

Bath and North East Somerset

Habitats Regulations Assessment of the Proposed Changes to the Submitted Core Strategy

March 2013

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Bath and North East Somerset Policy Changes to the Submitted Core Strategy – assessment under the Habitat Regulations - supporting document

Purpose of this report

This report describes the background and findings of the Habitat Regulations Assessment that has been undertaken of the policy changes made to the submitted Core Strategy following suspension of the Core Strategy Examination in June 2012. The full technical report: HRA Review of All Proposed Policy Changes to the Submitted Core Strategy (March 2013) is attached at **Appendix 1**.

Habitat Regulations Assessment (HRA) is an iterative process, involving consultation and liaison with Natural England. HRA recommendations from different stages of the Core Strategy production have been incorporated into the final changes being reviewed here. Of significant note are a series of site development requirements which have been identified for the new housing areas now proposed, and inclusion of a point of clarity within the text of the Proposed Changes to the Submitted Core Strategy.

Background

The Core Strategy Examination was suspended in June 2012 to enable the Council to undertake further work to address the Inspector's preliminary conclusions (see document ID/28 and ID/30). Following this work the Council is proposing changes to the Submitted Core Strategy.

Habitat Regulations Assessment

Habitat Regulations Assessment (HRA) is essentially a process and tool defined by statute to prevent development plans or projects causing significant adverse effects to habitats and species of European importance.

Sites of European importance form part of a Europe wide network of sites known as Natura 2000. They provide ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union. The network comprises Special Areas of Conservation (SACs), designated for their important habitats and species under the EC Habitats Directive 1992, and Special Protection Areas (SPAs) classified under the EC Birds Directive 1979.

There are 13 Natura 2000 sites within a 15km radius around the district.

Within England these sites are now protected through the The Conservation of Habitats and Species Regulations 2010. These replace the Conservation (Natural Habitats &c) Regulations 1992 which were amended a number of times. In particular,

the Regulations were amended in August 2007 to implement a judgement of the European Court of Justice. A principle requirement of this amendment was for Local Planning Authorities to assess the potential impacts of land use plans upon the conservation objectives of any European site that could be affected.

The purpose of HRA of land use plans is to ensure that the protection of European sites is a clear part of the planning process, and to ensure that development plans do not promote development that could contravene the Regulations. The majority of development associated with Core Strategies will require planning permission and in many instances project level HRA will be required. Nonetheless Core Strategies must demonstrate sufficient safeguards/measures to avoid potential risks down the line.

Local Context and approach to HRA

An important ambition for the Bath & North East Somerset Core Strategy is to achieve a strategy that will protect and enhance the natural environment, and avoid any reasonable likelihood of significant negative effects upon sites of European importance, either within, or adjacent to the district.

The HRA process is iterative and on-going, and should help inform and guide the production of planning policy documents to help prevent harm or damage to European sites. For the B&NES Core Strategy, a series of HRAs have been used to help shape and guide emergence of the document from the Options stage through to the Draft Core Strategy (Publication Document).

An interim HRA of the Bath & North East Somerset Core Strategy Options Document was published in September 2009. This assessment comprised an initial screening and review of the European Sites likely to be affected by the options being considered; an initial assessment of likely impacts, and also included a series of recommendations to enable the Draft Core Strategy (Publications Document) to avoid any likely significant effects upon European sites. The interim HRA was included within the public consultation on Core Strategy Options and was subject to consultation with Natural England.

This process identified that of the 13 European sites within or in close proximity (15km zone) to the district, 3 were considered to be potentially at risk of any impacts from the type and extent of land-use change being considered. The recommendations made to avoid impacts to European sites were fed into the Draft Core Strategy (Publications Document).

The HRA process for the Draft Core Strategy (Publication Document) was completed in November 2010. The process was again iterative and a series of recommendations and requirements were made to help the strategy avoid the likelihood of policies resulting in a significant effect on any European site. These

recommendations were accepted and changes were made to the Draft Core Strategy for submission where appropriate. However, a number of policies were identified that had the potential to lead to negative impacts further 'down the line' when the sites for development were allocated. This led to the requirement/ recommendation that the future Placemaking Plan Document would have a major role to play in the protection of European sites. This requirement was recognised and supported. On this basis the HRA concluded that the Draft Core Strategy (Publication Document) was not likely to result in any significant effects to any European site within or adjacent to the district, either alone or in combination with other plans or projects.

The Core Strategy was submitted for Examination in Public in May 2011. However, the examination was suspended in June 2012 to enable the Council to do further work to respond to the Inspector's preliminary conclusions (see ID/28 and ID/30). Policy changes to provide for additional housing have been made and other more minor changes are also required. The principal policy change required in the context of HRA is the provision for an additional 1870 houses across 8 different locations/areas.

The HRA process was then applied to this major policy change, looking at the possible impacts of the housing numbers and location proposed, and the likelihood of any significant effects upon any European site. This HRA is included in **Appendix 2** (HRA of Main Policy Changes). Key recommendations from this HRA included the need for specific site development requirements and the need of a point of clarity with the final Draft Core Strategy Text. These recommendations have been taken on board within the final policy changes considered here.

Methodology & findings

The HRA process draws upon a range of national guidance documents as detailed at the end of this report. The key stages to the process are:-

Step 1: Evidence gathering and scoping of European sites that could be affected by the plan

Step 2: Screening plan proposals for likely significant effect

Step 3: Appropriate Assessment of any plan elements considered likely to affect the integrity of a European site, and plan modification where necessary.

The HRA required at this stage relates to policy changes being made to the Submitted Core Strategy that has already been subject to the iterative HRA process. The majority of the changes involve minor re-wording or the addition / deletion of clauses to policies, of no real consequence to impacts upon European sites. The important changes involve the identification of new housing areas at Bath, Keynsham and Whitchurch, involving change to the Green Belt boundaries; and

increased housing numbers at un-specified locations within the Somer Valley and Rural areas.

Step 1 was briefly re-visited to ensure site information was up to date and accurate, and this was supported by a 'peer group' review meeting of local authority ecologists and bat experts to review data sharing and knowledge of local SAC bats interests, and SAC bat movements.

The map at **Appendix 4a** 1 shows the European sites within 15km of the district. **Appendix 4b** summarises the details of these sites, and provides a broad assessment of likely impacts. Four of these sites were identified as needing further review and scrutiny in the context of the policy changes being considered:

1. Bath & Bradford on Avon Bats SAC
2. North Somerset and Mendip Bats SAC
3. Mells Valley SAC
4. Chew Valley Lake SPA

Details of these sites and their special interest features are provided within the HRA Review of Proposed Policy Changes to the Submitted Core Strategy March 2013 (Appendix 2).

Step 2 identified that the majority of policy changes, involving some rewording of strategic policies, are judged to fall into category A (no impact) or category E (Appropriate for lower tier assessment). Those falling in category A require no further action. Those falling within category E will require further detailed consideration and assessment as they are progressed and refined through the lower tier Place Making Plan.

The detailed HRA process for the most significant policy changes (as approved by Council on 4th March 2013) concludes that whilst there was some potential for significant impacts to result from development at Odd Down, Ensligh and Weston, this could be avoided by inclusion of development requirements within the strategic policies, and through the requirement of Place Making plan to be subject to the HRA process. Detailed site requirements were therefore added into the policy changes, and these policies were then assessed as category B (no significant impact). No in-combination effects were identified.

To provide added clarity and certainty the changes to the Submitted Core Strategy also include the following addition to the text with the District Wide section:

“For clarity, development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan.”

Conclusion

The combination of measures outlined above provides a robust approach for the Proposed policy changes to the submitted Core Strategy to avoid any likelihood of a significant adverse effect upon any European Site. Therefore the HRA does not progress to Step 3 of the HRA process, and concludes that the policy changes are not likely to result in a significant effect upon any European site either alone or in combination with other plans or projects.

HRA Review of All Proposed Policy Changes to the Submitted Core Strategy March 2013 Conservation of Habitats and Species Regulations 2010

PART A: The Proposal

Policy changes to the B&NES Submitted Core Strategy, including policies to provide an additional 1,870 houses across 8 different locations/areas.

Type of application: Core Strategy - Policy change

Application site: Map attached at **Appendix 3** (Core Strategy Key Diagram – see identified development locations)

Brief description of proposal: Various policy changes involving rewording and deletions or additions to text, but also to provide strategic housing locations with capacity for an additional 1,870 houses as follows:

Land adjoining Odd Down	300
Extension to MoD, Ensleigh	120
Land adjoining Weston	300
Land adjoining East Keynsham	250
Land adjoining South West Keynsham	200
Land at Whitchurch	200
Somer Valley	300
Rural Areas	200

European site name(s):

Bath & Bradford on Avon Bats (SAC)

Mells Valley (SAC)

North Somerset and Mendip Bats (SAC)

Chew Valley Lake (SPA)

Introduction

These Core Strategy Policy changes have been considered under Conservation of Habitats and Species Regulations 2010. In particular, the policy changes are examined with regards to their impact on the “special interest features” of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC), the Mells Valley SAC, the North Somerset and Mendip Bats SAC, and the Chew Valley Lake SPA. The policy change “must be compliant with the legal obligation to maintain in 'favourable condition' the conservation objectives of these Natura 2000 sites (SACs and SPAs)”.

As the competent authority, B&NES is required to carry out this initial assessment and if a likely significant effect is identified, to then continue on with investigating the potential effects more fully in the form of 'Appropriate Assessment'. Ultimately the policy change must be compliant with the legal obligation to maintain in

'favourable condition' the bat conservation objectives of the SACs, and the Special bird assemblage interest of the SPA. An essential attribute to the SAC Conservation objectives are the flight lines and foraging areas for bats in surrounding habitat. Most pertinently, in the case of Greater Horseshoe Bat (*Rhinolophus ferrumequinum*), flight lines must be free of any unnatural night-time illumination, and good foraging habitat should ideally be retained within at least the 5km sustenance zones of each SAC.

Part B: The European Sites (Natura 2000) potentially affected

Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC)

Component Sites of Special Scientific Interest (SSSIs): Combe Down and Bathampton Down Mines; Winsley Mines; Box Mine; Browns Folly

Conservation Objectives

The conservation objectives for the European interest on the SSSI are: to maintain*, in favourable condition, the habitats for the population of:

- * Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) (all component SSSIs)
- * Lesser Horseshoe Bat (*Rhinolophus hipposideros*) (all component SSSIs)
- * Bechstein's Bat (*Myotis bechsteinii*) (Box Mine SSSI)

*maintenance implies restoration if the feature is not currently in favourable condition.

Mells Valley Special Area of Conservation (SAC)

Component Sites of Special Scientific Interest (SSSIs) Old Ironstone Works SSSI, Mells; St Dunstan's Well Catchment SSSI and Vallis Vale SSSI

Conservation Objectives

The conservation objectives for the European interest on the SSSI are: to maintain*, in favourable condition, the habitats for the population of:

Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) (all component SSSIs)

*maintenance implies restoration if the feature is not currently in favourable condition.

Site Name & Designation:

North Somerset and Mendip Bats Special Area of Conservation (SAC)

Component Sites of Special Scientific Interest (SSSIs): Banwell Ochre Caves, Brockley Hall Stables, Compton Martin Ochre Mine, King's Wood and Urchin Wood, The Cheddar Complex and Wookey Hole.

Conservation Objectives

The conservation objectives for the European interest on the SSSI are: to maintain*, in favourable condition, the habitats for the population of:

- * Greater horseshoe bat (*Rhinolophus ferrumequinum*)
- * Lesser horseshoe bat (*Rhinolophus hipposideros*)

* maintenance implies restoration if the feature is not currently in favourable condition.

Chew Valley Lake (SPA)

Conservation Objectives

Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive

LIST OF SENSITIVE INTEREST FEATURES

Bath & Bradford on Avon Bats SAC

The site is designated under Article 4(4) of the Habitats Directive as it hosts the following species listed in annex 2:-

Annex II species that are a primary reason for selection of this site:

Greater Horseshoe Bat (GHB) *Rhinolophus ferrumequinum*

This site in southern England includes the hibernation sites associated with 15% of the UK Greater Horseshoe bat population and is selected on the basis of the importance of this exceptionally large over-wintering population.

Bechstein's Bat *Myotis bechsteinii*

Small numbers of Bechstein's bats have been recorded hibernating in abandoned mines in this area, though maternity sites remain unknown.

Annex II species present as a qualifying feature, but not a primary reason for site selection

Lesser Horseshoe Bat *Rhinolophus hipposideros*

The Bath & Bradford on Avon SAC site comprises an extensive network of caves, mines and manmade tunnels which are used by bats for hibernation, mating and as a staging post prior to dispersal. The stone mines have been identified as a hibernation site for Lesser Horseshoe bats.

Mells Valley SAC

Annex II species that are a primary reason for selection of this site

Greater horseshoe bat *Rhinolophus ferrumequinum*

Mells Valley in southern England is selected on the basis of the size of its exceptional breeding population. It contains the maternity site associated with a population comprising about 12% of the UK Greater Horseshoe Bat ("GHB") *Rhinolophus ferrumequinum* population. A proportion of the population also hibernates at the site, though other hibernation sites remain unknown.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site

Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*)

Caves not open to the public

North Somerset and Mendip Bats SAC

Annex I habitats that are a primary reason for selection of this site

6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*)

The Cheddar complex and Wookey Hole areas support a wide range of semi-natural habitats including semi-natural dry grasslands. The principal community present is CG2 *Festuca ovina* - *Avenula pratensis* grassland which occurs on rock ledges and on steep slopes with shallow limestone soil, especially in the dry valleys and gorges and on the south-facing scarp of the Mendips. The site is also important for the large number of rare plants which are associated with Carboniferous limestone habitats. These include dwarf mouse-ear *Cerastium pumilum*, Cheddar pink *Dianthus gratianopolitanus* and rock stonecrop *Sedum forsterianum*, which occur on rocks, screes, cliffs and in open grassland. Transitions to and mosaics with limestone heath, calcareous screes, scrub and 9180 *Tilio-Acerion* forests are a particular feature of the Cheddar complex part of the site.

9180 *Tilio-Acerion* forests of slopes, screes and ravines * Priority feature

The main block of *Tilio-Acerion* forest at Kings and Urchin's Wood has developed over limestone which outcrops in parts of the site and forms a steep scarp to the south-east. Ash *Fraxinus excelsior* predominates in the canopy with small-leaved lime *Tilia cordata*, yew *Taxus baccata* and elm *Ulmus* spp., mostly formerly coppiced, but including some pollard limes. There is a rich ground flora including lily-of-the-valley *Convallaria majalis*, columbine *Aquilegia vulgaris*, angular Solomon's-seal *Polygonatum odoratum* and purple gromwell *Lithospermum purpureocaeruleum*.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site

8310 Caves not open to the public

Annex II species that are a primary reason for selection of this site

1303 Lesser horseshoe bat *Rhinolophus hipposideros*

The limestone caves of the Mendips provide a range of important hibernation sites for lesser horseshoe bat *Rhinolophus hipposideros* and 1304 greater horseshoe bat *Rhinolophus ferrumequinum*.

1304 Greater horseshoe bat *Rhinolophus ferrumequinum*

This site in south-west England is selected on the basis of the size of population represented (3% of the UK greater horseshoe bat *Rhinolophus ferrumequinum* population) and its good conservation of structure and function, having both maternity and hibernation sites. This site contains an exceptionally good range of the sites used by the population, comprising two maternity sites in lowland north Somerset and a variety of cave and mine hibernation sites in the Mendip Hills.

Annex II species present as a qualifying feature, but not a primary reason for site selection

Features common to these bat SACs

The bats using the SACs rely on range of features and habitats outside the

designated site boundaries. These include permanent grassland, scrub and woodland, linear features such as tree-lines, hedgerows, watercourses and connecting habitats. These are important to bats as feeding corridors and commuting routes. Other roost sites are also important. Features that are significant in terms of their contribution to sustaining the bat population of a SAC are also subject to protection under the Habitats Directive.

The commuting range of GHB is typically 4km, can be up to 15km, and exceptionally can be much more.

Chew Valley Lake SPA

This site qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

Over winter;

Shoveler Anas clypeata, 503 individuals representing up to 1.3% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

Is the proposal directly connected with or necessary to the management of the European site for nature conservation? No

PART C: SCREENING AND ASSESSING THE POLICY CHANGES TO THE SUBMITTED CORE STRATEGY

Four European sites are identified as needing further review and scrutiny in the context of the policy changes being considered:

1. Bath & Bradford on Avon Bats SAC
2. North Somerset and Mendip Bats SAC
3. Mells Valley SAC
4. Chew Valley Lake SPA

Sites 1-3 are each designated for their bat interest, in particular for their importance as hibernating and/or maternity roost sites for Horseshoe bats. These sites therefore require similar considerations and assessments. The following types of impact need to be considered for these sites:

- ⤴ Loss and damage to roost sites
- ⤴ Disturbance to bats
- ⤴ Loss and damage of foraging habitats
- ⤴ Loss and damage of flight lines

It is widely accepted that the presence of good foraging habitat within a 5km radius of main roost sites is critically important to greater horseshoe bats. In order to prevent harm to the integrity of Horseshoe bat SACs, development should not be directed close to these sites, and ideally not within undeveloped areas which are within 5km of bat SACs
Site 4 is a large artificial lake that provides an important wintering site for Shoveler duck.

