
Bath & North East Somerset Council

Core Strategy and Site Allocations Development Plan Documents

Sustainability Appraisal

**Final Scoping Report
December 2007**

**Planning Services
Bath & North East Somerset Council**

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Abbreviations

AA	Appropriate Assessment
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
LDD	Local Development Document
LDF	Local Development Framework
LPA	Local Planning Authority
ODPM	Office of the Deputy Prime Minister
PPS	Planning Policy Statement
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document
RSS	Regional Spatial Strategy

Draft Scoping Report consultation

The consultation for the draft Sustainability Appraisal Scoping Report was carried out for 5 weeks from 28th June to 2nd August 2007. The report was submitted to the consultation bodies with environmental responsibilities.

Consultation bodies are;

English Heritage
Environment Agency
Natural England (formerly Countryside Agency and English Nature)

Other stakeholders likely to have an interest in the Sustainability Appraisal of the Local Development Framework were also consulted. These stakeholders include;

Government Office for the South West
Highways Agency
Wessex Water
Bristol Water
Bath & North East Somerset Primary Care Trust
South West Regional Assembly
West of England Partnership
South West of England RDA

Further and wider consultation with stakeholders will take place when the draft Sustainability Appraisal Report is made available with the draft Development Plan Documents.

This report is revised according to the comments and recommendations received during the consultation.

Consultation questions asked were;

Question 1	Are there any other plans of programmes relevant to the DPDs that have not been included within this review?
Question 2	Is the baseline data appropriate to the DPDs?
Question 3	Are there any other relevant baseline data?
Question 4	Are there any inaccuracies or anomalies in the data?
Question 5	Do you agree that these are the key issues for the DPDs?
Question 6	Do you have any comments about the SA Objectives?
Question 7	Do you have any comments about the proposed timetable?
Question 8	Do you have any comments about the proposed structure of the SA report?

1. Introduction

1.1 Purpose of this report

- 1.1.1 The purpose of the Sustainability Appraisals (SA) is to ensure that environmental, social and economic considerations have been integrated into the preparation of the Core Strategy and Site Allocations Development Plan Documents (DPDs). This Scoping Report sets out the SA framework which will be used to test the spatial objectives and options of these DPDs and will help to identify the most sustainable options available.
- 1.1.2 This report has been prepared for consultation on the scope and level of detail that should be included in the SA. This Scoping Report is the first stage of a SA and incorporates the requirements for a Strategic Environmental Assessment (SEA).

1.2 Legislative background

- 1.2.1 Sustainability Appraisals are now an integral part of producing planning documents under the *Planning and Compulsory Purchase Act 2004* (the Act). When preparing DPDs local authorities must also meet the requirements of the European Directive¹ 'on the assessment of the effects of certain plans and programmes on the environment' commonly known as the Strategic Environmental Assessment (SEA) Directive.
- 1.2.2 The main purpose of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with view to promoting sustainable development (Article 1 of the SEA Directive).
- 1.2.3 The SEA Directive was transposed in the UK by the *Environmental Assessment of Plans and Programmes Regulations 2004*² applying to plans and programmes with a significant environmental effect. The SEA process is aimed at providing strategic alternatives and concentrates more specifically on the environmental issues of sustainability.
- 1.2.4 *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM Nov 2005) has recommended a combined assessment approach integrating SEA and SA which will satisfy the requirements of the SEA directive and integrate sustainability issues with a high level of environmental protection on a strategic basis. For ease, the combined approach is simply referred to as SA throughout this Scoping Report.

1.3 Appropriate Assessment (AA)

- 1.3.1 In order to protect the integrity of European sites, Local Authorities are obliged to carry out an Appropriate Assessment (AA) as a part of the planning process under the Habitats Directive. European sites are collectively termed Natura 2000 sites and comprise Special Areas for Conservation (SACs) and Special Protection Areas (SPAs) together with Ramsar sites. The AA is based on a rigorous application of the precautionary principle and therefore requires those undertaking the exercise to prove that the plan will not have a significant impact on these conservation objectives.
- 1.3.2 There are several Natura 2000 sites in B&NES (see Section 3.2 for listing) and the Council anticipates undertaking a Screening process at the preferred options stages of the Core Strategy and Site Allocations DPD.
- 1.3.2 The AA and SA are two separate processes each with their own legal requirements. The AA will be carried out in conjunction with the SA as recommended by the Guidance.

