterplanning for the area progresses, climate change adaptation measures should be highlighted.
Objective 9: Increase availability of local produce and materials	<ul style="list-style-type: none"> Meet local needs locally Support local food producers 	0	0	0	The location will have no effect on this objective.	
Objective 10: Ensure everyone has	<ul style="list-style-type: none"> Make public transport, cycling and walking easier 	+ / -	+ / -	+ / -	The location is located on a good public transport corridor linking the area to Bath and Bristol and so should be able	It could be difficult to improve walking and cycling routes on and around the location but the link to National Cycle

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
access to high quality and affordable public transport and promote cycling and walking	and more attractive				to achieve good public transport access. Walking and cycling within and around the location is not likely to be as good. There is the potential to link to National Cycle Route 4. However, the location is associated with topography not suitable for regular everyday walking and cycling although it would be well connected to Bristol and Bath via the Bristol-Bath cycle route. Access to the Twerton area through walking and cycling would be difficult to achieve.	Route 4 should be made if possible.
Objective 11: Reduce the need and desire to travel by car	<ul style="list-style-type: none"> Reduce the need/desire to travel by car 	+ / - -	+ / - -	+ / - -	<p>The location could lead to less dependence on the use of cars due to the location of the developments nearer to Bath city and being served by good public transport.</p> <p>Development on the location may, however lead to increased growth on the River/Lower Bristol Road corridor which could cause congestion on the A4/36 and the Bristol to Bath A4 corridor. This could potentially have a major negative effect.</p> <p>The transport assessment of this location is less positive in relation to previous stage assessments due to the uncertainty of the Bath Transport Package, which had given this located added advantage in terms of sustainable transport.</p>	Further studies are needed to ascertain the impact of the development on the local transport system and mitigation measures may be necessary.
Objective 12: Protect and enhance local distinctiveness	<ul style="list-style-type: none"> Protect and enhance landscape and townscape Value and protect diversity and local distinctiveness including rural ways 	--	--	--	The development would have a major negative impact on the landscape and would be difficult to mitigate due to its prominence on the skyline and because of the openness of the landscape. The development would be beyond the clearly defined edge of the city and this would result in the urbanisation of the landscape setting of the World Heritage Site. English Heritage object to development in	The impact on the setting of the AONB, World Heritage Site and the Green Belt are significant and it will be difficult to mitigate to an acceptable level.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	of life				<p>this location¹ on the basis of this evidence and this objection is backed by national policy in relation to effects on World Heritage Sites².</p> <p>Whilst the location is outside the Cotswold AONB it would still have a major negative impact on the setting of the AONB and there are no real opportunities to mitigate this impact. Natural England object to development in this location³.</p> <p>The location is within the Green Belt. The Green Belt here plays a significant role in the separation of Bristol and Bath and is valuable in checking urban sprawl, preserving the setting/special character of Bath and in safeguarding the countryside from encroachment. The location could have a minor negative impact on the character of the Newton St Loe Conservation Area. However, this has been identified and the current masterplan for the location should reduce this impact as far as possible.</p>	
Objective 13: Protect and enhance the district's historic, environmental and cultural	<ul style="list-style-type: none"> Maintain and enhance cultural and historical assets 	--	--	--	The location could have a potential negative impact on the historic environment including the remains of known Iron Age and Roman occupation. However, with the requisite studies and careful design, impacts could be avoided.	The impact on the setting of Kelston Park House and Newton Park are significant and it will be difficult to mitigate to an acceptable level.

1 The English Heritage objection states: B&NES should critically explore all alternative possible options/sustainable locations across the district to avoid urban extensions, particularly to the south/south west of Bath affecting the setting of Bath – a specific item of Outstanding Universal Value of the World Heritage Site.

2 See Planning Policy Statement 5: Planning for the Historic Environment (CLG, 2010)

3 The natural England objection reads: We are concerned about the high landscape impact of the preferred location. Although the site lies outside of the Cotswold AONB it will have a significant impact on its setting within the Avon Valley.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
assets					<p>More detailed assessments of the potential for archaeological impact have been undertaken that show that major impacts can be avoided.</p> <p>Kelston Park House (Grade II Listed) has a strong visual relationship to the location and the development could also have a major negative impact on the setting of Newton Park (Registered Historic Park and Garden). The impact on Kelston Park House is particularly significant as Kelston Park currently acts as a gateway feature to the city and if large areas of contemporary housing intrude into this view it could damage the function of the house as a gateway to Bath.</p> <p>The location would also have a major negative effect on the setting of the World Heritage Site (see above).</p>	
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	<ul style="list-style-type: none"> Protect and enhance habitats and species (taking account of climate change) 	--	--	--	<p>The location mainly consists of agricultural fields. The location is adjacent to Carrs Woodland SNCI and LNR and Newtown Brook SNCI although this option (at a reduced capacity from the original option assessed at the issues and options stage) should mean that the development should not have a significant impact upon these designations.</p> <p>Surveys have been undertaken by the location proponent and these have found the presence of ten species of bat using the location including Lesser Horseshoe and Leisler's Bat and (very rarely) the Greater Horseshoe bat. The HRA screening assessment highlighted no major issues in relation to European protected species that could not be mitigated.</p>	Woodland edges and hedgerows across the location should be maintained as foraging areas for bats. This should include enhancement of Carr's Wood and Newton Brook through expansion and development of the LNR to include new areas of woodland, woodland edge habitat and to link up existing woodlands.
Objective 15: Reduce land,	<ul style="list-style-type: none"> Minimise land, water, air, light, noise 	--	--	--	The location may cause pressure on the A4/36 due to	Further studies are needed to ascertain

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
water, air, light, noise pollution	pollution				growth associated with the River/Lower Bristol Road corridor. 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 practices. In light of the above, the location is likely to have a major negative effect on the SA objective.	the potential for light pollution from the location and the impact of the development on the local transport system (and air and noise pollution). As a result of these studies mitigation measures may be necessary.
Objective 16: Encourage sustainable construction	<ul style="list-style-type: none"> Development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals 	+	+	+	All development within the District will need to adhere to policies in the LDF related to sustainable design and construction. This should lead to a minor positive effect on the SA objective.	
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution 	+	+	+	All development within the District will need to adhere to policies in the LDF related to sustainable design and construction and energy generation. This should lead to a minor positive effect on the SA objective.	
Objective 18: Reduce vulnerability to, and manage flood risk (taking	<ul style="list-style-type: none"> Reduce vulnerability to, and manage flood risk (taking account of climate change) 	0	0	0	The majority of the location is in Flood Zone 1 with small areas of land in Flood Zones 2/3. If these areas are developed, the location has the potential to exacerbate current flood risks. However, it is likely that these areas will not be developed. The location also presents risk of	A flood risk assessment will need to be undertaken by the developer before development goes ahead. As masterplanning for the location