The following types of impact will need to be considered for this site:

- ⤴ damage to habitat through reduction of water levels
- ⤴ damage to habitat through changes to water quality
- ⤴ Disturbance to birds
- ⤴ Disruption/ fragmentation of flight lines

All the policy changes were screened for likely significant effects upon the 4 sites listed above, using the screening criteria developed for Natural England and with consideration of the types of impact listed above. The screening results are listed in **Appendix 1a**.

The majority of policy changes involve some rewording of strategic policies, resulting in no material change to the policy in the context of European sites. The majority of the policies affected are judged to fall into category A (no impact) or category E (Appropriate for lower tier assessment). Those falling within category E will require further detailed consideration and assessment as they are progressed and refined through the Placemaking Plan.

The most significant policy changes involve the identification of new development locations and increased housing numbers. The detailed HRA process for these changes (as approved by Council on 4th March 2013) is provided in **Appendix 2**. This concluded that whilst there was some potential for significant impacts to result from development at Odd Down, Enleigh and Weston, the likelihood on any impacts occurring would depend upon the precise location; layout and design of development. This is not defined by the Core Strategy Policy Changes. This will be informed and influenced by lower tier policy documents, notably the Place Making Plan, which itself will be subject to the HRA process.

To provide clarity and direction for lower tier plans a series of site development requirements were identified for the sites of particular concern within the detailed HRA of these main changes. These requirements have been included within the new strategic policies within the Proposed Changes to the Submitted Core Strategy, and are designed to ensure that there is no likelihood of any significant effect on any of the European Site. This approach has been subject to preliminary consultation with Natural England, and results in the main policy changes being assessed as Category B (no significant impact).

In addition to the inclusion of development requirements within the policy changes the HRA process has also led to inclusion within the Proposed Changes to the Submitted Core Strategy a point of clarity with respect to impacts on European Sites:

“For clarity, development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan.”

Possible In combination effects

Major projects or plans that are active or which may come forward during the lifetime of this policy change, and which are relevant in terms of potential impacts and proximity to Natura 2000 sites are assessed as:

- Wiltshire Core Strategy :notably housing provision at Bradford on Avon
- West of England Joint Local Transport Plan 3, 2011 -- 2026 : notably the Greater Bristol Bus Network; Bath Transport Package, and longer term aspirations (Temple Cloud/Clutton Bypass; Whitchurch Bypass; Saltford

Bypass)

- West of England Joint Waste Core Strategy March 2011; includes provision of a residual waste treatment facility at the former Fuller's Earth Works, at the Fosseway, Bath
- HRA work for the Wiltshire Core Strategy resulted in recommendations for further guidance for developers in relation to developing in close proximity to SAC bats, and notes:

'Wiltshire Council is developing guidance for development surrounding the Bath and Bradford Bats SAC and associated roost sites. This will include guidance for developers and planners, and a procedure to ensure that any likely significant effects upon the SAC are identified and assessed at the application stage. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy'.

This will help to protect and sustain key SAC bat foraging areas and flight-lines and so no significant 'in-combination' effects are considered likely.

- The main elements of the West of England Joint Transport Plan were considered within the HRA of the B&NES Core Strategy Publication Document. It was noted that the Core Strategy includes an over-arching policy for the provision of infra-structure that requires protection of European Sites. This remains the case, and in parallel with the development requirements associated with this policy change, no 'in-combination' effects are considered likely.
- The west of England Joint Waste Core Strategy March 2011 includes provision of a residual waste treatment facility at the former Fuller's Earth Works, at the Fosseway, Bath, well within the Bath & Bradford on Avon SAC 5km sustenance zone. There are historic records of a Greater Horseshoe Bat Night Roost at this location and so impacts upon SAC bat foraging conditions are feasible. However, the Strategy includes development requirements at this location to ensure no adverse effects on the integrity of the SAC or bat species. No 'in combination' effects are therefore considered likely.
- The Electrification of the main line railway through B&NES is a major government initiative (largely with Permitted Developments rights within existing Network Rail's operational boundaries). If the railway corridor, either in whole or in part, is used by SAC bats for foraging or commuting, there is some potential for adverse impacts to result from any habitat clearance required. Some sections through B&NES are well wooded and could contribute to key flight lines or foraging areas. However, Core Strategy policy requirements for protection of the integrity of SAC sites, and the specific development requirements for the policy change, dictate that no adverse residual impacts on the integrity of the SAC are anticipated. No 'in-combination' effects are therefore considered likely.

Conclusion

On the basis of objective information available, and on the assumption that all development requirements are secured and properly implemented, the likelihood of a significant effect on the SACs identified is excluded in relation to these policy

changes. This applies to the policy changes individually and 'in combination' with each other and with other plans.

This process was informed by discussions with Natural England and the Council ecologist.

Is the potential scale or magnitude of any effect likely to be significant?

a) Alone?

(explain conclusion, e.g. in relation to de minimus criteria) No

b) In combination with other plans or projects?

(Explain conclusion and which plans/projects have been included, including those associated with other functions). No

Bath and North East Somerset

**HRA Review Matrix of Proposed Policy Changes to the
Submitted Core Strategy**

March 2013

**Bath & North East
Somerset Council**



Bath and North East Somerset
Local Development Framework

The appropriate assessment of land use plans is required under Regulation 102 of the Conservation of Habitats and Species Regulations (2010) SI 2010/490. To aid the assessment of plan policies Natural England have developed draft guidance which includes an approach to categorising plan policies. This approach is used here to help the systematic review of policy changes.

The screening criteria used are taken from Natural England draft guidance:

- (a) Category A: elements of the plan / options that would have no negative effect on a European site at all;
- (b) Category B: elements of the plan / options that could have an effect, but the likelihood is there would no significant negative effect on a European site either alone or in combination with other elements of the same plan, or other plans or projects;
- (c) Category C: elements of the plan / options that could or would be likely to have a significant effect alone and will require the plan to be subject to an appropriate assessment before the plan may be adopted;
- (d) Category D: elements of the plan / options that would be likely to have a significant effect in combination with other elements of the same plan, or other plans or projects and will require the plan to be subject to an appropriate assessment before the plan may be adopted;
- (e) Category E: elements of the plan / options the effects of which will be more appropriate for lower tier assessments
- (f) Category F: elements of the plan / options the effect of which depends on how the plan is implemented.

Source: Tyldesley (2009)

Preface

Background

The Core Strategy Examination has been suspended until June 2013 for the Council to undertake further work to address matters of 'soundness' as set out in the Inspector's Preliminary Conclusions (ID/28 and ID/30).

The Inspector has asked the Council to publish and consult on all proposed changes to the Core Strategy that was submitted for Examination in May 2011 which have not already been the subject of consultation, including those changes discussed at the Hearings in 2012 and those suggested by the Council arising from the subsequent work undertaken since the Hearings (ID/28). He has requested that the changes are expressed as changes to the Submitted Core Strategy (ID/29).

NB : deletions to existing text are shown as ~~strike through~~ and additional text is shown as underlined.

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
SPC	20	Policy DW1, clause 2:	2: Making provision for a net increase of 8,700 <u>10,170</u> jobs and 41,000 <u>12,700</u> homes between 2006 <u>2011</u> and 2026 <u>2029</u> , of which around 3,400 <u>3,110</u> affordable homes will be delivered through the planning system.	Amends RC6	A
SPC	20	Policy DW1, clause 4	4: retaining the general extent of Bristol - Bath Green Belt within B&NES, with no strategic change to the boundaries <u>other than removing land to meet the District's development needs at the following locations identified on the Key Diagram:</u> <ul style="list-style-type: none"> • <u>Land adjoining Odd Down</u> • <u>Land adjoining Weston</u> • <u>Extension to MoD, Ensleigh</u> • <u>Land adjoining East Keynsham</u> • <u>Land adjoining South West Keynsham</u> 	Amends RC7	E (the nature of development will be controlled by other policies)

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<ul style="list-style-type: none"> <u>Land at Whitchurch</u> 		
SPC	20	Policy DW1	<p>Amend Policy DW1 by inserting the following clause between existing clauses 5 and 6 (to be renumbered in the final version of the Core Strategy):</p> <p><u>'Protecting, conserving and enhancing the district's nationally and locally important cultural and historic assets'</u></p>	RC5	A
SPC	20	Policy DW1	<p>In order to respond to changing circumstances, flexibility in the nature, density and mix of uses in the Western Corridor of Bath and on MoD sites will provide contingency in line with the principles of the overall strategy.</p>	Amends RC8	A
SPC	20	Policy DW1 (Last para only)	<p>Add to Policy DW1:</p> <p><u>The Core Strategy will be reviewed around every five years and changes made to ensure that both:</u></p> <p>a. <u>the objectives are being achieved, particularly the delivery of the housing and work space targets set out in Table 9; and</u></p> <p>b. <u>the Core Strategy is planning for the most appropriate growth targets, particularly housing and employment space/jobs.</u></p>	RC9	A
SPC	34	Policy B1(1)	<p>Amend Policy B1(1) to read:</p> <p>1. 'Natural and Built Environment</p> <p>a; <u>Protect, conserve, and where possible, Sustain and enhance the significance of the city's heritage assets, including:</u></p> <p>a: The Outstanding Universal Value of the <u>City of Bath</u></p>	Amends RC13	A

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p>World Heritage Site and its setting including that part which is designated as Cotswolds Area of Outstanding Natural Beauty.</p> <p>b: Listed buildings, the <u>Bath</u> conservation area and their settings.</p> <p>e: Archaeology, scheduled ancient monuments, <u>and</u> historic parks and gardens.</p> <p>d: Non-designated heritage assets of local interest and value.</p> <p><u>b: Give great weight to conserving landscape and scenic beauty in the Cotswolds Area of Outstanding Natural Beauty</u></p> <p>e: <u>c</u>: The network of green spaces and wildlife corridors including the River Avon and Kennet and Avon Canal, Local Nature Reserves, formal and informal parks and recreational areas, trees and woodlands.</p> <p>f: <u>d</u>: The biodiversity resource including species and habitats of European importance.</p>		
SPC	34	Policy B1 (2)	<p>Insert the following text after Objective 1 in Policy B1: <u>'All of the following objectives will be considered in the context of part 1 of this policy.'</u></p>	RC14	A
SPC	34	Policy B1 (2)(a) - (e)	<p>Economic Development</p> <p>a: Plan for an overall net increase in jobs from of about 7,000, rising from 61,700 60,200 in 2006 2011 to 67,400 67,200 in 2026 2029, with significant gains in business services tempered by losses in defence and manufacturing.</p> <p>b: Plan for the expansion of knowledge intensive and</p>	Amends PC17	E (the nature of development will be controlled by other policies)

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			<p>creative employment <u>sectors</u> by enabling the stock of office premises to increase from about 240,000m² <u>173,000 m² in 2006 2011</u> to about 340,000m² <u>213,000m² in 2026 2029</u>.</p> <p>c: Achieve the net additional increase to the stock of office premises <u>of 40,000 m²</u> by enabling the development of 85,000-100,000m² <u>50,000 m²</u> of new space, linked to a managed release of 15,000-30,000m² <u>10,000m²</u> of that which is qualitatively least suitable for continued occupation.</p> <p>d: Focus new office development within and adjoining the city centre <u>and enable appropriate levels of business space in mixed use out-of-centre development sites.</u></p> <p>e: Plan for a contraction in the demand of industrial floor space from about 240,000m² <u>167,000m² in 2006 2011</u> to about 210,000m² <u>127,000m² in 2026 2029</u> but sustain a mixed economy to support Bath's multi-skilled workforce and multi-faceted economic base by retaining <u>a presumption of favour</u> of industrial land in the Newbridge Riverside area.</p>		
SPC	34	Policy B1 (3)(a)-(b)	<p>Housing</p> <p>(a) Enable the development of <u>about 6,000 7,000</u> new homes within the city, increasing the overall stock of housing from 40,000 to 46,000 <u>47,000</u>. <u>The following distribution of housing will be planned for.</u></p> <p><u>Large sites in the Central Area and Enterprise Area – 3,000</u></p> <p><u>Large sites in the outer neighbourhoods, including former MoD land – 2,000.</u></p>	RC15	E (the nature of development will be controlled by other policies)

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			<p><u>Small scale intensification distributed throughout the existing urban area -1,000</u></p> <p><u>Land adjoining Weston - 300</u></p> <p><u>Land adjoining Odd Down – 300</u></p> <p><u>Extension to MoD, Ensleigh - 120</u></p> <p>b. Of these new homes about 3,500 will be delivered within the Central Area and Western Corridor, focused on 'Western Riverside' and about 2,800 homes will come forward within Bath's outer neighbourhoods where surplus Ministry of Defence land will play a major role alongside smaller scale suburban infilling and redevelopment.</p> <p>4. The Relationship between Population, Labour Supply and Employment</p> <p>a: <u>At the margin of delivery, Achieve</u> a better balance between the overall number of jobs in the city and the resident workforce. An <u>A sufficient</u> increase in housing delivery and the associated growth of the labour force will reduce the need for labour to be imported from neighbouring locations. Economic diversification will reduce the need for a significant minority of resident workers to out-commute to other areas.</p> <p>b: Reduce the proportion of the resident workforce who out commute and enable a shift in the level of self-containment from 70% to nearer 80%.</p> <p>5. Previously developed land</p> <p>a: Regenerate and repair a number of areas within the Central Area and Western Corridor <u>Enterprise Area</u> to create new areas of attractive and productive townscape and a much improved relationship between the city and its</p>		

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			<p>river.</p> <p>b: Transform the Western Riverside area into a contemporary residential neighbourhood</p> <p>c: Redevelop surplus Ministry of Defence land at Foxhill, Warminster Road and potentially Ensleigh to optimise the contribution that these areas can make to the city's development needs.</p> <p>6. Shopping</p> <p>a: Ensure that the primary shopping area successfully absorbs Southgate into the trading patterns and character of the city centre by not making provision for a further large scale comparison retail project</p> <p>b: Enable small to medium sized comparison retail development that improves the shopping offer and enhances the reputation of the city centre.</p> <p>c: Protect and where possible enhance the vitality and viability of district and local centres.</p> <p>d: Focus additional convenience retail floorspace (beyond existing commitments) within and on the edge of existing centres before considering out-of-centre sites that might improve the spatial pattern of provision across the city.</p> <p><u>e: enable the provision of neighbourhood retail services at Ensleigh, Warminster Road, Foxhill, Weston Green Belt and at Odd Down Green Belt.</u></p> <p>7. Higher Education</p> <p>a: Enable the provision for additional on-campus student bed spaces <u>at the University of Bath and at Bath Spa</u></p>		

Appendix 1a

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			<p><u>University</u>, facilitating growth in the overall number of students and/or shrinkage a slowdown in the growth of the private-student lettings market.</p> <p>b: Enable provision of additional on campus and in-city teaching and research space.</p>		
SPC	35	Policy B1 (8)	<p>Tourism, Culture and Sport</p> <p>a: Manage the provision of 500-750 new hotel bedrooms to widen the accommodation offer for the city, increase overnight stays and the competitiveness of the Bath as a visitor and business destination.</p> <p>(b) Enable the development of a new stadium and associated uses within the Central Area <u>At the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, enable the development of a sporting, cultural and leisure stadium.</u></p>	Updates RC16 (amends PC19)	E (the nature of development will be controlled by other policies)
SPC	35	Policy B1 10(d)	<p>Implementing an upstream flood storage facility <u>flood mitigation measures</u> to ensure enable development in vulnerable areas of the Central Area and Western Corridor Enterprise Area <u>are safe without increasing risk elsewhere.</u></p>	Amends PC20	E (the nature of development will be controlled by other policies)
SPC	39	Policy B2 (2)	<p>Placemaking Principles</p> <p>Change within the Central Area should reinforce and contribute to the City's unique character and identity.</p> <p>Assets of the Central Area</p> <p>The following characteristics combine to provide an exceptional urban environment. Development proposals must demonstrate that they have been inspired and shaped by these characteristics. <u>The Placemaking Plan will set out how the redevelopment of specific sites can</u></p>	-	E (the nature of development will be controlled by other policies)

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			<u>respond to these characteristics:</u>		
SPC	39	Policy B2 (2) (h), (n), (o) & (u)	<p>Risks to the Central Area</p> <p>The following issues are identified as key risks to enhancing the function and appearance of the Central Area. Development proposals must, where possible, address these issues:</p> <p>h: The River Avon and its banks are of nature conservation value and provide <u>important bat foraging corridors and opportunities to connect people to the natural environment.</u></p> <p>n: There are areas of poor quality post war development which have disrupted and fractured the urban grain. A number of these result in underutilised and poorly connected areas of riverside- <u>within or having a relationship with, the Central Area.</u></p> <p>o: There are areas where the river acts as a barrier to pedestrian and cycling desire lines <u>and further crossings would be beneficial in respect of enable sustainable transport choices and for the enjoyment of the city.</u></p> <p>u: Parts of the Central Area fall within flood zones 2 and 3a (See 'Infrastructure and Delivery') <u>and this affects a number of key development opportunities (See B1.3)</u></p>	-	E (the nature of development will be controlled by other policies)
SPC	40	Policy B2 (3)(f)	<p><u>3. Key Development Opportunities</u></p> <p>Figure 7 illustrates the general extent of the city centre, identifies neighbouring areas with the most capacity for significant change and key regeneration opportunities. The precise extent of the city centre, including that of the primary shopping area is shown in the proposals map (see</p>	Amends RC19 and PC26 as amended	E (the nature of development will be controlled by other policies)