¹ 2001/42/EC

² SI 1633

1.4 Sustainable Development

1.4.1 The most widely accepted definition of sustainable development is:

*'Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.'*³

1.4.2 *The UK Government Sustainable Development Strategy* (March 2005) sets out key principles of sustainable development:

- Living within environmental limits,
- Ensuring a strong healthy and just society,
- Achieving a sustainable economy,
- Promoting good governance,
- Using sound science responsibly.

1.4.3 The sustainable development strategies and policies that will have an influence on the DPDs are reviewed. The key policies reviewed are listed below. Please see *Appendix A* for more details.

Key International Strategies and Policies

- The World summit on Sustainable Development, Johannesburg (UN 2002)

Key National Policy

- Securing the future: delivering UK sustainable development strategy (DEFRA 2005)
- PPS 1: Developing Sustainable Development
- Draft PPS Planning and Climate Change supplement to PPS1
- Urban White Paper –Our Towns and cities –The Future
- PPS 12: Local Development Frameworks

Key Regional Strategies and Policies

- Regional Planning Guidance for the South West (RPG 10) Government Office for the South West (2001)
- The Draft Regional Spatial Strategy for the South West 2006 – 2026 SWRA
- Strategic Sustainability Assessment of the South West Regional Spatial Strategy (March 2006) SWRA
- A Sustainable Future for the South West – the Regional Sustainable Development Framework for the South West of England SWRA
- The Regional Strategy for the South West Environment 2004 – 2014 (2003) SWRA
- 'Just Connect' An Integrated Regional Strategy for the South West 2004 SWRA

Key Local Strategies and Policies

- Bath & North East Somerset's Adopted Local Plan (including minerals and waste policies) and Sustainable Development Appraisal (2007)
- Bath & North East Somerset's Adopted Statement of Community Involvement (2007)
- BE Better for Everyone: The Community Strategy for Bath & North East Somerset 2004 and Beyond
- Local Area Agreement Bath & North East Somerset

³ adopted by the World Commission on Environment and Development in 1987.

1.5 Brief for the Core Strategy and Allocations DPDs

- 1.5.1 The Core Strategy will set out the long term planning framework for Bath & North East Somerset. It will include the spatial vision, objectives and policies for a 10-15 year period from the adoption but also looking ahead to 2026. A key diagram will define the broad locations for strategic development sites. It also sets out policies to protect the environment.

Table 1: Core Strategy Timetable

Core Strategy	
Evidence gathering	Jan 2007
Publication of issues and options for consultation	Oct – Dec 2007
Public participation on preferred options and draft SA report	June – July 2008
Submission to Secretary of State with final SA Report	Jan – Feb 2009
Examination	Oct 2009
Adoption	July 2010

Site Allocations DPD

- 1.5.2 To deliver the necessary development set out in the Core Strategy and Regional Spatial Strategy, the Council will produce the Site Allocation DPD. This will be based on an assessment of the sustainability and availability of land for housing, employment, retail and other development and delivery mechanisms. The DPD will be structured to take particular account of the different needs of different parts of the District.

Table 2: Site Allocations DPD Timetable

Site Allocations DPD	
Evidence gathering	July 2007
Publication of issues and options for consultation	Feb - Apr 2008
Public participation on preferred options and draft SA report	Nov - Dec 2008
Submission to Secretary of State with final SA Report	Sep - Oct 2009
Examination	June 2010
Adoption	March 2011

2. SEA/SA process and methodology

2.1 Overall Methodology

- 2.1.1 The methodology for this appraisal was developed in accordance with guidance published by the ODPM (now DCLG).⁴
- 2.1.2 In order to carry out the SA process effectively in an integrated manner, the Council has established an SA Group. The Group consists officers with special expertise to cover Economic, Social and Environmental fields. The SA Group's work is led by the Planning Policy Team and SA workshops will run parallel to the DPD process in order to appraise options and emerging policies. The Council has also appointed an external consultant (Environ UK Limited) to provide 'critical friend' support to the SA group and to ensure the SA process is sound and accords with the regulations.
- 2.1.3 The methodology is as follows in Table 3. For the purposes of this scoping report, Stage A of the methodology has been undertaken.