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
account of climate change)	<ul style="list-style-type: none"> Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc)? 				<p>land instability which could be worsened by climate change – however, B&NES evidence (Geological study) shows that these land instability impacts can be mitigated.</p> <p>The location does not include any specific measures that would help to cope with hotter, drier summers.</p>	progresses, climate change adaptation measures should be highlighted.
Objective 19: Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals 	-	-	-	<p>The location introduces development on the green belt so cannot be considered as conserving land.</p> <p>The location does not include any specific measures that will help to keep water consumption within local carrying capacity limits or to minimise consumption and extraction of minerals. Adherence to the LDF sustainable construction policies will help ensure that water and natural resource (including mineral) consumption is reduced.</p>	The effect on the green belt cannot be mitigated.
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	+	+	+	The location does not include any specific measures that will help to reduce waste. However, modern construction practices are much less wasteful in recent years so the effect should be positive.	

Overall Commentary:

The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing.

The location could have minor positive effects on reducing crime and fear of crime, potentially improving the availability of training, ensuring access to employment opportunities and enabling local businesses to prosper. However, without further details of the levels of employment land to be provided as part of this location it is not possible to be certain that these effects will be realised. The location could also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every development site within the plan needs to adhere to the LDF development control policies rather than any pro-active measures being put forward specifically for this location. The location could also have a minor positive effect on access to public transport and reducing the need to travel by car as the location is located on a good public transport corridor linking the area to Bath and Bristol and so should be able to achieve good public transport access.

The location could have minor negative effects on improving accessibility to community facilities and local services, improving the health and well-being of all communities and promoting stronger communities. This is because the location is isolated from the rest of Bath and access to neighbouring community facilities would be limited. The location could also have a minor negative effect on promoting cycling and walking as it is associated with topography not suitable for regular everyday walking and cycling. The transport assessment of this location is less positive in relation to previous stage assessments due to the uncertainty of the Bath Transport Package, which had given this location added advantage in terms of sustainable transport.

The location could have a number of major negative effects. Development in this location may lead to increased growth on the River/Lower Bristol Road corridor which could cause congestion on the A4/36 and the Bristol to Bath A4 corridor. This would then also impact upon air and noise pollution. The location would also cause major negative effects on a number of environmental constraints. In terms of landscape, the development would have a major negative impact due to its prominence on the skyline and because of the openness of the landscape, this impact is likely to be difficult to mitigate. There is also an impact on the setting of the AONB. The land is within the green belt and there would be an impact on the integrity of the green belt function in this location. In terms of heritage, the development would be beyond the clearly defined edge of the city and this would result in the urbanisation of and cause a major negative impact on the landscape setting of the World Heritage Site (as demonstrated by a more detailed WHS setting assessment).

Development in this location would also impact on the setting of Kelston Park House and Newton Park. The location could also have a negative effect on flooding if not mitigated, although the vast majority of the location is within flood zone 1. The location presents a risk of land instability which could be worsened by climate change. However, B&NES evidence (Geological study) shows that these land instability impacts can be mitigated. The location could have a minor negative effect on careful and efficient use of natural resources as the land is located on green belt so possibly cannot be considered a wise and efficient use of land.

Bath – Odd Down / South Stoke Plateau

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
Objective 1: Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> Help everyone access basic services easily, safely and affordably Increase access to and participation in community and cultural facilities and activities 	++	++	++	The location has the potential to contribute towards the quality of community facilities in adjacent areas and is accessible to a number of local schools and local convenience shopping. Therefore, the location could have a major positive effect on improving accessibility to community facilities and local services.	The location should contribute to improving community facilities in adjacent areas.
Objective 2: Improve the health and well-being of all communities	<ul style="list-style-type: none"> Improve health Reduce health inequalities Promote healthy lifestyles, especially routine daily exercise 	++	++	++	<p>The location could promote health and healthy lifestyles through walking and cycling on location because it is on a flat location to the south of the city of Bath. However, cycling from the city centre to this area involves a steep upward gradient and this might be discouraging.</p> <p>It is assumed that the location would be able to offer healthcare facilities if needed and open space and community facilities.</p> <p>The location is located close to relatively deprived areas in south Bath and in theory providing services through the development could help improve health inequalities.</p> <p>In light of the above the location is expected to have a major positive effect on the SA objective.</p>	It will be important to ensure that adequate health facilities are available.
Objective 3: Meet identified needs for	<ul style="list-style-type: none"> Help make suitable housing available and affordable for 	++	++	++	The location will help to provide affordable homes by providing a greater level of overall housing in the area and by meeting the requirements of Core Policy 9 –	

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
sufficient, high quality and affordable housing	everyone				achieving 35% of affordable housing on site. The effect on the SA objective will be major positive.	
Objective 4: Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> Promote stronger more cohesive communities 	+	+	+	The location is located close to relatively deprived areas in south Bath. If the location contributes to improving community facilities in these adjacent communities or ensures that facilities developed in this location are accessible to these communities it could have a positive effect on the SA objective. Because of the uncertainty over delivery of these services a minor positive score has been given.	The location should contribute to improving community facilities in adjacent communities or ensure that facilities developed on the site are accessible to these communities.
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> Reduce crime and fear of crime 	+	+	+	The location should serve to reduce crime through general regeneration and provision of employment and facilities.	
Objective 6: Improve the availability and provision of training	<ul style="list-style-type: none"> Give everyone access to learning, training, skills and knowledge 	+	+	+	In theory the location could provide some space for employment land which could help to increase skills in the area. However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. With these uncertainties the location could have a minor positive effect on the SA objective.	Details of the employment land to be provided on the location need to be clarified.
Objective 7: Ensure communities have access to	<ul style="list-style-type: none"> Give everyone in the region access to satisfying work opportunities, paid or 	+	+	+	Good access to Bath means that residents should have access to a wide range of work opportunities. This should have a positive effect on reducing poverty and income inequality.	Details of the employment land to be provided on the location need to be clarified.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> unpaid Reduce poverty and income inequality Provide a diverse range of employment opportunities in a variety of sectors 				In theory the location could provide some space for employment land. However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. With these uncertainties the location could have a minor positive effect on the SA objective.	
Objective 8: Enable local businesses to prosper	<ul style="list-style-type: none"> Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising 	+	+	+	<p>In theory the location could provide some space for employment land. However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess.</p> <p>There is no information available to suggest that the location could reduce vulnerability of the economy to climate change.</p>	<p>Details of the employment land to be provided on the location need to be clarified.</p> <p>As masterplanning for the location progresses, climate change adaptation measures should be highlighted.</p>
Objective 9: Increase availability of local produce and materials	<ul style="list-style-type: none"> Meet local needs locally Support local food producers 	0	0	0	The location will have no effect on this objective.	
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling	<ul style="list-style-type: none"> Make public transport, cycling and walking easier and more attractive 	++	++	++	<p>Due to the nature of the location being on a flat plateau, cycling and walking is more likely to be acceptable to new residents. However, cycling from the city centre to this area involves a steep upward gradient which might be discouraging.</p> <p>The location of the land adjacent to the Odd Down Park and Ride site means that the location has good public transport accessibility to Bath. There is also a proposal</p>	