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			<p>Appendix 3). Within the context of PPS4 the NPPF, economic development led mixed use development proposals at the following locations that accord with parts 1 and 2 of policy B2 and contribute to the scope and scale of change listed in part '4' of this policy will be welcomed.</p> <p><i>City Centre</i> a: North of Pulteney Bridge (Cornmarket, Cattlemarket, Hilton Hotel, and The Podium) b: Manvers Street Car Park, Avon & Somerset Police Station and Royal Mail Depot area c: Green Park Road (Green Park House) d: Bath Quays North (Avon Street Car and Coach Park and City College) e: Kingsmead (Kingsmead House, Telephone Exchange, Plymouth House and land in the vicinity of Kingsmead Square)</p> <p><i>Neighbouring the City Centre</i> f: The Recreation Ground and Leisure Centre g: Bath Quays South (Stothert and Pitt to Travis Perkins) h: The Green Park Station area i: The Homebase area including the Pinesway industrial estate and gyratory.</p>		
SPC	40	Policy B2 (4)(b)	b: 75,000-100,000 sq.m A net increase of about 40,000 sq.m of modern office floorspace and creative workspace, to enable the growth of sectors targeted in the Economic Strategy	-	E (the nature of development will be controlled by other policies)
SPC	40	Policy B2 (4)(h)	(h) a new sports stadium with associated uses including conferencing and banqueting facilities and active	RC20 (amends)	E (the nature of development will be controlled by other policies)

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			riverside frontage	PC28)	
SPC	47	Policy B3 (1) - (2)	<p>Strategic Policy for Twerton and Newbridge Riversides</p> <p><u>1. Role of Newbridge and Twerton Riversides (including the Bath Press)</u></p> <p>This part of the Western Corridor will function predominantly as an economic development area to support the overall employment structure the city. It will complement but not compete with the Central Area as the City's focus for business and enterprise.</p> <p>Specifically this will mean that:</p> <p>a There is a presumption in favour of Newbridge Riverside retaining its function as a place for industrial activity.</p> <p>b Twerton Riverside will function primarily as a multi-use economic development area. Its already reduced role as a place for industrial activity will be allowed to contract further subject to the criterion at Part 4 (aiii) of this policy.</p> <p>Proposals for development at either location will be subject to the considerations set out in parts 2-4 of Policy B3.</p> <p><u>These locations form the western extent of the City of Ideas Enterprise Area</u></p> <ul style="list-style-type: none"> <u>Newbridge Riverside will functions as Bath's primary location for industrial enterprise, providing about 12 ha of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing. There is therefore a presumption in favour of retaining land and premises in the B1 use</u> 		E (the nature of development will be controlled by other policies)

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			<p><u>class where this remains a viable use of land and is supported by market signals that there is demand for continued occupation that cannot reasonably be accommodated elsewhere.</u></p> <ul style="list-style-type: none"> • <u>Twerton Riverside has contracted as an industrial location in recent decades. This area is suitable for broader range of uses and there is scope to redevelop the area to provide new business (B1a-c) premises and housing. The area presents an opportunity to host business that is displaced as a consequence of the residential led development of Western Riverside and the growth of the intensification of the Central Area into BWR East. Whilst Newbridge Riverside will remain the core industrial location, Twerton Riverside can provide additional flexibility. It will therefore necessary to maintain an appropriate level of land in this area for B1c uses alongside office uses and housing.</u> <p>2. Placemaking Principles</p> <p>Assets of Newbridge and Twerton Riverside Development proposals must be informed and shaped by the following characteristics</p> <p>a. Newbridge Riverside functions as Bath's primary location for industrial enterprise, providing about 12 hectares of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing.</p> <p>b. There is a strong relationship between the industries and occupations at Newbridge Riverside and the skills and</p>		

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			<p>labour prevalent in surrounding neighbourhoods.</p> <p>G a. The eastern part of Twerton Riverside lies in close proximity <u>lies in close proximity</u> to the Western Riverside Policy Area which will experience a significant uplift in its environmental quality <u>and will act as a catalyst for investment in the wider area.</u> Western Riverside will experience a significant uplift in its environmental quality during the lifetime of the Core Strategy and will act as a catalyst for investment in the wider area.</p> <p>D b. There are a number of heritage <u>and non-designated heritage</u> assets in the area pertaining to its industrial past, including Brunel's Great Western Railway <u>and the façade of the Bath Press.</u></p> <p>e-c Views in and out of the area e.g. to Newbridge Hill and Bath City Farm are important.</p> <p>f. d:The river including its banks and open land at the western section of the area are an important wildlife resource.</p> <p>g-e There is good, yet not fully realised connectivity with the city centre via the shared riverside walking and cycling route, which is narrow in places.</p> <p><u>f. The intensification of Twerton Riverside is an accessible location due to the proximity of Oldfield Park station</u></p> <p><i>Risks to Newbridge and Twerton Riverside</i></p> <p>The following issues are identified as key risks to the success of these areas that should be addressed in development proposals:</p> <p>a. An excessive loss of industrial space would harm Bath's mixed economic profile.</p>		

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			<p>b. Single storey and large footprint buildings currently result in the underutilisation of land with reasonably good accessibility credentials.</p> <p>e. <u>b.</u> There are areas of conflict between.....</p>		
SPC	47	Policy B3 (4)(a)&(b)	<p>4. Scope and Scale of Change</p> <p><i>Newbridge Riverside</i></p> <p>(a i) There is a presumption in favour of retaining land at Newbridge Riverside for industrial use. Refurbishment, redevelopment or intensification will be welcomed.</p> <p>(a ii) Refurbishment, redevelopment or intensification for industrial use will be welcomed at Twerton Riverside.</p> <p>(a iii) Proposals for the loss of industrial land and floorspace at Twerton Riverside will be assessed against evidence of current and future demand, the availability of suitable alternative provision within Bath for displaced occupiers and the benefits of the alternative uses being proposed.</p> <p><i>Offices, other workspaces and other economic development uses</i></p> <p>(b) Proposals for offices, other workspaces and other economic development uses (including retailing) must have regard to the sequential and impacts tests of PPS4.</p> <p><i>Non-economic development uses</i></p> <p>(c i) Proposals for residential and other non-economic development uses will be acceptable as part of mixed-use employment led proposals.</p> <p>(c ii) Residential-led or non-economic development led proposals will be acceptable only where economically led</p>	Amends RC21 (amended PC33)	A

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			development would fail the sequential and impact tests of PPS4 or is not commercially viable.		
SPC		<u>Policy B3A</u>	<p><u>Land adjoining Odd Down</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 300 dwellings, small scale local employment opportunities and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary.</u></p> <p><u>Planning requirements:</u></p> <p>a. <u>Residential led mixed use development of around 300 dwellings in the plan period.</u></p> <p>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas, including the sensitive incorporation of Sulis Manor.</u></p> <p>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city</u></p>		B, because includes site development requirements

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			<p><u>centre and Odd Down and Combe Down local centres.</u></p> <p>d.<u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to Bradford-upon-Avon bats and Mells SACs. An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitats (to include protection of dark skies to the south of the location, retention and cultivation of linear planting features and off-site habitat protection and compensation on land south of this location), and protection of Priority Species.</u></p> <p>e.<u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswold AONB; the World Heritage Site and its setting; South Stoke Conservation Area and its setting; the character of the Cam Brook valley and Sulis Manor plateau; trees including ancient woodland, tree belts, hedges and field patterns; Midford Road and South Stoke Lane and their open rural character; and tranquillity. Significant viewpoints include local properties; medium and long distance views such as Upper Twinhoe and Baggridge Hill; Wansdyke Scheduled Ancient Monument; Midford Road and Cross Keys junction; South Stoke Lane; Combe Hay Lane; and local Public Rights of Way.</u></p> <p>f.<u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape</u></p>		

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			<p><u>settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include the Cross Keys Inn (Grade II), South Stoke Conservation Area including its Listed Buildings, Wansdyke Scheduled Ancient Monument and Bath World Heritage Site.</u></p> <p><u>g. Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Prehistoric activity and flint scatters, Bronze Age and Roman occupation, and Midford Road turnpike and markers.</u></p> <p><u>h. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p><u>i. Ensure good public transport provision.</u></p> <p><u>j. Junction improvements at the B3110 Midford Rd/Southstoke Rd (Cross Keys) and A367 junctions to</u></p>		

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			<p><u>provide the principle vehicular accesses to the location</u></p> <p>k.<u>Development should scope potential for and incorporate renewable energy, including investigation of District Heating opportunities (linking to the Odd Down District Heating Opportunity Area).</u></p> <p>l.<u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m.<u>Provide integrated waste management infrastructure.</u></p> <p><u>Ensure any areas of land instability are either avoided or addressed.</u></p>		
		<p><u>Policy B3B</u></p>	<p><u>Land adjoining Weston</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 300 dwellings, small scale local employment opportunities and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary.</u></p> <p><u>Planning requirements:</u></p> <p>a.<u>Residential led mixed use development of around 300 dwellings in the plan period.</u></p> <p>b.<u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with</u></p>		<p>B , because includes site development requirements</p>

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			<p><u>neighbouring areas.</u></p> <p>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Weston local centre; and provision of well integrated Sustainable Urban Drainage Systems. All watercourses running through the area should remain open and will need to be incorporated into development proposals.</u></p> <p>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites, priority species, and Bradford-upon-Avon SAC. An Ecological Mitigation Strategy and Management Plan are required to retain, protect and enhance protected ecological habitats and species, and to safeguard and enhance key SAC bat foraging areas and flight lines.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswold AONB; the World Heritage Site and its setting; Bath Conservation Area and its setting; designated (and local) Historic Parks and Gardens; the</u></p>		

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			<p><u>character of the Cotswold escarpment and the Lansdown Plateau; trees including ancient woodland, tree belts, hedges and field patterns; Lansdown Lane and its open rural character; and tranquillity. Significant viewpoints include local properties; long distance views such as Bath City Farm and Alexandra Park; Beckford's Tower and Lansdown Cemetery; Prospect View; the Cotswold Way at Dean Hill; and local Public Rights of Way.</u></p> <p>f.<u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Beckford's Tower (Grade I), Bath Conservation Area including its Listed Buildings, Bath World Heritage Site, and Kelston Park Historic Park and Garden.</u></p> <p>g.<u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Romano-British finds, medieval strip lynchets and Summerfield School (local Park and garden).</u></p>		

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			<p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p>i. <u>Ensure good public transport provision.</u></p> <p>j. <u>Vehicular access to the east, west and south of the location should be provided.</u></p> <p>k. <u>Development should scope potential for and incorporate renewable energy, including investigation of District Heating opportunities (linking to the RUH District Heating Opportunity Area).</u></p> <p>l. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m. <u>Provide integrated waste management infrastructure.</u></p>		
		<p><u>Policy B3C</u></p>	<p><u>Extension to MOD, Ensleigh</u></p> <p><u>Land adjoining Ensleigh MOD site as shown on the Key Diagram is identified for the development of 120 dwellings during the Plan period. The Placemaking Plan will allocate a site for comprehensive residential led mixed use development comprising the Ensleigh MOD site and the land adjoining it. The planning requirements relating to the land adjoining the Ensleigh MOD site are set out below. For the Ensleigh MOD site the planning requirements are set out in the Concept Statement for the Ensleigh MOD site.</u></p>		<p>B , because includes site development requirements</p>

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			<p><u>Planning requirements for land adjoining Ensleigh MOD site:</u></p> <p>a. <u>Residential led mixed use development of around 120 dwellings in the plan period.</u></p> <p>b. <u>Be developed to a comprehensive Masterplan for the wider Ensleigh MOD site and in accordance with the Council's Concept Statement for the MoD Ensleigh site. The wider site should be more self-contained with its own local facilities. Development should reflect best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with neighbouring areas.</u></p> <p>c. <u>Development phasing should start with the current MoD Ensleigh site.</u></p> <p>d. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Weston and Larkhall local centres.</u></p> <p>e. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to the SNCI and potential impacts to</u></p>		

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			<p><u>Bradford-upon-Avon bats SAC.</u></p> <p>f. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswold AONB; the World Heritage Site and its setting; Bath Conservation Area and its setting; the character of the Lansdown plateau; trees including ancient woodland, tree belts, hedges and field patterns; Lansdown Road and its open rural character; and tranquillity. Significant viewpoints include local properties; Upper Swainswick; Beckford's Tower; Lansdown Road; and local Public Rights of Way.</u></p> <p>g. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Beckford's Tower (Grade I), Ensleigh House and Lansdown Cemetery Gates (Grade II), Bath Conservation Area and Bath World Heritage Site.</u></p> <p>h. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-</u></p>		

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			<p><u>designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Bronze Age barrow cemetery, Roman road and roadside burials, and medieval settlement and chapel.</u></p> <p>i. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations.</u></p> <p>j. <u>Ensure good public transport provision.</u></p> <p>k. <u>Development should scope potential for and incorporate renewable energy.</u></p> <p>l. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m. <u>Provide integrated waste management infrastructure.</u></p> <p>n. <u>Ensure that displaced playing pitches are re-provided at an appropriate and suitable location.</u></p>		
SPC	53	Policy B4	<p>The World Heritage Site and its setting</p> <p>There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, including its authenticity or integrity. <u>This presumption applies equally to development within or to the setting of the World Heritage Site. Where</u></p>	Amends PC42	A

Appendix 1a

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			development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any <u>the level of harm</u> to the Outstanding Universal Value of the World Heritage Site.		
SPC	54	Policy B5	<p>Bath Spa University – Newton Park Campus</p> <p>Within the context of a strategic framework for all twelve sites that the University occupies <u>the University's entire estate</u> the strategy seeks the redevelopment and intensification of the Newton Park campus to provide additional study bedrooms and academic space. Proposals should <u>accord with the NPPF, paragraph 89 and seek to optimise opportunities for educational use and student accommodation within the current boundary of the campus</u> Major Existing Developed Sites in The Green Belt in accordance with Policy GB.3 of the BANES Local Plan before seeking to justify very special circumstances for development beyond it <u>them</u> or a change to the MEDS development boundaryies, having <u>In all circumstances regard should be had to the sites environmental capacity, the significance of heritage assets and the optimum development of the campus in this regard.</u></p>	Updates RC24 (amends PC47)	E (the nature of development will be controlled by other policies)
SPC	54	Policy B5	<p>Off-Campus Student Accommodation</p> <p>Proposals for off-campus student accommodation will be refused within the Central Area, Western Corridor <u>the Enterprise Area</u> and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to housing and economic development.</p>	Amends PC47	A
SPC	64	Policy	The Strategy for Keynsham is to:	-	E

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		KE1	<p>1. Natural and Built Environment</p> <p>a: Maintain the Green Belt surrounding Keynsham, <u>allowing limited releases of Green Belt land to the east and south west of Keynsham to accommodate employment and housing growth.</u></p> <p>b: Make better use of the existing green and blue infrastructure (for example parks and rivers) running through and surrounding the town which will be enhanced, made more accessible and linked up.</p> <p>2. Housing</p> <p>a: Make provision for around 4,500 <u>2,100</u> new homes (net) between 2006 and 2026 <u>2011 and 2029</u>. This will include affordable housing, and an appropriate housing mix giving more choice of housing to meet the needs of the local community.</p> <p>b: Allow for residential development if it is within the housing development boundary defined on the proposals map or it forms an element of Policies KE2, KE3 and KE4</p> <p>3. Economic Development</p> <p>a: Plan for about 4,500 <u>1,600</u> net additional jobs between 2006 and 2026 <u>2011 and 2029</u></p> <p>b: Make provision for the changes in employment floorspace set out below:</p> <ul style="list-style-type: none"> • Office floorspace: from about 20<u>13,000</u>m² in 2006 <u>2011</u> to about 30,000<u>20,200</u>m² in 2026 <u>2029</u> • Industrial/Warehouse floorspace: no net change by 2026 from level of <u>from about 50,000</u> 52,000 <u>52,000</u>m² in 2006 <u>2011</u> to 75,000 – 80,000 <u>60,300</u>m² in 2029 <u>to address future requirements arising in Keynsham</u> 		

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			<p><u>and Bath</u></p> <p>c: Enable development which supports the town to continue to function as an independent market town. The scale and mix of development will increase self-containment and help develop the town as a more significant business location.</p> <p>d: Retain <u>and extend</u> the Broadmead/Ashmead/Pixash Industrial Estate as an area for business activity (use classes B1, B2 and B8) complementing the role of the town centre and enable its intensification through higher density business development</p> <p>4. Shopping</p> <p>a: Provide larger retail units in the town centre to attract a more varied mix of retailers,</p> <p>b: Retain and encourage enhancement of Queen Road and Chandag Road as local centres to complement the town centre because they provide an important range of essential day-to-day goods and services for their local neighbourhoods.</p> <p>5. Transport, cycling and walking</p> <p>a: Provide for improvements to public transport and enhance connectivity between walking, cycling and public transport routes. (Transport infrastructure measures are set out in the 'Infrastructure and Delivery' section on page 72)</p> <p>b: Implement a reviewed Parking Strategy.</p> <p>6. Energy conservation and sustainable energy generation</p>		

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			a: Enable renewable energy generation opportunities including a new district heating network within Keynsham, potentially anchored by the Centre/Town Hall redevelopment.		
SPC	71	Policy KE2 (2)(b)	<p>2. Scope and Scale of Change</p> <p>b: A new high quality, exemplar, mixed-use quarter at Somerdale, providing significant employment floorspace, new homes, leisure, open space, sport and recreational uses. <u>The sequential and exception tests for flood risk would have to be met to justify any dwellings in higher risk parts of the site.</u></p>	-	E
		<u>Policy KE3</u>	<p><u>Land adjoining East Keynsham</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 250 dwellings, employment opportunities and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary.</u></p> <p><u>Planning requirements:</u></p> <p>a. <u>Mixed use development to include 25,000-30,000 m² of employment land in an expansion to Broadmead/Ashmead/Pixash Industrial Estate and around 250 dwellings in the plan period.</u></p> <p>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with Keynsham. Dwellings should face onto the open countryside and create an attractive boundary</u></p>		B , because distance to SACs and site development requirements

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			<p><u>treatment.</u></p> <p>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Keynsham town centre, Clay Lane Bridge and NCN4; and provision of well integrated Sustainable Urban Drainage Systems. All watercourses running through the area should remain open and will need to be incorporated into development proposals.</u></p> <p>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species. Species rich hedgerows, ponds, ditches and trees should be retained and enhanced, and habitat suitable for priority species provided as required.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the character of the Avon Valley; trees and woodland, tree belts, hedges and field patterns; Ellsbridge Historic Park and Garden; and Manor Road community woodland. Significant viewpoints include local</u></p>		

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			<p><u>properties; long distance views from the Cotswold escarpment; the River Avon Trail; local Public Rights of Way; and Manor Road community woodland.</u></p> <p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Keynsham Manor (Grade II), manor West (Grade II) and Elsbridge House (Grade II).</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Medieval Keynsham Manor and fishponds, Prehistoric and Roman occupation, and Elsbridge House (local Park and Garden).</u></p> <p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape,</u></p>		

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			<p><u>historic hedgerows, ancient woodland and ecology.</u></p> <p>i. <u>Ensure good public transport provision particularly towards Keynsham town centre, the railway station and other local facilities and services.</u></p> <p>j. <u>Provision of routes crossing the A4 for pedestrians and cyclists.</u></p> <p>k. <u>Development should scope potential for and incorporate renewable energy.</u></p> <p>l. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m. <u>Provide integrated waste management infrastructure.</u></p> <p>n. <u>New water mains and sewer site connections required, including separate systems of drainage and downstream sewer improvements to critical sewers.</u></p>		
		<p><u>Policy KE4</u></p>	<p><u>Land adjoining South West Keynsham</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 200 dwellings and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary. The need to identify safeguarded land to meet longer term development needs will be considered by the Placemaking Plan.</u></p> <p><u>Planning requirements:</u></p>		<p>B , because distance from SACs and site development requirements</p>

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p>a. <u>Residential led mixed use development of around 200 dwellings in the plan period.</u></p> <p>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with the neighbouring development locations. Development should front onto Charlton Road and Parkhouse Lane as well as any significant access roads and face outwards towards the open countryside.</u></p> <p>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Keynsham town centre.</u></p> <p>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species. Any impact on bat foraging habitat and commuting routes should be mitigated. Hedgerows throughout the site should be maintained and enhanced, especially the hedgerow along Parkhouse Lane which is of ecological importance. Hedgerows on the perimeter of the site should be maintained and enhanced to frame residential</u></p>		

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			<p><u>development.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include Queen Charlton Conservation Area and its setting; the character of the open plateau falling towards the Chew Valley; trees, woodland, tree belts, hedges and field patterns; and Parkhouse Lane. Significant viewpoints include local properties; Queen Charlton; and local Public Rights of Way.</u></p> <p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Parkhouse Farm (Grade II) and Queen Charlton Conservation Area.</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Prehistoric finds</u></p>		

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			<p><u>and activity, and medieval finds and activity.</u></p> <p><u>h. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p><u>i. Ensure good public transport provision particularly towards Bristol, Bath, Keynsham town centre and railway station and other local facilities and services.</u></p> <p><u>j. Pedestrian, cycling and vehicular links should be made with both K2 development sites to the north.</u></p> <p><u>k. Charlton Road to provide the principle vehicular access to the location (the widening of Parkhouse Lane will be sought).</u></p> <p><u>l. Road improvements to improve access from the location to the wider road network, especially the A37, to alleviate traffic through Keynsham town centre.</u></p> <p><u>m. Development should scope potential for and incorporate renewable energy.</u></p> <p><u>n. Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p><u>o. Provide integrated waste management infrastructure.</u></p> <p><u>p. New water mains and sewer connections required, including downstream upsizing works and pumping station upgrade.</u></p>		

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SPC	82	Policy SV1 (and supporting text)	<p>3 Economic Development</p> <p>a: Enable the delivery of around 4,000 900 net additional jobs between 2006 2011 and 2026 2029 and <u>facilitate further jobs if economic circumstances allow.</u></p> <p>b: Encourage the retention and expansion of local companies and the growth of new businesses by making provision for the changes in employment floorspace set out below:</p> <p>Office floorspace: from about 30,000 31,000m2 in 2006 2011 to about 40,000 33,700m2 in 2026 2029</p> <p>Industrial/Warehouse floorspace: from about 410,000 126,400m2 in 2006 2011 to about 400,000 112,000m2 in 2026 2029 New employment floorspace will be focussed at:</p> <ul style="list-style-type: none"> • the Westfield Industrial Estates, Midsomer Norton Enterprise Park and Bath Business Park in Peasedown St John • Old Mills in Paulton (Local Plan Policy GDS.1 V4) • Midsomer Norton and Radstock Town Centres <p>c: Protect land in existing business use and only allow alternative uses where there is employment benefit or which contributes to improvements to the town centres <u>consider alternative use where there is no reasonable prospect of a site being used for that purpose and does not lead to an unacceptable loss of employment land.</u></p> <p>4. Housing</p> <p>a: <u>Review the HDBs to enable up to around 2,700 2,400 new homes to be built at Midsomer Norton, Radstock,</u></p>	-	E (the nature of development will be controlled by other policies)

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			<p>Westfield, Paulton and Peasedown St John. This will include affordable housing, providing more choices of housing to meet the needs of the local communities. (Policies RA1 and RA2 are applicable to the other settlements in Somer Valley.)</p> <p>b: Ensure that any new housing above the existing commitments of 2,200 dwellings is within the Housing Development Boundary and has either employment benefit or contributes to the implementation of the Town Park.</p>		
SPC	84	Policy SV2	<p>2.Scope and Scale of Change</p> <p>Make provision for:</p> <p>a: About 200 homes (including existing commitments)- residential development as part of mixed use schemes</p>		E (the nature of development will be controlled by other policies)
SPC	87	Policy SV3	<p>Scope and Scale of Change</p> <p>Make provision for:</p> <p>a: About 200 homes (including existing commitments)-residential development as part of mixed use schemes</p>		E (the nature of development will be controlled by other policies)
SPC	96	Policy RA1	<p>POLICY RA1 Development in the villages meeting the listed criteria</p> <p>Proposals <u>at the villages outside the Green Belt</u> for residential and employment development of a scale, character and appearance appropriate to the village and its setting will be acceptable <u>within</u> in and adjoining the housing development boundary provided the proposal is in accordance with the spatial strategy for the District set out</p>	RC35	E (the nature of development will be controlled by other policies)

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			<p>under policy DW1 and the village has:</p> <p>a: at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and</p> <p>b: at least a daily Monday-Saturday public transport service to main centres, and</p> <p>c: local community support for the principle of development can be demonstrated.</p> <p><u>At the villages which meet these criteria, development sites will also be identified in the Placemaking Plan and the housing development boundary will be reviewed accordingly to enable delivery of 1,110 dwellings identified on the Key Diagram. Residential development on sites adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.</u></p> <p><u>Proposals at villages outside the Green Belt for employment development of a scale, character and appearance appropriate to the village and its setting will be acceptable within and adjoining the housing development boundary.</u></p>		
SPC	96	Policy RA2	<p>In villages outside the Green Belt with a housing development boundary defined on the Proposals Map and not meeting the criteria of policy RA1 proposals for <u>some limited residential development</u> and employment development will be acceptable where:</p> <p>a they are of a scale, character and appearance</p>	-	E (the nature of development will be controlled by other policies)

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			<p>appropriate to the village</p> <p>b: in the case of residential development they lie within the housing development boundary</p> <p>c: in the case of employment development they lie within or adjoining the housing development boundary</p> <p><u>At the villages which meet the above criteria, residential development sites may also need to be identified in the Placemaking Plan and the housing development boundary reviewed accordingly to enable delivery of 1,110 dwellings identified on the Key Diagram. Limited residential development on sites adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.</u></p>		
SPC		New Policy RA5	<p><u>Land at Whitchurch</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 200 dwellings and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary. The need to identify safeguarded land to meet longer term development needs will be considered by the Placemaking Plan.</u></p> <p><u>Planning requirements:</u></p> <p>a. <u>Residential led mixed use development of around 200 dwellings in the plan period.</u></p> <p>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with</u></p>		B , because distance from SACs & site development requirements

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			<p><u>Whitchurch village and South East Bristol.</u></p> <p>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; retention and integration of the former railway line; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Whitchurch village local centre and South East Bristol.</u></p> <p>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include Queen Charlton Conservation Area and its setting; Maes Knoll; the character of the open plateau landscape leading towards the Chew Valley; trees, woodland, tree belts, hedges and field patterns; and the disused railway line. Significant viewpoints include local properties; Maes Knoll and the associated Scheduled Ancient Monuments; Queen Charlton; local Public</u></p>		

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			<p><u>Rights of Way; and the disused railway line.</u></p> <p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include St Nicholas Church and Lyons Court Farmhouse (Grade II*), Whitewood Farmhouse (Grade II), Queen Charlton Conservation Area, and Maes Knoll and Wansdyke Scheduled Ancient Monuments.</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Bronze Age ring ditch or henge monument, Roman occupation, medieval ridge and furrow, radiating early medieval fields around the village, and the line of the former North Somerset Railway.</u></p> <p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to</u></p>		

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			<p><u>other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p>i.<u>Ensure good public transport provision, particularly towards Bristol, Keynsham and other local facilities and services such as Hengrove Community Hospital.</u></p> <p>j.<u>Development should scope potential for and incorporate renewable energy.</u></p> <p>k.<u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>l.<u>Provide integrated waste management infrastructure.</u></p> <p>m.<u>Development should complement the regeneration plans for South Bristol and look to this area for local employment, facilities and services.</u></p>		
SPC	-	New Policy SD1	<p><u>POLICY SD1: Presumption in favour of sustainable development</u></p> <p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p>	-	A

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			<p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> • <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u> • <u>Specific policies in that Framework indicate that development should be restricted.</u> 		
-	106	Policy CP1	<p>Retrofitting existing buildings</p> <p>Retrofitting measures to existing buildings to improve their energy efficiency and adaptability to climate change and the appropriate incorporation of micro-renewables will be encouraged.</p> <p>Priority will be given to facilitating carbon reduction through retrofitting at whole street or neighbourhood scales to reduce costs, improve viability and support coordinated programmes of improvement.</p> <p>Masterplanning and ‘major development’ (as defined in the Town & Country Planning (Development Management Procedure (England) Order 2010) in the district should demonstrate that opportunities for the retention and retrofitting of existing buildings <u>within the site</u> have been included within the scheme. All schemes should consider retrofitting opportunities as part of their design brief and measures to support this will be introduced.</p>	PC80 as amended	B – possible impacts to roost sites, but roots legally protected and NPPF requirement.; and clarity within the Core Strategy.

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			<p>Retrofitting Historic Buildings</p> <p>The Council will seek to encourage and enable the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings (including listed buildings <u>and buildings of solid wall or traditional construction</u>) and in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.</p> <p>Proposals will be considered against Policy HE1 of PPS5 <u>national planning policy</u>.</p>		
SPC	106	Policy CP1	<p>Add the text below at the end of the policy:</p> <p><u>The policy will be supported by the Council's Sustainable Construction and Retrofitting Supplementary Planning Document</u></p>	RC38	A
-	107	Policy CP2	<p>Sustainable design and construction will be integral to new development in Bath & North East Somerset. All planning applications should include evidence that the standards below will be addressed:</p> <ul style="list-style-type: none"> • Maximising energy efficiency and integrating the use of renewable and low-carbon energy (<u>i.e. in the form of an energy strategy with reference to policy CP4 as necessary</u>); • Minimisation of waste <u>and maximising of recycling of any waste generated</u> during construction and in operation' • Conserving water resources and minimising vulnerability to flooding; • Efficiency in materials use, including the type, life cycle and source of materials to be used; • Flexibility and adaptability, allowing future modification of 	PC81 as amended	A

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			<p>use or layout, facilitating future refurbishment and retrofitting;</p> <ul style="list-style-type: none"> • Consideration of climate change adaptation. <p>Applications for all development other than major development will need to be accompanied by a B&NES Sustainable Construction Checklist</p> <p><u>Major Development</u></p> <p>For major development a BREEAM and/or Code for Sustainable Homes (CfSH) (or equivalent) pre-assessment will be required alongside a Planning Application. Post-construction assessments will also be required. These assessments must be undertaken by an accredited assessor. <u>Major development as defined in the Town & Country Planning (Development Management Procedure (England) Order 2010).</u></p> <p>The standards set out in the table below will be requirements for major development over the plan period: <u>An exception to these standards will only be made where it can be demonstrated that meeting the provisions of this policy would render development unviable.</u></p>												
SPC	107	Policy CP2	<p>Amend the table in policy CP2 as follows:</p> <table border="1" data-bbox="622 1114 1379 1388"> <thead> <tr> <th data-bbox="622 1114 770 1230">Type of development</th> <th data-bbox="775 1114 922 1230">201-2012</th> <th data-bbox="927 1114 1075 1230">2013</th> <th data-bbox="1079 1114 1227 1230">2016</th> <th data-bbox="1232 1114 1379 1230">2019</th> </tr> </thead> <tbody> <tr> <td data-bbox="622 1233 770 1388">Residential Development</td> <td data-bbox="775 1233 922 1388">Code for Sustainable Homes Code 3 (in</td> <td data-bbox="927 1233 1075 1388">Code for Sustainable Homes code 4 (in</td> <td data-bbox="1079 1233 1227 1388">Code for Sustainable Homes Code 6 (in</td> <td data-bbox="1232 1233 1379 1388">n/a</td> </tr> </tbody> </table>	Type of development	201-2012	2013	2016	2019	Residential Development	Code for Sustainable Homes Code 3 (in	Code for Sustainable Homes code 4 (in	Code for Sustainable Homes Code 6 (in	n/a	RC41	A
Type of development	201-2012	2013	2016	2019											
Residential Development	Code for Sustainable Homes Code 3 (in	Code for Sustainable Homes code 4 (in	Code for Sustainable Homes Code 6 (in	n/a											

Appendix 1a

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy					Original change Ref	HRA Screening category
				full)	full)	full i.e. zero carbon) <u>Government Zero Carbon Standard for Homes</u>			
			Non-Residential				BREEAM Excellent (to include zero carbon)		
SPC	108	Policy CP3	<p><i>Amend first para as follows:</i></p> <p>Development should contribute to achieving the following minimum level of Renewable Electricity and Heat generation by 2026 <u>2029</u>.</p>					-	A
SPC	110	Policy CP4	<p>The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged. Within the <u>three</u> identified "district heating priority areas", shown on diagram 19 (<u>Bath Central, Bath Riverside and Keynsham High Street</u>), development will be expected to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, unless demonstrated that this would render development unviable.</p> <p><u>Within the remaining 12 "district heating opportunity areas" shown on diagram 19, (Radstock, Midsomer Norton, Paulton, Bath Spa University, Twerton, Kingsway,</u></p>					Amends PC82 as amended	A

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p><u>Bathwick, Moorfields, Odd Down, Lansdown, RUH & Keynsham Somerdale), development will be encouraged to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable.</u></p> <p>Masterplanning and major development in the district should demonstrate a thermal masterplanning approach considering efficiency/opportunity issues such as mix of uses, anchor loads, density and heat load profiles to maximise opportunities for the use of district heating.</p> <p>Where a district heating scheme is proposed as part of a major development the Council will expect the scheme to demonstrate that the proposed heating and cooling systems (CHP/CCHP) have been selected considering the heat hierarchy in line with the following order of preference:</p> <ol style="list-style-type: none"> 1. Connection with existing CHP/CCHP distribution networks 2. Site wide CHP/CCHP fed by renewables 3. Gas-fired CHP/CCHP or hydrogen fuel cells, both accompanied by renewables 4. <u>3.</u> Communal CHP/CCHP fuelled by renewable energy sources 5. <u>4.</u> Gas fired CHP/CCHP <p>Delivery</p> <p>1 This policy will provide a basis for Development Management to support the principle of CHP, CCHP and District Heating included in planning applications</p> <p>2 Planning Applications within the DHPAs will need to</p>		

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p><i>demonstrate how they are incorporating district heating and to justify any alternative approach.</i></p> <p><i>3 Planning Obligations or a Community Infrastructure Levy (CIL) may be able to be used to contribute towards the delivery of the delivery of strategic district heating infrastructure.</i></p> <p><i>4 Further opportunities for interventions that will increase commercial viability of district heating will be <u>are</u> identified in the B&NES District Heating Feasibility Study and will include actions that the Council and the Private Sector could <u>can</u> initiate.</i></p>		
SPC	117	Policy CP6(1)	<p>Amend Policy CP6(1) to read:</p> <p>1. High Quality Design</p> <p>The distinctive quality, character and diversity of Bath and North East Somerset's environmental assets will be promoted, protected, conserved or enhanced through:</p> <p>a: high quality and inclusive design <u>of schemes, including transport infrastructure</u>, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place.</p> <p>b: <u>assessing</u> all major development schemes with a residential component should be assessed using the Building for Life design assessment tool (or equivalent methodology). As a guide development should meet its "good" standard.</p>	RC42 (amends FPC9)	A
SPC	117	Policy CP6(2)	<p>Amend Policy CP6(2) to read:</p> <p>2. Historic Environment</p> <p>The cultural and historic environment will be preserved or enhanced, and sites, buildings, areas and features of</p>	RC43 (amends PC86)	A