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
and walking					to provide bus lanes from this area to the City Centre. The location also has good public transport accessibility South and South Eastwards towards Radstock and Frome. The location would have a major positive effect on the SA objective.	
Objective 11: Reduce the need and desire to travel by car	<ul style="list-style-type: none"> Reduce the need/desire to travel by car 	+ / - -	+ / - -	+ / - -	The location could lead to less dependence on the use of cars due to the location of the development is served by good public transport. The impact of the development on the A3062 and A367 alone and in combination with the development at MoD Foxhill has been investigated. This shows that development would generate a number of additional trips and pressure on the network. At a reduced level of development will have a reduced impact and a score of minor negative has been given	Further investigation is needed on mitigation that would be required to reduce the combined impact with MOD Foxhill.
Objective 12: Protect and enhance local distinctiveness	<ul style="list-style-type: none"> Protect and enhance landscape and townscape Value and protect diversity and local distinctiveness including rural ways of life 	- -	- -	- -	The location is within the Cotswolds AONB and within the Green Belt. Exceptional circumstances and a lack of suitable alternatives outside the AONB would need to be demonstrated to identify this area as a contingency to avoid direct conflict with national policy. Major negative impacts on the setting of the Bath World Heritage Site setting can largely be avoided in this option (at a reduced capacity from the original option assessed at the issues and options stage) by avoiding development of the land either side of the A367, by drawing development back from the South Stoke plateau edge to the south and by enhancing tree cover. There would still be a negative impact of developing in this location	The impact on the AONB cannot be mitigated. Development should not take place in the South Western part of the location or encroach towards the edge of the plateau. Substantial planting in the South West part of the location could mitigate some of the visual impact and effect on landscape character from the eastern part of the location. With good masterplanning the area between Coombe Hay Lane and South Stoke

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					<p>particularly on the historic setting of the World Heritage Site as the development breaches the containment of the city boundary provided by the Wansdyke.</p> <p>The location could also have a major negative impact on local landscape character including potential loss of hedgerows and a significant impact on views from the rural area. The Eastern side of the location is slightly less sensitive than the Western side but would still require substantial planting in the South West part of the location to mitigate.</p> <p>In terms of townscape, the location (particularly development of the Western part of the location) could potentially threaten the separate identity of South Stoke (which is a Conservation Area) and reduce its distinctiveness as its own community. This would have a major negative effect on townscape.</p>	<p>Lane (particularly East of Sulis Manor) is capable of reasonable physical and visual integration into the existing limits of Bath.</p> <p>Before development goes ahead a detailed assessment is needed with regard to how it would impact on the setting of the World Heritage Site.</p>
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	<ul style="list-style-type: none"> Maintain and enhance cultural and historical assets 	--	--	--	<p>The location could have a major negative impact on the setting of the Wansdyke Scheduled Ancient Monument (a long ditch and bank linear defensive earthwork) which is located near to the Northern boundary in the East of the location. The land also straddles the Roman Fosse Way after it crosses the Wansdyke.</p> <p>Within 200m of the location is evidence of Bronze Age and Roman occupation and there is the potential for significant below ground archaeological potential.</p>	<p>A 30 metre corridor with clearly defined pedestrian crossing points is needed to protect the setting of the Wansdyke. However, even this may not fully mitigate the effect on the Wansdyke of increased urbanisation and increased recreational pressure.</p> <p>More detailed assessments of the potential for archaeological impact should be undertaken before the location is developed.</p>
Objective 14: Encourage and protect habitats	<ul style="list-style-type: none"> Protect and enhance habitats and species 	--	--	--	<p>The location is considered likely to cause major negative impact to habitats and species. The location is within the</p>	<p>Before going ahead a full Appropriate Assessment (AA) will need to be</p>

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
and biodiversity. (taking account of climate change)	(taking account of climate change)				<p>main feeding areas and flight corridors for Horseshoe Bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).</p> <p>The location also directly affects other designated habitats. It is also located in part within a Strategic Nature Area (RSS designation); the Fuller's Earth Works and South Stoke Complex SNCI lie immediately South of the location; and two Ancient Woodland SNCI's lie less than 500km to the north of the location. The full interest of these woodlands is not known.</p>	<p>carried out and this AA will need demonstrate no adverse impacts upon the integrity of the SAC. This will require a comprehensive mitigation strategy to be agreed with Natural England and this is likely to include the inclusion of an ecological corridor on the plateau edge.</p> <p>Further ecological studies should be carried out before development goes ahead and suitable habitat and species mitigation should be secured.</p>
Objective 15: Reduce land, water, air, light, noise pollution	<ul style="list-style-type: none"> Minimise land, water, air, light, noise pollution 	--	--	--	<p>The impact of the development on the A3062 and A367 alone and in combination with the development at MoD Foxhill could cause greater air and noise pollution from increased vehicles on this route.</p> <p>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 practices. In light of the above, the location is likely to have a major negative effect on the SA objective.</p>	<p>The impact of the development on the A3062 and A367 alone and in combination with the development at MoD Foxhill needs to be investigated and mitigation measures may be necessary.</p>
Objective 16: Encourage sustainable construction	<ul style="list-style-type: none"> Development that demonstrates sustainable design and construction Minimise consumption and extraction of 	+	+	+	<p>All development within the District will need to adhere to policies in the LDF related to sustainable design and construction. This should lead to a minor positive effect on the SA objective.</p>	