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p>recognised national and local importance and their settings will be protected.</p> <p><u>The sensitive management of Bath & North East Somerset's outstanding cultural and historic environment is a key component in the delivery of sustainable development. The Council will protect, conserve and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.</u></p> <p><u>The sensitive reuse and adaptation of historic buildings and spaces will be supported, and in areas where regeneration is required the imaginative integration of new development with the historic environment will be promoted.</u></p> <p>Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the significance of the heritage asset.</p> <p><u>The Council will continue to develop strategies and guidance which ensure the historic environment and its significance is understood, recorded, promoted and enjoyed, and is sensitively and proactively managed, including those historic assets most under threat. A positive and proactive conservation strategy will be promoted through the Placemaking Plan.</u></p>		
SPC	117	Policy CP6 Delivery	<p>Historic Environment</p> <p><i>Delivery will be principally through the Development Management process--And Conservation Area Appraisals and other supplementary planning documents and guidance will be <u>prepared and used to guide decisions on</u></i></p>	RC44	A

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p>development proposals that affect the historic environment. Working in partnership with bodies such as English Heritage, Mendip Hills and Cotswolds AONB Services and local groups; and with conservation, archaeology and landscape experts will also be necessary to ensure effective delivery of the policy. The preparation of management plans and other <u>positive and proactive strategies will be encouraged developed to support policy delivery. The strategy for the historic environment will include:</u></p> <ul style="list-style-type: none"> - <u>maintaining and applying an up-to-date and available Historic Environment Record and evidence base</u> - <u>producing and promoting guidance that will encourage good practice such as the World Heritage Site Setting SPD, Retrofitting & Sustainable Construction SPD and Bath Building Heights Strategy SPD</u> - <u>working with partners to resolve long standing high profile heritage assets at risk (including The Wansdyke and Cleveland Pool in Bath)</u> - <u>reducing the volume of traffic using historic streets and spaces (see Para 6.103) by implementing the Bath Public Realm and Movement Strategy</u> - <u>seeking to ensure that Conservation Area Appraisals and management plans are kept up-to-date</u> - <u>implementing the World Heritage Site Management Plan</u> - <u>ensure the Bath Urban Archaeological Assessment is used to inform management strategies and SPDs</u> - <u>conserving significance heritage features via the Green Infrastructure Strategy</u> - <u>consideration of the preparation of a 'local list' to ensure non-designated assets are sustained and</u> 		

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			<p><u>conserved</u></p> <ul style="list-style-type: none"> - <u>consideration of use of Article 4 Directions as one measure for resolving conservation issues when appropriate</u> - <u>Seek contributions from development, where appropriate, to support the delivery of the above.</u> 		
-	121	Policy CP8a	<p><u>Mineral sites and allocated resources within Bath & North East Somerset will be safeguarded to ensure that existing and future needs for building stone can be met.</u></p> <p><u>The production of recycled and secondary aggregates will be supported by safeguarding existing sites and identifying new sites.</u></p> <p><u>Minerals Safeguarding Areas will be designated to ensure that minerals resources which have a potential for future exploitation are safeguarded and not needlessly sterilised by non-mineral developments. Where it is necessary for non-mineral development to take place within a Minerals Safeguarding Area the prior extraction of minerals will be supported.</u></p> <p><u>Potential ground instability issues, including those associated with the historical mining legacy, and the need for related remedial measures should be addressed as part of the proposal in the interests of public safety.</u></p> <p><u>Mineral extraction that has an unacceptable impact on the environment, climate change, local communities, transport routes or the integrity of European wildlife sites which cannot be mitigated will not be permitted. The scale of operations should be appropriate to the character of the area and the roads that serve it.</u></p> <p><u>Reclamation and restoration of a high quality should be carried out as soon as reasonably possible and proposals</u></p>	FPC16	E (the nature of development will be controlled by other policies)

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p><u>will be expected to improve the local environment.</u></p> <p>Delivery: Delivery will be through the Development Management process. Minerals Safeguarding Areas will be identified in the Placemaking Plan <u>a separate Development Plan Document</u> where and other current designations and allocations will be reviewed to ensure adequate resources are safeguarded.</p>		
SPC	123	Policy CP9 Large sites	<p>Large sites</p> <p>Affordable housing will be required as on-site provision in developments of 10 dwellings or 0.5 hectare and above (whichever is the lower threshold applies). <u>The following percentage targets will be sought:</u></p> <p><u>-40% in Prime Bath, Bath North and East, Bath Rural Hinterland;</u></p> <p><u>-30% in Bath North and West, Bath South, Keynsham and Saltford, Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton and Chew Valley.</u></p> <p>An average affordable housing percentage of 35% will be sought on these large development sites. This is on a grant free basis with the presumption that on site provision is expected.</p>	RC49 (updates PC91 as amended)	A
SPC	123	Policy CP9 Small sites	<p>Small sites</p> <p>Residential developments on small sites from 5 to 9 dwellings or from 0.25 up to 0.49 hectare (whichever is the lower threshold applies) should provide either on site provision or an appropriate financial contribution towards the provision of affordable housing with commuted sum calculations. The target level of affordable housing for</p>	-	A

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p>these small sites will be <u>20% for AH area 1 and 15% for AH area 2</u> 17.5%, half that of large sites, in order to encourage delivery.</p> <p>In terms of the 17.5% affordable housing on small sites, the Council will first consider if on site provision is appropriate. In <u>many some</u> instances, particularly in the urban areas of Bath, Keynsham, Midsomer Norton and Radstock the Council will accept a commuted sum in lieu of on site provision. This should be agreed with housing and planning officers at an early stage.</p>		
SPC	123	Policy CP9 Viability	<p>Viability</p> <p>For both large and small sites the viability of the proposed development should be taken into account, including:</p> <ul style="list-style-type: none"> • Whether the site is likely to have market values materially above or below the average for the district • Whether grant or other public subsidy is available • Whether there are exceptional build or other development costs • The achievement of other planning objectives • The tenure and size mix of the affordable housing to be provided <p>A higher (up to 45%) proportion of affordable housing may be sought <u>where supported by the assessment of viability of the proposed development.</u> or provision below the average of 35% may be accepted.</p>	RC50 (updates PC91 as amended)	A
SPC		Policy CP9 Tenure	<p>Tenure</p> <p>The tenure of the affordable housing will typically be based on a 75/25 split between social and affordable rent and</p>	Updates PC91 as amended	A

Appendix 1a

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			<p>intermediate housing.</p> <p>The Council will only consider the provision of Affordable Rent Tenure or other affordable housing products in lieu of social rent when <u>where</u>:</p> <ul style="list-style-type: none"> • it is proven necessary to improve viability in order to achieve policy position levels of affordable housing and where the housing need for affordable rent can be demonstrated. 		
SPC	123	Policy CP9 Other	<p>Other</p> <p>All affordable housing delivered through this policy should remain at an affordable price for future eligible households, <u>in the event of any sales or staircasing affecting affordable housing unit(s) delivered through CP9 then an arrangement will be made to recycle the receipts/subsidy for the provision of new alternative affordable housing located elsewhere within Bath and North East Somerset.</u> Affordable Housing should be integrated within a development and should not be distinguishable from market housing.</p>	RC51 (updates PC91 as amended)	A
SPC	123	Policy CP9 Delivery	<p>Affordable housing will be delivered in accordance with the Council's Housing Strategy or equivalent.</p> <p>The quantity, tenure balance and type/size mix of the affordable housing will be agreed with the Council's <u>Affordable Housing Development Enabling Team</u>, or equivalent, through the development management process. Applicants are recommended to hold early conversations with <u>Affordable Housing Development Enabling Team</u> in order to agree the affordable housing provision and in particular the likely availability of public</p>	-	A

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			subsidy. In exceptional circumstances.....		
SPC	124	Policy CP10	Add the following text to the end of Policy CP10: <u>The specific accommodation needs of older people will be addressed through the Placemaking Plan, including considering the allocation of appropriate sites.</u>	RC52	E (the nature of development will be controlled by other policies)
SPC	124	Policy CP11	POLICY CP11 Gypsies, Travellers & Travelling Showpeople The following criteria will be used to guide the identification and allocation of suitable, <u>available and deliverable or developable sites in a Development Plan Document to respond to the established accommodation needs of Gypsies, Travellers and Travelling Showpeople to 2011 and their accommodation needs beyond 2011 once assessed for the Plan period.</u> Proposals for sites for Gypsies, Travellers and Travelling Showpeople accommodation will be considered against the following criteria <u>permitted provided:</u> a: <u>the site is suitably located to allow access to local community services and facilities, including shops, schools and health facilities, and employment opportunities should be accessible by foot, cycle and public transport by sustainable modes of transport</u> b: satisfactory means of access can be provided and the existing highway network is adequate to service the site c: the site is large enough to allow for adequate space for on-site facilities and amenity <u>amenities including play provision, parking and manoeuvring, as well as</u>	Amends FPC22	A – requires no adverse impacts on protected habitats and species, and nationally recognised designations.

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	HRA Screening category
			<p>any commercial activity live/work pitches if required to <u>enable traditional lifestyles</u></p> <p>d: the site <u>is well-designed and well-landscaped</u> does not harm <u>and has no unacceptable adverse impact on the character and appearance of the surrounding area</u></p> <p>e: adequate services including utilities, foul and surface water and waste disposal can be provided as well as any necessary pollution control measures</p> <p>f: use of the site must have <u>there is no harmful unacceptable impact on the amenities, health and well-being of occupiers of the site or on neighbouring occupiers as a result of the development</u></p> <p>g: the site should avoid areas at high risk of flooding and have no adverse impact on protected habitats and species, <u>nationally recognised designations, landscape designations and heritage assets and their settings</u> and natural resources</p> <p>h: <u>the scale of the development does not dominate the nearest settled community nor place undue pressure on the local infrastructure</u></p> <p>i: <u>the site does not lie within the Green Belt unless there are very special circumstances.</u></p> <p>Delivery: <i>Delivery will be through the Development Management process. Sites will be identified through the Gypsies and Travellers DPD to meet identified accommodation needs up to 2011 and beyond once assessed <u>for the Plan period.</u></i></p>		

HRA of Main Policy Changes to the Submitted Core Strategy Conservation of Habitats and Species Regulations 2010

PART A: The Proposal

Policy change to the B&NES Core Strategy to provide an additional 1,870 houses across 8 different locations/areas.

Type of application: Core Strategy – Policy change

Application site: Map attached at **Appendix 3** (Core Strategy Key Diagram – see identified development locations)

Brief description of proposal: To provide strategic housing sites with capacity for an additional 1,870 houses as follows:

Land adjoining Odd Down	300
Extension to MoD, Ensleigh	120
Land adjoining Weston	300
Land adjoining East Keynsham	250
Land adjoining South West Keynsham	200
Land at Whitchurch	200
Somer Valley	300
Rural Areas	200

European site name(s):

Bath & Bradford on Avon Bats (SAC)

Mells Valley (SAC)

North Somerset and Mendip Bats Special Area of Conservation (SAC)

Chew Valley Lake (SPA)

Introduction

This Core Strategy Policy change has been considered under The Conservation of Habitats and Species Regulations 2010. In particular, the policy change is examined with regards to its impact on the “special interest features” of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC), the Mells Valley SAC, the North Somerset and Mendip Bats SAC, and the Chew Valley Lake SPA. The policy change “must be compliant with the legal obligation to maintain in ‘favourable condition’ the conservation objectives of these Natura 2000 sites (SACs and SPAs)”.

As the competent authority, B&NES is required to carry out this initial assessment and if a likely significant effect is identified, to then continue on with investigating the potential effects more fully in the form of ‘Appropriate Assessment’. Ultimately the policy change must be compliant with the legal obligation to maintain in ‘favourable condition’ the bat conservation objectives of the SACs, and the Special bird assemblage interest of the SPA. An essential attribute to the SAC Conservation objectives are the flight lines and foraging areas for bats in surrounding habitat. Most pertinently, in the case of Greater Horseshoe Bat (*Rhinolophus ferrumequinum*), flight lines must be free of any unnatural night-time illumination, and good foraging habitat should ideally be retained within at least the 5km sustenance zones of each SAC.

Part B: The European Sites (Natura 2000) potentially affected

1) Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC)

Component Sites of Special Scientific Interest (SSSIs): Combe Down and Bathampton Down Mines; Winsley Mines; Box Mine; Browns Folly

Conservation Objectives

The conservation objectives for the European interest on the SSSI are:

to maintain*, in favourable condition, the habitats for the population of:

- Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) (all component SSSIs)
- Lesser Horseshoe Bat (*Rhinolophus hipposideros*) (all component SSSIs)
- Bechstein’s Bat (*Myotis bechsteinii*) (Box Mine SSSI)

*maintenance implies restoration if the feature is not currently in favourable

condition.

2) Mells Valley Special Area of Conservation (SAC)

Component Sites of Special Scientific Interest (SSSIs) Old Ironstone Works SSSI, Mells; St Dunstan's Well Catchment SSSI and Vallis Vale SSSI

Conservation Objectives

The conservation objectives for the European interest on the SSSI are:

to maintain*, in favourable condition, the habitats for the population of:

Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) (all component SSSIs)

*maintenance implies restoration if the feature is not currently in favourable condition.

Site Name & Designation:

3) North Somerset and Mendip Bats Special Area of Conservation (SAC)

Component Sites of Special Scientific Interest (SSSIs): Banwell Ochre Caves, Brockley Hall Stables, Compton Martin Ochre Mine, King's Wood and Urchin Wood, The Cheddar Complex and Wookey Hole.

Conservation Objectives

The conservation objectives for the European interest on the SSSI are:

to maintain*, in favourable condition, the habitats for the population of:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*)
- Lesser horseshoe bat (*Rhinolophus hipposideros*)

* maintenance implies restoration if the feature is not currently in favourable condition.

Chew Valley Lake (SPA)

Conservation Objectives

Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive

LIST OF SENSITIVE INTEREST FEATURES

1) Bath & Bradford on Avon Bats SAC

The site is designated under Article 4(4) of the Habitats Directive as it hosts the following species listed in annex 2:-

Annex II species that are a primary reason for selection of this site

Greater Horseshoe Bat (GHB) *Rhinolophus ferrumequinum*

This site in southern England includes the hibernation sites associated with 15% of the UK Greater Horseshoe bat population and is selected on the basis of the importance of this exceptionally large over-wintering population.

Bechstein's Bat *Myotis bechsteinii*

Small numbers of Bechstein's bats have been recorded hibernating in abandoned mines in this area, though maternity sites remain unknown.

Annex II species present as a qualifying feature, but not a primary reason for site selection

Lesser Horseshoe Bat *Rhinolophus hipposideros*

The Bath & Bradford on Avon SAC site comprises an extensive network of caves, mines and manmade tunnels which are used by bats for hibernation, mating and as a staging post prior to dispersal. The stone mines have been identified as a hibernation site for Lesser Horseshoe bats.

2) Mells Valley SAC

Annex II species that are a primary reason for selection of this site

Greater horseshoe bat *Rhinolophus ferrumequinum*

Mells Valley in southern England is selected on the basis of the size of its exceptional breeding population. It contains the maternity site associated with a

population comprising about 12% of the UK Greater Horseshoe Bat (“GHB”) *Rhinolophus ferrumequinum* population. A proportion of the population also hibernates at the site, though other hibernation sites remain unknown.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site

Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*)

Caves not open to the public

3) North Somerset and Mendip Bats

Annex I habitats that are a primary reason for selection of this site

6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*)

The Cheddar complex and Wookey Hole areas support a wide range of semi-natural habitats including semi-natural dry grasslands. The principal community present is CG2 *Festuca ovina* – *Avenula pratensis* grassland which occurs on rock ledges and on steep slopes with shallow limestone soil, especially in the dry valleys and gorges and on the south-facing scarp of the Mendips. The site is also important for the large number of rare plants which are associated with Carboniferous limestone habitats. These include dwarf mouse-ear *Cerastium pumilum*, Cheddar pink *Dianthus gratianopolitanus* and rock stonecrop *Sedum forsterianum*, which occur on rocks, screes, cliffs and in open grassland. Transitions to and mosaics with limestone heath, calcareous screes, scrub and 9180 *Tilio-Acerion* forests are a particular feature of the Cheddar complex part of the site.

9180 *Tilio-Acerion* forests of slopes, screes and ravines * Priority feature

The main block of *Tilio-Acerion* forest at Kings and Urchin’s Wood has developed over limestone which outcrops in parts of the site and forms a steep scarp to the south-east. Ash *Fraxinus excelsior* predominates in the canopy with small-leaved lime *Tilia cordata*, yew *Taxus baccata* and elm *Ulmus* spp., mostly formerly coppiced, but including some pollard limes. There is a rich ground flora including lily-of-the-valley *Convallaria majalis*, columbine *Aquilegia vulgaris*, angular Solomon’s-seal *Polygonatum odoratum* and purple gromwell *Lithospermum purpureocaeruleum*.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site

8310 Caves not open to the public

Annex II species that are a primary reason for selection of this site

1303 Lesser horseshoe bat *Rhinolophus hipposideros*

The limestone caves of the Mendips provide a range of important hibernation sites for lesser horseshoe bat *Rhinolophus hipposideros* and 1304 greater horseshoe bat *Rhinolophus ferrumequinum*.

1304 Greater horseshoe bat *Rhinolophus ferrumequinum*

This site in south-west England is selected on the basis of the size of population represented (3% of the UK greater horseshoe bat *Rhinolophus ferrumequinum* population) and its good conservation of structure and function, having both maternity and hibernation sites. This site contains an exceptionally good range of the sites used by the population, comprising two maternity sites in lowland north Somerset and a variety of cave and mine hibernation sites in the Mendip Hills.

Annex II species present as a qualifying feature, but not a primary reason for site selection

Features common to these bat SACs

The bats using the SACs rely on range of features and habitats outside the designated site boundaries.

These include permanent grassland, scrub and woodland, linear features such as tree-lines, hedgerows, watercourses and connecting habitats. These are important to bats as feeding corridors and commuting routes. Other roost sites are also important. Features that are significant in terms of their contribution to sustaining the bat population of a SAC are also subject to protection under the Habitats Directive.

The commuting range of GHB is typically 4km, can be up to 15km, and exceptionally can be much more.

4) Chew Valley Lake SPA

This site qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

Over winter;

Shoveler Anas clypeata, 503 individuals representing up to 1.3% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

Is the proposal directly connected with or necessary to the management of the European site for nature conservation? No

PART C: Risk Assessment

Discussion and Assessment of likely effects and their significance

The policy change would result in 3 sizeable green field development locations (120-300units) around the northern and southern edges of Bath; 2 development locations to either the east or south west of Keynsham; 1 development location at Whitchurch (close to the south east edge of Bristol), together with more limited development, at as yet unspecified, sites within the Somer Valley area; and a number of smaller sites within the rural area associated with the villages meeting the criteria of Policy RA1 (currently Bishop Sutton, Temple Cloud, Timsbury and Clutton) and limited development at RA2 villages. The distribution of the main allocated locations proposed is shown on the map at **Appendix 3**.

Broad screening of the likelihood of this policy change to result in negative effects upon any European sites is provided in **Appendix 2a**. This identifies the possibility of impacts at land adjoining Odd Down, Ensleigh, Somer Valley and in the Rural areas. These locations therefore require further investigation and systematic assessments of likely impacts on the site specific features and attributes of the European sites likely to be affected provided in **Appendix 2b**.

None of the development locations or development areas would result in either direct or indirect impacts upon the physical aspects of the designated SAC components or the SPA site.

The only concern for the Bat SACs arises from the potential to damage or disturb important foraging grounds or flight lines. It is feasible that foraging areas and flight lines of importance to different SAC units could be adversely effected, either through direct habitat loss, or through disturbance and degradation of habitat quality (from increased urban fringe pressures including increased recreation pressures). The likelihood of these impacts vary with the location and scale of development being proposed, and are considered greatest for the Weston and Odd Down locations.

Given that the likelihood of any these impacts occurring would depend upon the precise location; layout and design of development, and that this is not defined by the Core Strategy Policy Changes, measures can be included to prevent this outcome through the identification of development site requirements. These would

inform and influence lower tier policy documents, notably the Place Making Plan, which itself will be subject to the HRA process.

Land adjoining Odd Down

The Odd Down location was subject to quite detailed HRA scrutiny when the location was being considered for an urban extension for upwards of 800 housing units (at the Core Strategy Spatial Options stage). Detailed bat foraging studies were undertaken around the site which identified that the southern tree belt within the site represents an important SAC bat foraging feature and flight line. The main developable area of the location was not found to be of significance to SAC bats. Impacts of lighting and urban fringe pressures were of concern.

This previous HRA screening work concluded that the specific site allocation SWB Option 2 (Odd Down/Southstoke): “could result in a likely significant effect to the Bath and Bradford Bat SAC. It may be possible to modify the Options and or include mitigation measures within the Publication document to avoid this outcome”

This location is now being considered for 300 homes, to be located within the main plateau area. It is considered that with specific development requirements a significant impact upon the integrity of the Bat SACs is not likely.

Development requirements:

Retention, buffering and management of the southern tree belt to retain foraging and flight line function at the southern edge of the site. Controlled light levels to support bat use of the tree belt, including zones of no artificial light adjacent to the protected tree belt, and limited luminescence of 1.0 lux of ecological features retained or created within the site. Provision of high quality open space within the development or as a buffer to existing high quality foraging habitat to the south of the site. This to be designed to minimise urban fringe pressures on existing land-use practice to the south.

Land adjoining Weston

The Weston area has not been subject to any previous HRA work or detailed bat surveys. The area has been subject to a walk over survey / habitat assessment of SAC bat interests (Ransome 2013). This review provides an overall bat habitat assessment, and indicates some key features and areas considered most likely to be of importance to SAC bats. The walk over also suggests some areas considered much less likely to be used by foraging horseshoe bats, of low sensitivity for SAC bat interests, particularly given the distance of the location from known roost sites. Given no direct habitat loss or impacts to the SAC site, it is concluded that some development would be feasible without adversely affecting the integrity of the SAC,

subject to specific development requirements.

Development requirements:

Avoidance and adequate protection of habitat features of importance to bat foraging and commuting through an ecological site master plan. Detailed survey work to be undertaken prior to master-planning the site to determine key flight lines across the site and key foraging areas within or adjacent to the site. Key flight lines and foraging areas will be retained, enhanced and buffered within the master plan, and measures will include restrictive lighting as appropriate.

Ensleigh

The Ensleigh location is not characterised with significant areas of good SAC bat foraging habitat or flight lines likely to be of importance. However, it lies adjacent to potentially good SAC bat habitat, to the north. Increased recreational pressures could result in a decline of foraging habitat quality off-site, particularly if the development results in the in-sensitive displacement of existing sport facilities. Given the small number of housing units proposed here, these impacts are likely to be small. Nonetheless measures would be required to manage recreational pressures through the provision of on-site open space, and well located alternative sports provision, through well designed green infra-structure and site master planning. The site does include some linear features which may warrant retention, or replacement.

Development requirements: *retain existing linear habitat features on site; provide well planned open space and GI to absorb increased recreational pressures.*

Somer Valley

No specific development locations are proposed within the Somer Valley, but the area is identified to accommodate an additional housing 300 units. The area is sensitive in relation the Bath & Bradford and Mells Valley SAC sites, due to bat movements between the two SACs. Damage or disruption to key flight lines could be significant. However, it would be feasible to avoid or minimise such impacts through the retention and protection of linear features and dark corridors. It is considered that such an approach could be achieved through site design requirements, with clear requirements to deliver Habitat Regulation objectives through an appropriate Place Making Plan Policy.

Development requirements: *Avoidance and adequate protection of habitat features of importance to bat foraging and commuting through ecological site master plans. Detailed survey work will be undertaken prior to master-planning sites to determine key flight lines across the sites and key foraging areas within or adjacent to the sites. Key flight lines and foraging areas will be retained, enhanced and buffered within the master plan, and measures will include restrictive lighting as appropriate.*

This would need to feed into the Place Making Development Plan.

Rural Areas

Development within the Rural Area will be primarily focussed on villages meeting the RA1 criteria, with some limited development in RA2 villages. The RA1 villages are currently Clutton; Timsbury; Temple Cloud & Bishop Sutton (Note: Batheaston and Saltford currently meet the Policy RA1 criteria but development of around 50 dwellings at these villages is not relied upon in the Core Strategy as it would probably require a change to the Green Belt boundary for which exceptional circumstances would be needed) . Of these only Bishop Sutton is located with the 5km sustenance zones of a bat SAC. Bishop Sutton is also in close proximity to Chew Valley Lake SPA, being located on its eastern side. Development at Bishop Sutton could potentially result in increased recreational pressures and disturbance to the over wintering birds, and loss or degradation of SAC bat foraging areas or flight lines.

The RA2 villages are Camerton; Compton Martin, East Harptree, Farrington Gurney; Hallatrow, Hinton Blewett, Ubley and West Harptree. Of these Compton Martin; East Harptree, West Harptree, Ubley and Hinton Blewett are all within the 5km sustenance zone of the North Somerset and Mendips SAC, and are in close proximity to Chew Valley Lake SPA. Development at these locations could potentially result in increased recreational pressures and disturbance to the over wintering birds at the SPA, and loss or degradation of SAC bat foraging areas or flight lines.

However, the scale of additional housing proposed in both the RA1 and RA2 villages is small, and seeks to avoid significant green field development in more unsustainable locations. It is considered that potential impacts could be mitigated through the provision of new or improved recreational opportunities away from sensitive areas of Chew Valley Lake, and through development requirements designed to avoid damage or loss of important SAC bat habitat.

Place Making Plan Policy requirement: *All development within B&NES, and specifically, all new housing proposals, must clearly demonstrate how site design proposals will help to maintain the integrity of Natura 2000 sites. For SAC sites this to include the protection and enhancement of important bat foraging areas and flight lines.*

Possible In combination effects

Major projects or plans that are active or which may come forward during the lifetime of this policy change, and which are relevant in terms of potential impacts and proximity to Natura 2000 sites are assessed as:

- Wiltshire Core Strategy : notably housing provision at Bradford on Avon

- West of England Joint Local Transport Plan 3, 2011 — 2026 : notably the Greater Bristol Bus Network; Bath Transport Package, and longer term aspirations (Temple Cloud/Clutton Bypass; Whitchurch Bypass; Salford Bypass)
- West of England Joint Waste Core Strategy March 2011; includes provision of a residual waste treatment facility at the former Fuller's Earth Works, at the Fosseway, Bath
- Electrification of the Railway – main railway line through B&NES

- 1) HRA work for the Wiltshire Core Strategy resulted in recommendations for further guidance for developers in relation to developing in close proximity to SAC bats, and notes:

'Wiltshire Council is developing guidance for development surrounding the Bath and Bradford Bats SAC and associated roost sites. This will include guidance for developers and planners, and a procedure to ensure that any likely significant effects upon the SAC are identified and assessed at the application stage. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.'

This will help to protect and sustain key SAC bat foraging areas and flight-lines and so no significant 'in-combination' effects are considered likely.

1. The main elements of the West of England Joint Transport Plan were considered within the HRA of the B&NES Core Strategy Publication Document. It was noted that the Core Strategy includes an over-arching policy for the provision of infra-structure that requires protection of European Sites. This remains the case, and in parallel with the development requirements associated with this policy change, no 'in-combination' effects are considered likely.
- 2) The west of England Joint Waste Core Strategy March 2011 includes provision of a residual waste treatment facility at the former Fuller's Earth Works, at the Fosseway, Bath, well within the Bath & Bradford on Avon SAC 5km sustenance zone. There are historic records of a Greater Horseshoe Bat Night Roost at this location and so impacts upon SAC bat foraging conditions are feasible. However, the Strategy includes development requirements at this location to ensure no adverse effects on the integrity of the SAC or bat species. No 'in-combination' effects are therefore considered likely.
- 3) The Electrification of the main line railway through B&NES is a major government initiative (largely with Permitted Developments rights within existing Network Rail's operational boundaries). If the railway corridor, either

in whole or in part, is used by SAC bats for foraging or commuting, there is some potential for adverse impacts to result from any habitat clearance required. Some sections through B&NES are well wooded and could contribute to key flight lines or foraging areas. However, Core Strategy policy requirements for protection of the integrity of SAC sites, and the specific development requirements for the policy change, dictate that no adverse impacts on the integrity of the SAC are anticipated. No 'in-combination' effects are therefore considered likely.

Conclusions and final recommendations

Whilst there is some potential for significant impacts to result from development at Odd Down, Ensleigh and Weston, the likelihood on any impacts occurring would depend upon the precise location; layout and design of development. This is not defined by the Core Strategy Policy Changes. This will be informed and influenced by lower tier policy documents, notably the Place Making Plan, which itself will be subject to the HRA process. Therefore a series of development requirements are recommended for each of the sensitive areas, to avoid significant effects. In addition it is recommended that the Proposed Changes to the Submitted Core Strategy include the following point of clarification:

“For clarity, development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan.”

On the basis of objective information available, and on the assumption that all development requirements and text changes are secured and properly implemented, the likelihood of a significant effect on the SACs identified is excluded in relation to this policy change

This applies to the implementation of the policy change individually and 'in combination' with other plans.

This process was informed by discussions with Natural England and the Council ecologist.

Is the potential scale or magnitude of any effect likely to be significant?

a) Alone?

(explain conclusion, e.g. in relation to de minimus criteria) No

b) In combination with other

plans or projects?

(Explain conclusion and which plans/projects have been included, including those associated with other functions). No

Appendix 2a: Habitats Regulations Assessments - Broad Screening of likelihood of policy changes to result in negative effects upon any Natura 2000 sites

NB: Initial screening for the Core Strategy Options Document and Publications Document concluded that of the 13 Natura 2000 sites within 15km of the District, only 4 were likely to be at any risk of negative impacts and so would warrant further review. These are: Bath & Bradford on Avon Bat SAC; Mells Valley SAC; Chew Valley SAC & the North Somerset and Mendip Hills SAC

NATURA 2000 SITE NAME	QUALIFYING FEATURES	CONSERVATION OBJECTIVES SUMMARY	Whitchurch 200 dwellings		Odd Down 300 dwellings	
			Scope for effects to occur	Reasons	Scope for effects to occur	Reasons
Bath & Bradford-on-Avon Bats SAC	<p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)</p> <p><i>Myotis bechsteinii</i> (Bechstein's bat)</p> <p>Annex II species present as a qualifying feature, but not a primary reason for selection of this site:</p> <p><i>Rhinolophus hipposideros</i> (Lesser horseshoe bat)</p>	CO's are by SSSI. COs relevant to the SAC: To maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat), <i>Rhinolophus hipposideros</i> (Lesser horseshoe bat) and <i>Myotis bechsteinii</i> (Bechstein's bat).	unlikely	distance from SAC	Likely	Proximity to SAC and position within 5km sustenance zone; and proximity and inclusion of optimum habitat features: potential impacts upon foraging grounds and flight lines.
Chew Valley SPA	Internationally important bird assemblage. This site qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species: Over winter: <i>Anas clypeata</i> (Shoveler)	No significant decrease in relation to water reference level. No significant displacement of birds attributable to human disturbance. No significant reduction in presence and abundance of food species including aquatic plants and aquatic invertebrates.	unlikely	distance from SPA	unlikely	Distance from SPA
Mells Valley SAC	<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <p>Semi-natural dry grasslands and scrubland facie: on calcareous substrates (<i>Festuco-Brometalia</i>)</p> <p>Caves not open to the public</p> <p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)</p>	CO's are by SSSI. COs relevant to the SAC: To maintain, in favourable condition, the Caves not open to the public and Semi-natural dry grasslands. And, to maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat).	unlikely	distance from SAC	possible	Position between Combe Down SAC componets & Mells Valley SAC 5Km sustenance zone : potential impacts upon important commuting routes.
North Somerset and mendip Bats SAC	<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <p>Semi-natural dry grasslands and scrub facies on calcareous substrates (<i>Festuco-Brometalia</i>)</p> <p><i>Tilio-Acerion</i> forests of slopes, screes and ravines</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <p>Caves not open to the public</p> <p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)</p> <p><i>Rhinolophus hipposideros</i> (Lesser horseshoe bat)</p>	CO's are by SSSI. COs relevant to the SAC: To maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat) and <i>Rhinolophus hipposideros</i> (Lesser horseshoe bat)	unlikely	distance from SAC	unlikely	distance from SAC

Ensleigh extension 120 dwellings		Weston 300 dwellings		South West Keynsham 200 dwellings		East of Keynsham 250 dwellings + employment space		Somerset Valley 300 (no specified locations, but small sites up to 150, possibly greenfield)		Rural areas 200 (focussed on R1 villages)	
Scope for effects to occur	Reasons	Scope for effects to occur	Reasons	Scope for effects to occur	Reasons	Scope for effects to occur	Reasons	Scope for effects to occur	Reasons	Scope for effects to occur	Reasons
possible	Proximity to SAC and position within 5km sustenance zone; but lack of optimum habitat: limited potential impacts upon foraging grounds and flight lines.	Possible	Position within/adjacent to 5km sustenance zone; and inclusion and proximity to optimum habitat: potential impacts upon foraging grounds and flight lines.	unlikely	distance from SAC	unlikely	distance from SAC	possible	Position between Combe Down SAC components & Mells Valley SAC 5Km sustenance zone : potential impacts upon important commuting routes.	possible	development within rural areas could impact upon foraging grounds and flight lines
unlikely	Distance from SPA	unlikely	Distance from SPA	unlikely	distance from SPA	unlikely	distance from SPA	unlikely	distance from SPA	possible	development could affect water levels and flight paths of importance to shovellers
unlikely	Distance from SAC	unlikely	distance from SAC	unlikely	distance from SAC	unlikely	distance from SAC	possible	Position between Combe Down SAC components & Mells Valley SAC 5Km sustenance zone : potential impacts upon important commuting routes.	possible	development within rural areas could impact upon foraging grounds and flight lines
unlikely	Distance from SAC	unlikely	distance from SAC	unlikely	distance from SAC	unlikely	distance from SAC	unlikely	distance from SAC	possible	development within rural areas could impact upon foraging grounds and flight lines