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	minerals					
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution 	+	+	+	All development within the District will need to adhere to policies in the LDF related to sustainable design and construction and energy generation. This should lead to a minor positive effect on the SA objective.	
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> Reduce vulnerability to, and manage flood risk (taking account of climate change) Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc)? 	0	0	0	<p>The entire location is within Flood Zone 1. The location presents risk of land instability which could be worsened by climate change and create flood risk if landslides enter water courses, land instability impacts could be mitigated via design solutions (according to Geological Study evidence).</p> <p>The location does not include any specific measures that would help to cope with hotter, drier summers.</p>	As masterplanning for the location progresses, climate change adaptation measures should be highlighted.
Objective 19: Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and 	-	-	-	<p>The location introduces development on the green belt so cannot be considered as conserving land.</p> <p>The location does not include any specific measures that will help to keep water consumption within local carrying capacity limits or to minimise consumption and extraction of minerals. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource (including mineral) consumption is reduced.</p>	The effect on the green belt cannot be mitigated.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	extraction of minerals					
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	+	+	+	The location does not include specific measures that will help to reduce waste. However, modern construction practices are much less wasteful in recent years so the effect should be positive.	

Overall Commentary:	<p>The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing. Development in this location would improve accessibility to community facilities and local services, improving health and access to sustainable modes of travel. This is because the location has the potential to contribute towards the quality of community facilities in adjacent areas and is accessible to a number of local schools and local convenience shopping. The location also has suitable topography for walking and cycling (although access to Bath is more problematic) and the location has good public transport accessibility to Bath and towards Radstock and Frome. These major positive effects are dependent on adequate provision of community and health facilities.</p> <p>The location could have minor positive effects on promoting stronger communities, reducing crime and fear of crime, potentially improving the availability of training, ensuring access to employment opportunities and enabling local businesses to prosper. However, these effects are dependent on the level of community services and employment land to be provided on site. Without further details it is not possible to be certain that these effects will be realised. The location could also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every location within the plan needs to adhere to the LDF development control policies rather than any pro-active measures being put forward specifically for this location. The location could also have a minor positive effect on reducing the need to travel by car as the location is located on a good public transport corridor linking the area to Bath and so should be able to achieve good public transport access. The location could have minor negative effect on careful and efficient use of natural resources as the land is located on green belt so possibly cannot be considered a wise and efficient use of land.</p> <p>The location could have a number of major negative effects. The potential transport impact of the development on the A3062 and A367 alone and</p>
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in combination with the development at MoD Foxhill needs to be investigated further as this could potentially have a negative effect. This could then also impact upon air and noise pollution. The location could also potentially cause a major negative effect on a number of environmental constraints. In terms of landscape, the development could have a major negative impact. The location is within the Cotswolds AONB and within the Green Belt. Exceptional circumstances and a lack of suitable alternatives outside the AONB would need to be demonstrated to identify this area as a contingency to avoid direct conflict with national policy. In terms of heritage, the location could have a major negative impact on the setting of the Wansdyke Scheduled Ancient Monument and the location also straddles the Roman Fosse Way after it crosses the Wansdyke. Although major negative impacts on the setting of the Bath World Heritage Site setting can largely be avoided in this option (the reduced capacity option from the original option assessed at the issues and options stage) – by avoiding development of the land either side of the A367, by drawing development back from the South Stoke plateau edge to the south and by enhancing tree cover, there would still be a negative impact of developing in this location particularly on the historic setting of the World Heritage Site as this breeches the containment of the city boundary provided by the Wansdyke. In terms of ecology, the location could cause major negative impacts as the location is within the main feeding areas and flight corridors for Horseshoe Bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). Before going ahead a full Appropriate Assessment (AA) will need to be carried out and this AA will need to demonstrate no adverse impacts upon the integrity of the SAC. This will require a comprehensive mitigation strategy to be agreed with Natural England and this is likely to include the inclusion of an ecological corridor on the plateau edge.

South East Bristol – Whitchurch

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
Objective 1: Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> Help everyone access basic services easily, safely and affordably Increase access to and participation in community and cultural facilities and activities 	++	++	++	Development in the Whitchurch area would benefit from improvements to facilities within south Bristol, such as the proposed new hospital and new academy (secondary) school in Brislington, although this is dependent on securing a good public transport service into these areas and the city centre. The location could have a major positive effect on the SA objective as long as adequate public transport access can be secured.	The likelihood of securing adequate public transport access needs to be clarified.
Objective 2: Improve the health and well-being of all communities	<ul style="list-style-type: none"> Improve health Reduce health inequalities Promote healthy lifestyles, especially routine daily exercise 	++	++	++	<p>The Whitchurch location would be located closer than the Hicks Gate area to the proposed new south Bristol hospital which will provide inpatient beds, diagnostics, day surgery, urgent care, outpatient clinics and community dental facilities.</p> <p>The location could promote health and healthy lifestyles through walking and cycling on location due to the potential for the disused railway line to be used as a green link into Bristol. There are a range of sports and recreation facilities in the Whitchurch area that could be used by new residents.</p> <p>It is assumed that the location would be able to offer healthcare facilities if needed and open space and community facilities.</p> <p>The location is likely to have a major positive impact on the SA objective.</p>	It will be important to ensure that adequate health facilities are available.
Objective 3: Meet identified	<ul style="list-style-type: none"> Help make suitable housing available 	++	++	++	The location will help to provide affordable homes by providing a greater level of overall housing in the area	