Likely impacts on key attributes: Weston 300 dwellings	Bath & Bradford on Avon SAC	
	Attribute	Likelihood of significant effect
Bat Hibernation Site	Populations size	Possible if key foraging & flightlines affected
Bat Hibernation Site	Disturbance (noise; human activity)	None due to distance to SAC components
Bat Hibernation Site	State of Roost Entrance	None due to distance to SAC components
Bat Hibernation Site	Entrance / Site Security	None due to distance to SAC components
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	None due to distance to SAC components
Bat Hibernation Site	Site accesses	None due to distance to SAC components
Bat Hibernation Site	Use by Bats	Possible if key foraging & flightlines affected
Bat Hibernation Site	Woodland site (Box mines)	None due to distance to SAC components
Bat Maternity Roost	Population size	Possible if key foraging & flightlines affected
Bat Maternity Roost	State of roost entrance	None due to distance to SAC components
Bat Maternity Roost	Site / entrance security	None due to distance to SAC components
Bat Maternity Roost	Light levels	None due to distance to SAC components
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Possible if key foraging & flightlines affected
Bat Maternity Roost	Conditions of site (internal / external)	None due to distance to SAC components
Bat Maternity Roost	Temperature of roost area (Discretionary)	None due to distance to SAC components
Bat Maternity Roost	Disturbance	None due to distance to SAC components
Bat Maternity Roost	Signs of Bats	Unlikley due to distance to SAC components

Likely impacts on key attributes: Ensleigh 120 dwellings		Bath & Bradford on Avon SAC
	Attribute	Likelihood of significant effect
Bat Hibernation Site	Populations size	Unlikely due to distance to SAC components & lack of key habitat features on site
Bat Hibernation Site	Disturbance (noise; human activity)	None due to distance to SAC components
Bat Hibernation Site	State of Roost Entrance	None due to distance to SAC components
Bat Hibernation Site	Entrance / Site Security	None due to distance to SAC components
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	None due to distance to SAC components
Bat Hibernation Site	Site accesses	None due to distance to SAC components
Bat Hibernation Site	Use by Bats	Unlikely due to distance to SAC components & lack of key habitat features on site
Bat Hibernation Site	Woodland site (Box mines)	None due to distance to SAC components
Bat Maternity Roost	Population size	Unlikely due to distance to SAC components & lack of key habitat features on site
Bat Maternity Roost	State of roost entrance	None due to distance to SAC components
Bat Maternity Roost	Site / entrance security	None due to distance to SAC components
Bat Maternity Roost	Light levels	None due to distance to SAC components
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Unlikely due to distance to SAC components & lack of key habitat features on site
Bat Maternity Roost	Conditions of site (internal / external)	None due to distance to SAC components
Bat Maternity Roost	Temperature of roost area (Discretionary)	None due to distance to SAC components
Bat Maternity Roost	Disturbance	None due to distance to SAC components
Bat Maternity Roost	Signs of Bats	Unlikely due to distance to SAC components

Likely impacts on key attributes: Odd Down 300 dwellings	Bath & Bradford on Avon SAC	
	Attribute	Likelihood of significant effect
Bat Hibernation Site	Populations size	Possible if key foraging & flightlines affected
Bat Hibernation Site	Disturbance (noise; human activity)	None due to distance to SAC components
Bat Hibernation Site	State of Roost Entrance	None due to distance to SAC components
Bat Hibernation Site	Entrance / Site Security	None due to distance to SAC components
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	None due to distance to SAC components
Bat Hibernation Site	Site accesses	None due to distance to SAC components
Bat Hibernation Site	Use by Bats	Possible if key foraging & flightlines affected
Bat Hibernation Site	Woodland site (Box mines)	None due to distance to SAC components
Bat Maternity Roost	Population size	Possible if key foraging & flightlines affected
Bat Maternity Roost	State of roost entrance	None due to distance to SAC components
Bat Maternity Roost	Site / entrance security	None due to distance to SAC components
Bat Maternity Roost	Light levels	None due to distance to SAC components
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Possible if key foraging & flightlines affected
Bat Maternity Roost	Conditions of site (internal / external)	None due to distance to SAC components
Bat Maternity Roost	Temperature of roost area (Discretionary)	None due to distance to SAC components
Bat Maternity Roost	Disturbance	None due to distance to SAC components
Bat Maternity Roost	Signs of Bats	Possible if key foraging & flightlines affected

Mells Valley SAC	Attribute	Likelihood of significant effect
Bat Hibernation Site	Populations size	Possible if key flightlines affected
Bat Hibernation Site	Disturbance (noise; human activity)	None due to distance to SAC components
Bat Hibernation Site	State of Roost Entrance	None due to distance to SAC components
Bat Hibernation Site	Entrance / Site Security	None due to distance to SAC components
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	None due to distance to SAC components
Bat Hibernation Site	Site accesses	None due to distance to SAC components
Bat Hibernation Site	Use by Bats	Possible if key flightlines affected
Bat Hibernation Site		
Bat Maternity Roost	Population size	Possible if key flightlines affected
Bat Maternity Roost	State of roost entrance	None due to distance to SAC components
Bat Maternity Roost	Site / entrance security	None due to distance to SAC components
Bat Maternity Roost	Light levels	None due to distance to SAC components
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Possible if key flightlines affected
Bat Maternity Roost	Conditions of site (internal / external)	None due to distance to SAC components
Bat Maternity Roost	Temperature of roost area (Discretionary)	None due to distance to SAC components
Bat Maternity Roost	Disturbance	None due to distance to SAC components
Bat Maternity Roost	Signs of Bats	Possible if key flightlines affected

Likely impacts on key attributes: Somer Valley 300 dwellings	Bath & Bradford on Avon SAC	
	Attribute	Likelihood of significant effect
Bat Hibernation Site	Populations size	Possible if key flightlines affected
Bat Hibernation Site	Disturbance (noise; human activity)	
Bat Hibernation Site	State of Roost Entrance	
Bat Hibernation Site	Entrance / Site Security	
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	
Bat Hibernation Site	Site accesses	
Bat Hibernation Site	Use by Bats	Possible if key flightlines affected
Bat Hibernation Site	Woodland site (Box mines)	None due to distance to SAC components
Bat Maternity Roost	Population size	Possible if key flightlines affected
Bat Maternity Roost	State of roost entrance	None due to distance to SAC components
Bat Maternity Roost	Site / entrance security	None due to distance to SAC components
Bat Maternity Roost	Light levels	None due to distance to SAC components
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Possible if key flightlines affected
Bat Maternity Roost	Conditions of site (internal / external)	None due to distance to SAC components
Bat Maternity Roost	Temperature of roost area (Discretionary)	None due to distance to SAC components
Bat Maternity Roost	Disturbance	None due to distance to SAC components
Bat Maternity Roost	Signs of Bats	Possible if key flightlines affected

Mells Valley SAC	Attribute	Likelihood of significant effect
Bat Hibernation Site	Populations size	Possible if key flightlines affected
Bat Hibernation Site	Disturbance (noise; human activity)	None due to distance to SAC components
Bat Hibernation Site	State of Roost Entrance	None due to distance to SAC components
Bat Hibernation Site	Entrance / Site Security	None due to distance to SAC components
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	None due to distance to SAC components
Bat Hibernation Site	Site accesses	None due to distance to SAC components
Bat Hibernation Site	Use by Bats	Possible if key flightlines affected
Bat Hibernation Site		
Bat Maternity Roost	Population size	Possible if key flightlines affected
Bat Maternity Roost	State of roost entrance	None due to distance to SAC components
Bat Maternity Roost	Site / entrance security	None due to distance to SAC components
Bat Maternity Roost	Light levels	None due to distance to SAC components
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Possible if key flightlines affected
Bat Maternity Roost	Conditions of site (internal / external)	None due to distance to SAC components
Bat Maternity Roost	Temperature of roost area (Discretionary)	None due to distance to SAC components
Bat Maternity Roost	Disturbance	None due to distance to SAC components
Bat Maternity Roost	Signs of Bats	Possible if key flightlines affected

Likely impacts on key attributes: Rural areas 200 dwellings (mainly at RA1 villages; limited at RA2 villages)	Bath & Bradford on Avon SAC	
	Attribute	Likelihood of significant effect
Bat Hibernation Site	Populations size	Possible at Batheaston if key foraging & flightlines affected
Bat Hibernation Site	Disturbance (noise; human activity)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Hibernation Site	State of Roost Entrance	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Hibernation Site	Entrance / Site Security	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Hibernation Site	Site accesses	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Hibernation Site	Use by Bats	Possible if key foraging & flightlines affected
Bat Hibernation Site	Woodland site (Box mines)	Possible if key foraging & flightlines affected
Bat Maternity Roost	Population size	Possible if key foraging & flightlines affected
Bat Maternity Roost	State of roost entrance	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Maternity Roost	Site / entrance security	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Maternity Roost	Light levels	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Maternity Roost	Conditions of site (internal / external)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Maternity Roost	Temperature of roost area (Discretionary)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Maternity Roost	Disturbance	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)
Bat Maternity Roost	Signs of Bats	Possible if key foraging & flightlines affected

Mells Valley SAC			North Somerset & Mendips Bat SAC	
	Attribute	Likelihood of significant effect		Attribute
Bat Hibernation Site	Populations size	Possible if key foraging & flightlines affected	Bat Hibernation Site	Populations size
Bat Hibernation Site	Disturbance (noise; human activity)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Hibernation Site	Disturbance (noise; human activity)
Bat Hibernation Site	State of Roost Entrance	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Hibernation Site	State of Roost Entrance
Bat Hibernation Site	Entrance / Site Security	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Hibernation Site	Entrance / Site Security
H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	H Bat Hibernation Site	Conditions of site (external and internal; lighting; temperatures etc)
Bat Hibernation Site	Site accesses	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Hibernation Site	Site accesses
Bat Hibernation Site	Use by Bats	Possible if key foraging & flightlines affected	Bat Hibernation Site	Use by Bats
Bat Hibernation Site			Bat Hibernation Site	
Bat Maternity Roost	Population size	Possible if key foraging & flightlines affected	Bat Maternity Roost	Population size
Bat Maternity Roost	State of roost entrance	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Maternity Roost	State of roost entrance
Bat Maternity Roost	Site / entrance security	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Maternity Roost	Site / entrance security
Bat Maternity Roost	Light levels	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Maternity Roost	Light levels
Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Maternity Roost	Flight lines from roost in surrounding habitat and feeding habitat
Bat Maternity Roost	Conditions of site (internal / external)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Maternity Roost	Conditions of site (internal / external)
Bat Maternity Roost	Temperature of roost area (Discretionary)	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Maternity Roost	Temperature of roost area (Discretionary)
Bat Maternity Roost	Disturbance	Unlikely due to distance to SAC components (SAC components in Bath urban fringe)	Bat Maternity Roost	Disturbance
Bat Maternity Roost	Signs of Bats	Possible if key foraging & flightlines affected	Bat Maternity Roost	Signs of Bats

Chew Valley SPA			
	Attribute	Likelihood of significant effect	
	Over wintering shovler Duck	The extent of open water with extensive shallows available .	None due to scale & location of developemt proposed
	Over wintering shovler Duck	Water quality.	None due to scale & location of developemt proposed
	Over wintering shovler Duck	Lack of disturbance to feeding and roosting areas	Possible through increased recreataional pressure

Appendix 3 Core Strategy Key Diagram

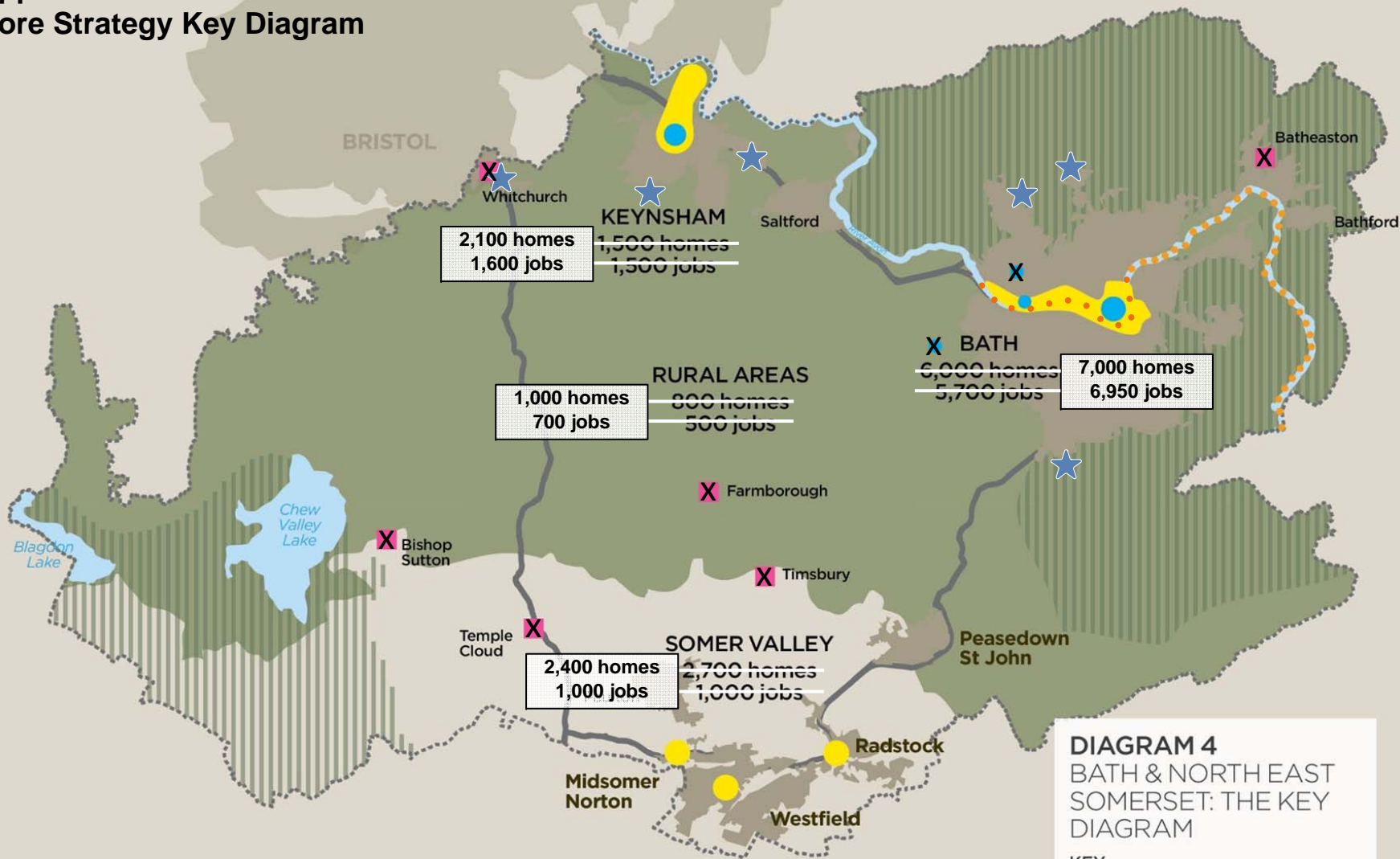


DIAGRAM 4
BATH & NORTH EAST SOMERSET: THE KEY DIAGRAM

- KEY**
- General extent of Green Belt
 - ▨ AONB
 - ✕ Policy RA1 Village
 - Strategic locations
 - Area of search for location of Flood Storage Facility
 - Significant District
 - Heating Priority Areas
 - Showcase Bus Routes

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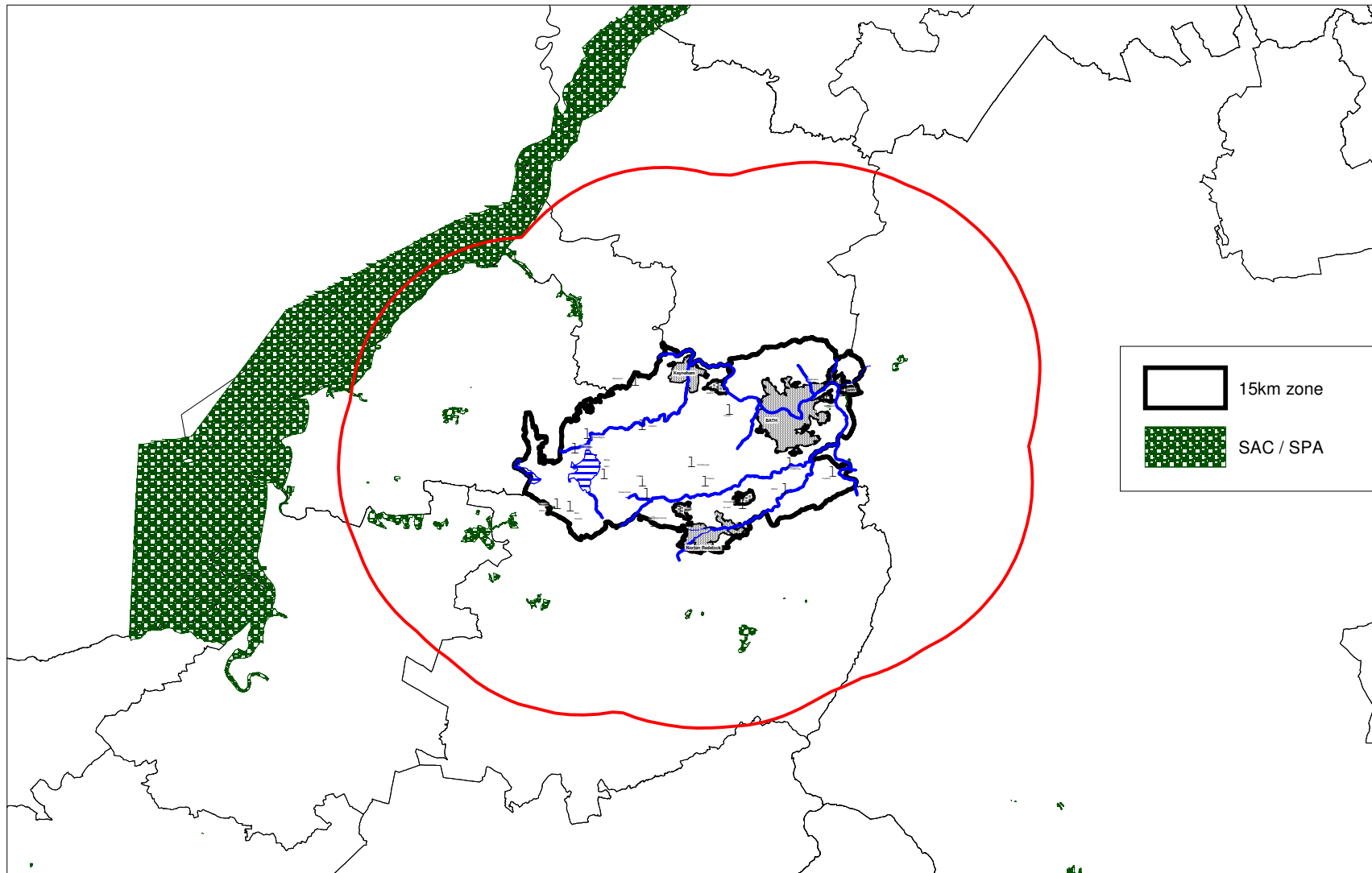
★ ← Identified development locations

Nature 2000 Sites within and adjacent to B&NES

Sites within 15km zone

Compiled by KR on 28 October 2010 Scale 1:453124

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000



Appendix 4b: Habitats Regulations - Broad Scoping					
NATURA 2000 SITE NAME	QUALIFYING FEATURES	CONSERVATION OBJECTIVES SUMMARY	Vulnerabilities	Scope for effects to occur	Reasons/Comments
Avon Gorge Woodlands SAC	Annex I Habitats that are a primary reason for selection:	CO's are by SSSI. COs relevant to the SAC: To maintain, in favourable condition, the <i>Tilio-Acerion</i> forests of slopes, screes and ravines; Semi-natural dry grasslands and scrubland facies on calcareous substrates.	Air quality - this site suffers from traffic generated road pollution. APIS report suggest site already exceeds the critical load for woodlands. Any increase in traffic generation could have an effect on this site. Habitat damage & disturbance from increased recreational pressures.	Not likely	Possible air pollution issue if Core Strategy generates traffic movements along the Portway. Polluting effects feasible due to configuration of gorge and road. Likelihood of significant increased traffic movements along the Portway considered low.
	<i>Tilio-Acerion</i> forests of slopes, screes and ravines				
	Annex I Habitats present as a qualifying feature, but not a primary reason for selection of this site:				
	Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>)				
Bath & Bradford-on-Avon Bats SAC	Annex II species that are a primary reason for selection of the site:	CO's are by SSSI. COs relevant to the SAC: To maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat), <i>Rhinolophus hipposideros</i> (Lesser horseshoe bat) and <i>Myotis bechsteinii</i> (Bechstein's bat).	Potential for loss of foraging areas due to development; increased habitat disturbance & deterioration from urban impacts -noise, light pollution, domestic pets, increased recreational pressures. Horseshoe bats need suitable feeding areas close to their roosts (GHB typically forage 3-5km from roost & generally <1km in Spring & autumn; LHB forage v. close to roosts, in summer 2-3km) but ,will forage 9km+ from roosts at times. Their foraging requires permanent pasture grazed by stock, and a network of hedges and other linear features. Expansion of urban fringe areas could reduce livestock farming and adversely affect foraging habitat.	likely	Possible impacts upon bat foraging grounds
	<i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)				
	<i>Myotis bechsteinii</i> (Bechstein's bat)				
	Annex II species present as a qualifying feature, but not a primary reason for selection of this site:				
	<i>Rhinolophus hipposideros</i> (Lesser horseshoe bat)				
Chew Valley SPA	Internationally important bird assemblage. This site qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species: Over winter: <i>Anas clypeata</i> (Shoveler)	No significant decrease in relation to water reference level. No significant displacement of birds attributable to human disturbance. No significant reduction in presence and abundance of food species including aquatic plants and aquatic invertebrates.	The lake is the main source of drinking water for the District with the exception of Bath, and is also a key recreational site (trout fishing, sailing and walking). The site is owned and managed by Bristol Water Plc, who implement a nature conservation strategy for the site, including a zoning scheme for the lake to safeguard wildlife. Potential for increase in visitors to the site and increased pressure on the quiet refuge area, and increases in water consumption. Shoveler numbers, and those of the other ducks, tend to be higher in years when there is significant late summer drawdown of water at Chew Valley Lake. The Draft Bristol Water Plan takes account of forecast growth to plan water supply for the next 25years.	possible	Possible issues related to wind turbines if migratory routes affected, and increased water consumption

NATURA 2000 SITE NAME	QUALIFYING FEATURES	CONSERVATION OBJECTIVES SUMMARY	Vulnerabilities	Scope for effects to occur	Reasons/Comments
Mells Valley SAC	Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:	CO's are by SSSI. COs relevant to the SAC: To maintain, in favourable condition, the Caves not open to the public and Semi-natural dry grasslands. And, to maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat).	Potential for loss of foraging areas due to development; increased habitat disturbance & deterioration from urban impacts -noise, light pollution, domestic pets, increased recreational pressures. Greater Horseshoe bats need suitable feeding areas close to their roosts (GHB typically forage 3-5km from roost & generally <1km in Spring & autumn) but ,will forage 9km+ from roosts at times. Their foraging requires	possible	No direct impacts to SAC habitats and indirect impacts through air pollution and recreational pressures not likely to be significant. Greater Horseshoe Bats from Mells are known to forage within B&NES (Bob Corns pes com 2009), also Geof Belington's report identified a link between the BBA SAC bats and the Mells SAC. Further information needed to assess
	Semi-natural dry grasslands and scrubland facie: on calcareous substrates (<i>Festuco-Brometalia</i>)				
	Caves not open to the public				
	Annex II species that are a primary reason for selection of the site:				
<i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)					
Mendip Limestone Grasslands SAC	Annex I habitats that are a primary reason for the selection of the site:	CO's are by SASSY. COs relevant to the SAC: To maintain, in favourable condition, the Tilio-Acerion forests of slopes, screes and ravines; Caves not open to the public; European dry heaths and Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco brometalia</i>). And, to maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat). <i>Rhinolophus hipposideros</i> (Lesser horseshoe bat) are also included in the COs.	Habitat disturbance and degradation from increased recreational pressure and dog walking, and would be vulnerable to a reduction in live stock farming thats sustains the habitat. Vulnerable to air pollution from increased nitrogen deposition and acidic dust deposition.	no	Significant distance (approx 9km) from B&NES - no direct or indirect effects anticipated
	Semi-natural dry grasslands and scrub facies on calcareous substrates (<i>Festuco-Brometalia</i>)				
	Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:				
	European dry heaths				
	<i>Tilio-Acerion</i> forests of slopes, screes and ravines				
	Caves not open to the public				
Annex II species present as a qualifying feature, but not a primary reason for selection of this site:					
<i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)					
Mendip Woodlands SAC	Annex I habitats that are a primary reason for the selection of the site:	CO's are by SASSY. COs relevant to the SAC: To maintain, in favourable condition, the <i>Tilio-Acerion</i> forests of slopes, screes and ravines.		no	Significant distance from B&NES - no indirect effects anticipated - potential for air pollution issues from road traffic generation discounted due to opportunities for dispersal of pollutants.
	<i>Tilio-Acerion</i> forests of slopes, screes and ravines				

NATURA 2000 SITE NAME	QUALIFYING FEATURES	CONSERVATION OBJECTIVES SUMMARY	Vulnerabilities	Scope for effects to occur	Reasons/Comments
North Somerset and Mendip Bats SAC	<p>Annex I habitats that are a primary reason for the selection of the site:</p> <p>Semi-natural dry grasslands and scrub facies on calcareous substrates (<i>Festuco-Brometalia</i>)</p> <p><i>Tilio-Acerion</i> forests of slopes, screes and ravines</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <p>Caves not open to the public</p> <p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)</p> <p><i>Rhinolophus hipposideros</i> (Lesser horseshoe bat)</p>	CO's are by SASSY. COs relevant to the SAC relate to Annex II species: To maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat) and <i>Rhinolophus hipposideros</i> (Lesser horseshoe bat).	Potential for loss of foraging areas due to development; increased habitat disturbance & deterioration from urban impacts -noise, light pollution, domestic pets, increased recreational pressures. Horseshoe bats need suitable feeding areas close to their roosts (GHB typically forage 3-5km from roost & generally <1km in Spring & autumn; LHB forage v. close to roosts, in summer 2-3km) but ,will forage 9km+ from roosts at times. Their foraging requires permanent pasture grazed by stock, and a network of hedges and other linear features. Expansion of urban fringe areas could reduce livestock farming and adversely affect foraging habitat. Grassland &	possible	Possible impacts upon bat foraging grounds
River Usk / Afon Wysg SAC	<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <p>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation</p> <p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Petromyzon marinus</i> (Sea lamprey)</p> <p><i>Lampetra planeri</i> (Brook lamprey)</p> <p><i>Lampetra fluviatilis</i> (River lamprey)</p> <p><i>Alosa fallax</i> (Twaiite shad)</p> <p><i>Salmo salar</i> (Atlantic salmon)</p> <p><i>Cottus gobio</i> (Bullhead)</p> <p><i>Lutra lutra</i> (Otter)</p> <p>Annex II species present as a qualifying feature, but not a primary reason for selection of this site:</p> <p><i>Alosa alosa</i> (Allis shad)</p>		Vulnerable to riparian habitat degradation from increased recreational pressures, reduced farming viability, and vulnerable to increased water abstraction.	no	Significant distance from B&NES - no direct or indirect effects anticipated

NATURA 2000 SITE NAME	QUALIFYING FEATURES	CONSERVATION OBJECTIVES SUMMARY	Vulnerabilities	Scope for effects to occur	Reasons/Comments
River Wye / Afon Gwy SAC	<p>Annex I habitats that are a primary reason for the selection of the site:</p> <p>Water courses of plain to montane levels with the <i>Ranunculon fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <p>Transition mires and quaking bogs</p> <p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Austropotamobius pallipes</i> (White-clawed crayfish (or Atlantic stream) crayfish)</p> <p><i>Petromyzon marinus</i> (Sea lamprey)</p> <p><i>Lampetra planeri</i> (Brook lamprey)</p> <p><i>Lampetra fluviatilis</i> (River lamprey)</p> <p><i>Alosa fallax</i> (Twaite shad)</p> <p><i>Salmo salar</i> (Atlantic salmon)</p> <p><i>Cottus gobio</i> (Bullhead)</p> <p><i>Lutra lutra</i> (Otter)</p> <p>Annex II species present as a qualifying feature, but not a primary reason for selection of this site:</p> <p><i>Alosa alosa</i> (Allis shad)</p>	<p>CO's are by SASSY. These are dated 2001 and should be used with caution. COs relevant to the SAC: To maintain, in favourable condition, floating formations of water crowfoot (<i>Ranunculus</i>) of plain and sub-mountainous rivers. Also populations of atlantic salmon (<i>Salmo salar</i>), allis shad (<i>Alosa alosa</i>), twaite shad (<i>Alosa fallax</i>), bullhead (<i>Cottus gobio</i>), brook lamprey (<i>Lampetra planeri</i>), river lamprey (<i>Lampetra fluviatilis</i>), sea lamprey (<i>Petromyzon marinus</i>), white-clawed crayfish (<i>Austropotamobius pallipes</i>). Also the river adjoining land as habitat for populations of otter (<i>Lutra lutra</i>). Also contact CCW.</p>	<p>Vulnerable to increased water abstraction and recreational pressures.</p>	<p>no</p>	<p>Significant distance from B&NES - no indirect effects anticipated</p>
Severn Estuary cSAC, SPA and Ramsar	<p>cSAC</p> <p>Annex I habitats that are a primary reason for the selection of the site:</p> <p>Estuaries</p> <p>Mudflats and sandflats not covered by seawater at low tide</p> <p>Atlantic salt meadows</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <p>Sandbanks slightly covered by sea water all the time</p> <p>Reefs</p> <p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Petromyzon marinus</i> (Sea lamprey)</p> <p><i>Lampetra fluviatilis</i> (River lamprey)</p> <p><i>Alosa fallax</i> (Twaite shad)</p>	<p>cSAC & Ramsar: Note CO tables are to be completed in 2009. To maintain, in favourable condition estuaries subtidal sandbanks; intertidal mudflats and sandflats; Atlantic salt meadows; reefs. Also, to maintain in favourable condition, River lamprey (<i>Lampetra fluviatilis</i>), sea lamprey (<i>Petromyzon marinus</i>) and Twaite shad (<i>Alosa fallax</i>).</p>	<p>Habitats vulnerable to increased recreational pressures; habitat degradation from domestic & industrial pollution, & development; Habitat loss from Port expansion & other development.</p>		

SPA	<p>SPA & Ramsar: To maintain, in favourable condition, habitats for and the population of Berwick's swan and populations of regularly occurring migratory species including shelduck, dunlin, redshank, European white-fronted goose. And to maintain, in favourable condition habitat for and the assemblage of wintering waterfowl.</p>	no	Significant distance from B&NES - no indirect effects anticipated
<p>This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:</p> <p>Over winter:</p> <p><i>Cygnus columbianus bewickii</i> (Bewick's swan)</p> <p>Internationally important bird assemblage. This site qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:</p> <p>On passage:</p> <p><i>Charadrius hiaticula</i> (Ringed plover)</p> <p>Over winter:</p> <p><i>Numenius arquata</i> (Curlew)</p> <p><i>Calidris alpina alpina</i> (Dunlin)</p> <p><i>Anas acuta</i> (Pintail)</p> <p><i>Tringa totanus</i> (Redshank)</p> <p><i>Tadorna tadorna</i> (Shelduck)</p>			
Ramsar	<p>See above (there are no individual COs for the Ramsar designation.</p>		
<p>Assemblage qualification: A wetland of international importance.</p>			
<p>The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl</p>			
<p><i>Criterion 1:</i> Presence of <i>Annex I</i> features listed above for cSAC.</p>			
<p><i>Criterion 3:</i> Unusual estuarine communities.</p>			
<p><i>Criterion 4:</i> Run of migratory fish between sea and river via estuary.</p>			
<p><i>Criterion 5/6:</i> Bird assemblages and species of international importance.</p>			
<p><i>Criterion 8:</i> Diverse fish populations, important feeding, nursery ground and migration route.</p>			

NATURA 2000 SITE NAME	QUALIFYING FEATURES	CONSERVATION OBJECTIVES SUMMARY	Vulnerabilities	Scope for effects to occur	Reasons/Comments
Wye Valley & Forest of Dean Bat Sites SAC	<p>Annex II species that are a primary reason for selection of the site:</p> <p><i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat)</p> <p><i>Rhinolophus hipposideros</i> (Lesser horseshoe bat)</p>	CO's are by SASSY. COs relevant to the SAC: To maintain, in favourable condition, habitats for the population of <i>Rhinolophus ferrumequinum</i> (Greater horseshoe bat), and <i>Rhinolophus hipposideros</i> (Lesser horseshoe bat). Also contact CCW.	Vulnerable to loss of foraging areas and roost disturbance due to increased development pressures; Expansion of urban fringe areas could reduce livestock farming and adversely affect foraging habitat.	no	Significant distance from B&NES - no indirect effects anticipated
Wye Valley Woodlands SAC	<p>Annex I habitats that are a primary reason for the selection of the site:</p> <p><i>Aspergo-fagetum</i> beech forests</p> <p><i>Tilio-acerion</i> forests of slopes, screes and ravines</p> <p><i>Taxus baccata</i> woods</p> <p>Annex II species present as a qualifying feature, but not a primary reason for selection of this site:</p> <p><i>Rhinolophus hipposideros</i> (Lesser horseshoe bat)</p>	CO's are by SASSY. COs relevant to the SAC: to maintain <i>Tilio-acerion</i> forests of slopes, screes and ravines; <i>Asperulo-Fagetum</i> beech forests and <i>Taxus baccata</i> woods in a favourable condition. And, to maintain in favourable condition habitats for the population of Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>). Also contact CCW.	main vulnerability lack of and inappropriate management; potential increase in recreational pressures and habitat disturbance	no	Significant distance from B&NES - no indirect effects anticipated
Somerset Levels & Moors SPA and Ramsar	<p>This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:</p> <p>Over winter:</p> <p><i>Cygnus columbianus bewickii</i> (Bewick's swan)</p> <p><i>Pluvialis apricaria</i> (Golden plover)</p> <p>This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:</p> <p>Over winter:</p> <p><i>Anas clypeata</i> (Shoveler)</p> <p><i>Anas crecca</i> (Teal)</p> <p><i>Anas penelope</i> (wigeon)</p> <p>Ramsar</p> <p>Assemblage qualification: A wetland of international importance.</p> <p>The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl</p>	CO's have not been requested as part of the West of England Joint Waste Core Strategy HARD.	habitat loss and degradation from increased development, increased recreational pressures and any reduction in sympathetic farming activities; water abstraction; sea level change.	no	Significant distance from B&NES - no indirect effects anticipated