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
needs for sufficient, high quality and affordable housing	and affordable for everyone				and by meeting the requirements of Core Policy 9 – achieving 35% of affordable housing on site. The effect on the SA objective will be major positive.	
Objective 4: Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> Promote stronger more cohesive communities 	-- / +	-- / +	-- / +	<p>Bristol City Council has identified South Bristol as a major area for regeneration in their Core Strategy and greenfield development in the immediate vicinity could threaten these regeneration aspirations as developers could be more willing to develop on a greenfield location rather than in South Bristol where development may be on more difficult and costly brownfield sites. This impact would be difficult to mitigate and could be a major negative effect.</p> <p>However, there could be some benefits as the new development could provide additional facilities, employment and improved public transport into other parts of Bristol.</p>	<p>Ensure that new facilities provided are also available to the more deprived communities in other parts of Bristol.</p> <p>The effect of the location on regeneration in South Bristol would be difficult to mitigate.</p>
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> Reduce crime and fear of crime 	+	+	+	The location should serve to reduce crime through general regeneration and provision of employment and facilities. This could have an indirect and minor positive effect on crime and fear of crime.	
Objective 6: Improve the availability and provision of training	<ul style="list-style-type: none"> Give everyone access to learning, training, skills and knowledge 	+	+	+	<p>There are many training opportunities in Bristol. However, these are not necessarily accessible to the location.</p> <p>In theory the location could provide some space for employment land (although at a lower capacity level this</p>	Details of the employment land to be provided on the location needs to be clarified.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					becomes less likely). However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. With these uncertainties the location could have a minor positive effect on the SA objective.	
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> Give everyone in the region access to satisfying work opportunities, paid or unpaid Reduce poverty and income inequality Provide a diverse range of employment opportunities in a variety of sectors 	+	+	+	The Stockwood area adjacent to the Whitchurch location experiences out-commuting for employment and has a low level of jobs by ward and it is therefore important that new employment is provided in the urban extension to prevent out commuting. In theory the location could provide some space for employment land (although at a lower capacity level this becomes less likely). However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. With these uncertainties the location could have a minor positive effect on the SA objective.	Details of the employment land to be provided on the location needs to be clarified.
Objective 8: Enable local businesses to prosper	<ul style="list-style-type: none"> Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising 	+/?	+/?	+/?	<p>The location would have the potential to contribute to the economic vitality and growth of the city of Bristol however this does not necessarily encourage local businesses to prosper. Development at Whitchurch may help support the existing (but limited) facilities on Whitchurch High Street so could help local businesses to prosper.</p> <p>Much of the land in this area is used by Horseworld - horse rescue sanctuary and local tourist attraction and development of the location could have an impact on business operations. The nature of this impact is uncertain and needs investigation before development at the location goes ahead.</p> <p>There is no information available to suggest that the</p>	<p>As masterplanning for the location progresses, climate change adaptation measures should be highlighted.</p> <p>Links to local businesses should be explored in the masterplanning of the location.</p> <p>As masterplanning for the location progresses, the impact of the location on Horseworld needs to be investigated.</p>

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					location could reduce vulnerability of the economy to climate change.	
Objective 9: Increase availability of local produce and materials	<ul style="list-style-type: none"> Meet local needs locally Support local food producers 	0	0	0	The location will have no effect on this objective.	
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<ul style="list-style-type: none"> Make public transport, cycling and walking easier and more attractive 	+ / ?	+ / ?	+ / ?	<p>The successful development of the Whitchurch area is dependent on the south east Bristol urban extension transport package if it is to meet transport objectives and therefore this is currently an uncertainty. Whitchurch is currently poorly served by public transport and the A37 is congested as it is a key route into Bristol from rural areas. Options for the south east Bristol corridor major transport improvements, including potential bus rapid transit, a park and ride and other highway improvement are being explored.</p> <p>A public transport link may be proposed between Whitchurch and Keynsham which may impact on Queen Charlton.</p> <p>It is assumed that the Whitchurch location will provide some services, facilities and employment and therefore this would encourage walking and cycling for local trips. There is also the potential for a disused railway line to be used as a green link into Bristol, which it is assumed would be for walking and cycling, rather than a rapid transit or other form of motorised transport.</p>	Development at the location should be contingent upon suitable sustainable transport measures going ahead to increase modal shift and reduce the impact of development on the A37.
Objective 11: Reduce the	<ul style="list-style-type: none"> Reduce the need/desire to travel 	?	?	?	The Whitchurch location would create a neighbourhood that is relatively self-contained however demand for	Development at the location should be contingent upon suitable sustainable

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
need and desire to travel by car	by car				<p>travel into Bristol may be significant. As highlighted above, the successful development of the Whitchurch area is dependent on the south east Bristol urban extension transport package if it is to meet transport objectives and therefore this is currently an uncertainty.</p> <p>At the previous higher level of development tested, a requirement for major transport improvements was included. However, this south east Bristol transport package is unlikely to be secured for this significantly lower level of development and existing and currently planned infrastructure is more likely to be relied upon.</p>	transport measures going ahead to increase modal shift and reduce the impact of development on the A37.
Objective 12: Protect and enhance local distinctiveness	<ul style="list-style-type: none"> Protect and enhance landscape and townscape Value and protect diversity and local distinctiveness including rural ways of life 	-	-	-	<p>The location will result in the extension of the urban area into Greenfield areas. The development of the location could lead to impacts on the open rural setting of Whitchurch village and would affect the distinctiveness of Whitchurch village as a separate settlement. However, a reduction in capacity from the original option for this area and a strategy to infill existing built up areas has reduced the potential effect.</p> <p>The location has the potential to impact the setting of the scheduled ancient monument Maes Knoll, Wansdyke and the Chew Valley skyline. In this option, development has been reduced in scale in order to avoid areas with potential for these impacts but there is still the potential for a minor negative impact because of the importance of the monument and the landscape character.</p>	<p>Retention of the old railway line is important as is retention of hedgerows with trees which partly form the parish boundary. Boundaries facing onto the open countryside need to be maintained and additional buffer planting undertaken to protect the setting of Maes Knoll.</p> <p>It is not possible to mitigate for the loss of the rural setting of Whitchurch village. However, the provision of high quality open space and a good footpath network could be designed to allow the settlements to be seen as separate communities with their own identity.</p>
Objective 13: Protect and enhance the	<ul style="list-style-type: none"> Maintain and enhance cultural and historical assets 	-	-	-	The location has the potential to impact the setting of the scheduled ancient monument Maes Knoll, Wansdyke and the Chew Valley skyline. In this option, development has	Additional buffer planting should be undertaken to protect the setting of

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
district's historic, environmental and cultural assets					<p>been reduced in scale in order to avoid areas with potential for these impacts but there is still the potential for a minor negative impact because of the importance of the monument and the landscape character. There is also the risk of a minor negative impact on the setting of Grade II* Listed Lyons Court Farm which would be difficult to mitigate.</p> <p>Development of the location could also have an effect on any buried archaeological remains. In the local area there are two known Roman settlements and medieval field systems around Whitchurch. The whole area has the potential to contain significant below ground archaeological remains.</p>	<p>Maes Knoll.</p> <p>It is not possible to mitigate the effect on the Chew Valley skyline or the effects on the setting of Grade II* Listed Lyons Court Farm.</p> <p>More detailed assessments of the potential for archaeological impact should be undertaken before the location is developed. With careful planning it should be possible to preserve the field systems on the southern edge of Whitchurch.</p>
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	<ul style="list-style-type: none"> Protect and enhance habitats and species (taking account of climate change) 	--	--	--	<p>The Whitchurch location could potentially result in the loss of Skylark habitat and Brown Hare habitat (UKBAP species of Principal Importance and Local BAP species). The area is also associated with species rich hedgerows and semi improved neutral grassland. Depending on the exact location of development areas, development of the location would have a potentially major negative impact on habitats and species.</p>	<p>Where possible all species rich hedgerows should be maintained and retained through open space provision. If there is direct loss of skylark and Brown Hare habitat this cannot be mitigated apart from by creating habitats off location.</p>
Objective 15: Reduce land, water, air, light, noise pollution	<ul style="list-style-type: none"> Minimise land, water, air, light, noise pollution 	?	?	?	<p>As highlighted above successful modal shift is dependent on the south east Bristol urban extension transport package. If the development goes ahead without adequate transport infrastructure this could lead to increase traffic on the A37 especially and increased air and noise pollution. The nature of the transport package which will be implemented to support the development is unknown and therefore the effect on this SA objective is unknown.</p>	<p>Development at the location should be contingent upon suitable sustainable transport measures going ahead to increase modal shift and reduce the impact of development on the A37.</p>

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					Any development has the potential to cause water pollution and land contamination. However, this is minimised with modern construction practices.	
Objective 16: Encourage sustainable construction	<ul style="list-style-type: none"> Development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals 	+	+	+	All development within the District will need to adhere to policies in the LDF related to sustainable design and construction. This should lead to a minor positive effect on the SA objective.	+
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution 	+	+	+	All development within the District will need to adhere to policies in the LDF related to sustainable design and construction and energy generation. This should lead to a minor positive effect on the SA objective.	+
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> Reduce vulnerability to, and manage flood risk (taking account of climate change) Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc)? 	0	0	0	<p>The Whitchurch location does not lie within an area at risk of flooding (it is entirely within flood zone 1) and has passed the sequential test. The effect on flooding is expected to be neutral.</p> <p>The location does not include any specific measures that would help to cope with hotter, drier summers.</p>	As masterplanning for the location progresses, climate change adaptation measures should be highlighted.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
Objective 19: Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals 	--	--	--	<p>The location cannot be considered as the best use of land in this area as Bristol has identified South Bristol as a major area for regeneration in their Core Strategy and greenfield development in the immediate vicinity could serve to threaten these regeneration aspirations. This impact would be difficult to mitigate and would be a major negative effect.</p> <p>The location does not include any specific measures that will help to keep water consumption within local carrying capacity limits or to minimise consumption and extraction of minerals. Adherence to the LDF sustainable construction policies will help ensure that water and natural resource (including mineral) consumption is reduced.</p>	The effect of the location on regeneration in South Bristol would be difficult to mitigate.
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	+	+	+	The location does not include any specific measures that will help to reduce waste. However, modern construction practices are much less wasteful in recent years so the effect should be positive.	

Overall Commentary:

The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing.

Development in this location could improve accessibility to community facilities and local services, improving health and possibly improving the availability of training. Development in the Whitchurch area would benefit from improvements to facilities within south Bristol, such as the proposed new hospital and new academy (secondary) school in Brislington, although this is dependent on securing a good public transport service into these areas and the city centre. The location could have a major positive effect on the SA objective as long as adequate public transport access can be secured.

The location could have minor positive effects on reducing crime and fear of crime and ensuring access to employment opportunities and enabling local businesses to prosper. However, these effects are dependent on the level of community services and employment land to be provided on site. Without further details it is not possible to be certain that these effects will be realised. The location could also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every site within the plan needs to adhere to the LDF development control policies rather than any pro-active measures being put forward specifically for this location. The location could also have a minor positive effect on walking and cycling as they could be encouraged through the potential use of the disused railway line to be used as a green walking and cycling link into Bristol.

At the previous higher level of development tested, a requirement for major transport improvements was included. However, this south east Bristol transport package is unlikely to be secured for this significantly lower level of development and existing and currently planned infrastructure is more likely to be relied upon. This also means that there is an uncertain effect on air and noise pollution.

The location will have a neutral effect on flooding as it is entirely within flood zone 1, but would benefit from further consideration of climate change adaptation measures that could be adopted as part of the location.

Much of the land in this area is used by Horseworld - horse rescue sanctuary and local tourist attraction and development of the location could have an impact on business operations. The nature of this impact is uncertain and needs investigation before development at the location goes ahead.

The location could have a minor negative effect on landscape and heritage. The development of the location could lead to impacts on the open rural setting of Whitchurch village and would affect the distinctiveness of Whitchurch village as a separate settlement. However, a reduction in capacity from the original option for this area and a strategy to infill existing built up areas has reduced the potential effect. The location has the potential to impact on the setting of the scheduled ancient monument Maes Knoll, Wansdyke and the Chew Valley skyline. In this option, development has been reduced in scale in order to avoid areas with potential for these impacts but there is still the potential for a minor negative impact because of the importance of the monument and the landscape character. The location could also have minor negative effects on climate change adaptation as no specific measures are suggested to adapt to the effects of climate change.

The location could have a number of major negative effects. The location could have major negative effects on promoting stronger

communities and encouraging the efficient use of land. This is because Bristol City Council has identified South Bristol as a major area for regeneration in their Core Strategy and greenfield development in the immediate vicinity could serve to threaten these regeneration aspirations. This impact would be difficult to mitigate and would be a major negative effect. However, there could be some benefits as the new development could provide additional facilities, employment and improved public transport into other parts of Bristol. The location could also have major negative impacts upon biodiversity. The location could potentially result in the loss of Skylark habitat and Brown Hare habitat (UKBAP species of Principal Importance and Local BAP species). The area is also associated with species rich hedgerows and semi improved neutral grassland. Depending on the exact location of development areas, development of the location would have a potentially negative impact on habitats and species.

South East Bristol – Hicks Gate

(Please note that some of the Hick's Gate location lies within Bristol City Council's administrative area. This assessment is a broad assessment of the general area of the housing location and is an overall assessment of the impact of the whole location and therefore includes those areas within the Bristol City Council's administrative area).

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
Objective 1: Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> Help everyone access basic services easily, safely and affordably Increase access to and participation in community and cultural facilities and activities 	-	-	-	The Hicks Gate area has good access to Bristol facilities and services due to good public transport accessibility. However, the immediate area that this area would be an extension to consists of bulky retail, light industrial warehousing and distribution, this is not entirely compatible with residential development and the residential community here would be relatively isolated. This may prevent residents from accessing local community and cultural facilities easily as this would be likely to discourage potential new residents from walking beyond the location. This could have a minor negative effect as residents will still be able to access facilities in Bristol.	Details of the facilities to be provided on location needs to be provided.
Objective 2: Improve the health and well-being of all communities	<ul style="list-style-type: none"> Improve health Reduce health inequalities Promote healthy lifestyles, especially routine daily exercise 	- / +	- / +	- / +	<p>Because of the location of the land, it may prove difficult to promote healthy lifestyles and improve health. The location may not encourage walking and cycling to access employment, services and facilities because the location is isolated from such facilities. Access to Keynsham may be more appealing and a shorter distance to cycle.</p> <p>It is assumed that the location would be able to offer healthcare facilities if needed and open space and community facilities.</p>	<p>It will be important to ensure that adequate health facilities are available.</p> <p>Investigation of access to other areas of Bristol and Keynsham should be investigated. Adequate community facilities need to be provided.</p>

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> Help make suitable housing available and affordable for everyone 	++	++	++	The location will help to provide affordable homes by providing a greater level of overall housing in the area and by meeting the requirements of Core Policy 9 – achieving 35% of affordable housing on site. The effect on the SA objective will be major positive.	
Objective 4: Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> Promote stronger more cohesive communities 	-	-	-	The surrounding land use consists of bulky retail, light industrial warehousing and distribution, this is not entirely compatible with residential development and the residential community here would be relatively isolated. This may prevent the development of strong and cohesive communities that are well connected to other areas. This could have a minor negative effect as residents will still be able to access facilities in Bristol and Keynsham.	Investigation of access to other areas of Bristol and Keynsham should be investigated. Adequate community facilities need to be provided.
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> Reduce crime and fear of crime 	+	+	+	The location should serve to reduce crime through general regeneration and provision of employment and facilities.	
Objective 6: Improve the availability and provision of training	<ul style="list-style-type: none"> Give everyone access to learning, training, skills and knowledge 	+	+	+	In theory the location could provide some space for employment land which could help to increase skills in the area. However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. The location is more desirable as an employment location than Whitchurch. With these uncertainties the location could have a minor	Details of the employment land to be provided on the location needs to be clarified.

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					positive effect on the SA objective.	
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> Give everyone in the region access to satisfying work opportunities, paid or unpaid Reduce poverty and income inequality Provide a diverse range of employment opportunities in a variety of sectors 	+	+	+	In theory the location could provide some space for employment land giving access to employment and reduce poverty and income inequality. However, without further details of the levels of employment land to be provided as part of this location this is not possible to assess. With these uncertainties the location could have a minor positive effect on the SA objective.	Details of the employment land to be provided on the location needs to be clarified.
Objective 8: Enable local businesses to prosper	<ul style="list-style-type: none"> Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising 	?	?	?	<p>The location would have the potential to contribute to the economic vitality and growth of the city of Bristol however this does not necessarily encourage local businesses to prosper.</p> <p>In addition, there is no information available to suggest that the location will reduce vulnerability of the economy to climate change.</p>	<p>As masterplanning for the location progresses, climate change adaptation measures should be highlighted.</p> <p>Links to local businesses should be explored in the masterplanning of the location.</p>
Objective 9: Increase availability of local produce and materials	<ul style="list-style-type: none"> Meet local needs locally Support local food producers 	0	0	0	The location will have no effect on this objective.	
Objective 10: Ensure everyone has	<ul style="list-style-type: none"> Make public transport, cycling and walking easier 	++ / -	++ /-	++ /-	The Hicks Gate area could be well served by public transport into Bristol city centre and to Bath via public transport. It is located close to the Brislington park and	Access to other areas of Bristol and Keynsham should be investigated. Adequate community facilities need to

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
access to high quality and affordable public transport and promote cycling and walking	and more attractive				ride. It is also on the route between Bath and Bristol. Walking and cycling may be more problematic because the immediate area that this area would be an extension to consists of bulky retail, light industrial warehousing and distribution.	be provided.
Objective 11: Reduce the need and desire to travel by car	<ul style="list-style-type: none"> Reduce the need/desire to travel by car 	+	+	+	The Hicks Gate area could be well served by public transport into Bristol city centre. Development in this location could also ensure everyone has access to high quality and affordable public transport. It is located close to the Brislington park and ride. It is also on the route between Bath and Bristol. This area has the potential to be well served by public transport and does not appear to have the transport capacity issues that the Whitchurch location does. There may be a need for access points from the Bristol City Council side of the boundary. Depending on the nature of the transport strategy this could have a minor positive impact.	If this location comes forward a detailed transport strategy need to be prepared which should link in with the development locations identified within the Bristol core Strategy.
Objective 12: Protect and enhance local distinctiveness	<ul style="list-style-type: none"> Protect and enhance landscape and townscape Value and protect diversity and local distinctiveness including rural ways of life 	--	--	--	The Hicks Gate area has a critical role in the Bristol-Bath Green Belt maintaining the separation of the Keynsham and Bristol. Development at this location would significantly impact on this green belt gap. Effects on the landscape character could be difficult to mitigate particularly beyond the ridgeline where development would be more visually prominent to the wide area including Stockwood Vale. However, by keeping development back from the ridge-line the highest impact on the green belt can be avoided. Development on this scale would be less negative in terms of maintaining the principle of the green belt gap if development is kept	Careful master planning is needed to ensure that development is kept back from the ridge line. Effects on the landscape character could be difficult to mitigate as the development could result in the loss of attractive open landscapes. Further masterplanning is needed to ensure that development is planned in a way that minimises the loss of this landscape character. This includes keeping development at a low density,

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					back from the ridgeline, although the green belt impact remains. Development in some parts of the location could have a major negative effect on the distinctive undulating landscape and would urbanise a greenfield location having a major negative effect on the landscape character. Development near the Hick's Gate roundabout in particular could cause major negative effects on landscape.	retaining hedges where possible to maintain green links through the location and developing planting to ensure that the development blends in with the surrounding countryside.
Objective 13: Protect and enhance the district's historic, environmental and cultural assets	<ul style="list-style-type: none"> Maintain and enhance cultural and historical assets 	0	0	0	This option (the reduced capacity option from the original option assessed at the issues and options stage) does not appear to affect historic or cultural assets. Further studies may be needed to confirm this.	
Objective 14: Encourage and protect habitats and biodiversity. (taking account of climate change)	<ul style="list-style-type: none"> Protect and enhance habitats and species (taking account of climate change) 	0	0	0	This option (the reduced capacity option from the original option assessed at the issues and options stage) does not appear to affect ecological assets.	
Objective 15: Reduce land, water, air, light, noise pollution	<ul style="list-style-type: none"> Minimise land, water, air, light, noise pollution 	--	--	--	The location may cause additional pressure on the A4 corridor. This would be associated with greater air and noise pollution from increased vehicles on this route. Any development has the potential to cause water pollution and land contamination. However, this is minimised with modern construction practices.	Further studies are needed to ascertain the visual impact of the location (including in terms of light pollution) and the impact of the development on the local transport system (and air and noise pollution). Mitigation measures may be necessary at the master

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					The A4 splits the area and acts as a strong physical barrier. This could also cause potential issues with air quality and noise pollution. The surrounding land use consists of bulky retail, light industrial warehousing and distribution, this is not entirely compatible with residential development and the residential community here would be relatively isolated.	planning stage.
Objective 16: Encourage sustainable construction	<ul style="list-style-type: none"> Development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals 	+	+	+	All development within the District will need to adhere to policies in the LDF related to sustainable design and construction. This should lead to a minor positive effect on the SA objective.	
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution 	+	+	+	All development within the District will need to adhere to policies in the LDF related to sustainable design and construction and energy generation. This should lead to a minor positive effect on the SA objective.	
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of	<ul style="list-style-type: none"> Reduce vulnerability to, and manage flood risk (taking account of climate change) Enable us to cope with hotter, drier 	-	-	-	The majority of the location is Flood Zone 1 but small parts where the location adjoins the River Avon (the north part of the location) and the north east of the Hick Gate roundabout are at higher risk of flooding (Flood Zones 2/3). This would have a negative effect on the SA	The sequential approach should be taken within the area. The location specific Sequential Test should be applied to direct development to the appropriate area. As masterplanning for the location

SA Objectives	Detailed questions: does the policy...	Short term	Med term	Long term	Commentary	Mitigation or enhancement
climate change)	summers (shade, ventilation, ground conditions etc)?				objective depending on the location of development and the mitigation measures included. However, the vast majority of the location is outside of areas of flood risk in flood zone 1. The location does not include any specific measures that would help to cope with hotter, drier summers.	progresses, climate change adaptation measures should be highlighted.
Objective 19: Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals 	-	-	-	The location introduces development on the green belt so cannot be considered as conserving land. The location does not include any specific measures that will help to keep water consumption within local carrying capacity limits or to minimise consumption and extraction of minerals. Adherence to the LDF sustainable construction policies will help ensure that water and natural resource (including mineral) consumption is reduced.	The effect on the green belt cannot be mitigated.
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	+	+	+	The location does not include any specific measures that will help to reduce waste. However, modern construction practices are much less wasteful in recent years so the effect should be positive.	

Overall Commentary:

The location will have a major positive effect on meeting identified needs for sufficient, high quality and affordable housing.

Development in this location could also ensure everyone has access to high quality and affordable public transport. The Hicks Gate area could be well served by public transport into Bristol city centre. It is located close to the Brislington park and ride. It is also on the route between Bath and Bristol. The location could have a major positive effect on the SA objective as long as adequate public transport access can be secured.

The location could have minor positive effects on improving the health and well-being of all communities (as long as adequate healthcare is provided), reducing crime and fear of crime, improving the availability and provision of training and ensuring access to employment opportunities. However, these effects are dependent on the level of community services and employment land to be provided on site. Without further details it is not possible to be certain that these effects will be realised. The location will also have minor positive effects on promoting sustainable waste management, encouraging sustainable construction and ensuring the development of sustainable and / or local energy sources. However, this is because every site within the plan needs to adhere to the LDF development control policies rather than any pro-active measures being put forward specifically for this location. The location will could also have a minor positive effect on reducing the need to travel by car as the area could be well served by public transport into Bristol city centre and Bath.

The location will have an uncertain effect on local businesses and a neutral effect on protecting heritage and biodiversity assuming the location will not significantly affect any heritage or ecological assets (although further studies may be needed to confirm this).

The location could have a minor negative effect on improving health and improving accessibility to community facilities and local services and promoting stronger more vibrant and cohesive communities as the surrounding land use consists of bulky retail, light industrial warehousing and distribution, this is not entirely compatible with residential development and the residential community here would be relatively isolated. This may prevent residents from accessing community and cultural facilities easily and prevent the development of strong and cohesive communities that are well connected to other areas. The location could also have a minor negative effect on encouraging walking and cycling because of its location next to retail and distribution uses, which would be likely to discourage potential new residents from walking beyond the location. The location could also have potential negative effects on flooding and climate change adaptation as small parts where the location adjoins the Avon (the north part of the location) are at higher risk of flooding (Flood Zones 2/3) and there are some other parts of the location with flood risk. However, the vast majority of the location is outside of areas of flood risk in flood zone 1. The location also has a minor negative effect on encouraging careful use of land as the location introduces development on the green belt so cannot be considered as conserving land .

The location could have a number of major negative effects. The location will have a major negative effect on protecting and enhancing local distinctiveness and landscape. Development in some parts of the location could have a major negative effect on the distinctive undulating landscape and would urbanise a greenfield location having a major negative effect on the landscape character. However, in terms of green belt separation this option (if development is kept back from the ridge line) could go ahead and still maintain the principle of the green belt gap – although the green belt impact remains. The location could also have a major negative impact on transport and pollution. The location may cause increased pressure on the A4 corridor. This would be associated with greater air and noise pollution

from increased vehicles on this route. The A4 splits the area and acts as a strong physical barrier. This could also cause potential issues with air quality and noise pollution.

The inclusion of the area as a contingency for Bristol means that more sustainable form of development would be more likely depending on how and when the two contingency locations come forward.