Table 3: Key Tasks for Sustainability Appraisals

Stage A:	Setting the context and objectives, establishing the baseline and deciding the scope
Task A1:	Identifying other relevant plans, programmes and sustainability objectives
Task A2:	Collecting baseline information
Task A3:	Identifying sustainability issues and problems
Task A4:	Developing the SA Framework
Task A5:	Consulting on the scope of the SA
Stage B:	Developing and Refining Options and assessing effects
Task B1:	Testing the DPD objectives against the SA framework
Task B2:	Developing the DPD options.
Task B3:	Predicting the effects of the draft DPD
Task B4:	Evaluating the effects of the draft DPD
Task B5:	Considering ways of mitigating adverse effects and maximising beneficial effects.
Task B6:	Proposing measures to monitor the significant effects of implementing the DPD.
Stage C:	Preparing the Sustainability Appraisal Report
Task C1:	Preparing SA Report
Stage D:	Consulting on draft SPD and SA Report
Task D1:	Public participation on the SA Report and the draft DPD.
Task D2:	Assessing significant changes.
Task D3:	Making decisions and providing information
Stage E:	Monitoring the significant effects of implementing the DPD
Task E1:	Finalising aims and methods for monitoring.
Task E2:	Responding to adverse effects.

Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (ODPM Nov 2005)

⁴ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM Nov 2005)

2.2 Review of other Plans and Programmes (Task A1)

- 2.2.1 The LPA must take account of relationships between the DPDs and other policies, plans, programmes and sustainability objectives. The purpose of this review is to highlight the key influences on both DPDs and the SAs.
- 2.2.2 *Appendix A* records the detailed review of policies and plans undertaken for the SA. The main points highlighted in the review are described in the topic reviews in Chapter 3.

2.3 Existing baseline conditions (Task A2)

- 2.3.1 Baseline data gives a picture of the current situation and provides the basis for predicting and monitoring the effects of the DPDs. It also helps to identify sustainability issues and alternative ways of dealing with them. Baseline data has also been collected for the criteria required by the SEA Directive and the UK SEA Regulations. Information collected was primarily focused on the social, environmental and economic characteristics of the area that relate to the issues to be tackled in the DPDs. Baseline information includes data influenced by a number of factors beyond spatial policies.
- 2.3.2 The key baseline information which informed the process of development the SA Framework is described in the topic reviews in Chapter 3. Additional baseline information collected is included in *Appendix B*.

2.4 Topic Based Reviews

- 2.4.1 In order to assist the identification of key issues and use these to establish SA objectives, the scoping of existing policies and strategies, the baseline information and the identification of key sustainability issues are grouped and presented in the topic based sections. Each topic section leads to a number of specific SA objectives listed at the end of each section. Even though Climate Change is reviewed as a separate topic, the issues arising from Climate Change must be considered through all topic areas.

Air Quality and Noise
Biodiversity, flora and fauna
Climate Change
Cultural Heritage, Archaeology and Landscape
Economic Development
Housing
Natural Resources, Water and Soil
Safer and Stronger Communities
Transport
Waste

- 2.4.2 Each topic section leads to a number of specific objectives listed at the end of each section. These are brought together in the SEA/SA Framework and Appraisal Matrix in Chapter 4 to provide a more concise set of overall objectives. Many of these overall objectives will be beneficial across a number of topic areas and will contribute to economic, social and environmental improvement. This recognises and addresses the extent to which different topic sections lead to the same or similar objectives.

2.5 Summary of Key Issues (Task A3)

- 2.5.1 The SEA Directive requires that environmental problems be identified and analysed in an Environmental Report. This is incorporated within this SA. The key sustainability issues within Bath & North East Somerset have been identified as part of the policy and baseline review. These are described in the topic reviews in Chapter 3.

2.6 Developing the SA Framework (Task A4)

- 2.6.1 The SA framework provides a way in which sustainability effects can be described, analysed and compared. The selection of objectives within the SA framework has come from the topic reviews undertaken and a brief review of SA objectives used in other recently published SA reports in other areas of the country.
- 2.6.2 Table 21 (page 71) be used to assess the relative performance of each option and objective of the Core Strategy and Site Allocation DPD using positive, negative or neutral symbols. Possible mitigation measures will be proposed accordingly.

2.7 Difficulties Encountered

- 2.7.1 There are unavoidable differences in the extent of baseline information available for the different topic areas. This is due to the differences in scale and availability of data. In some cases information was only available at a regional / sub-regional level. Information on past or predicted future trends is also not available across all topic areas.

3. Results of the Scoping Reviews

3.1 Air Quality and Noise

Policy Review

3.1.1 The key policy framework for air quality and noise is shown below. Please see *Appendix A* for more details.

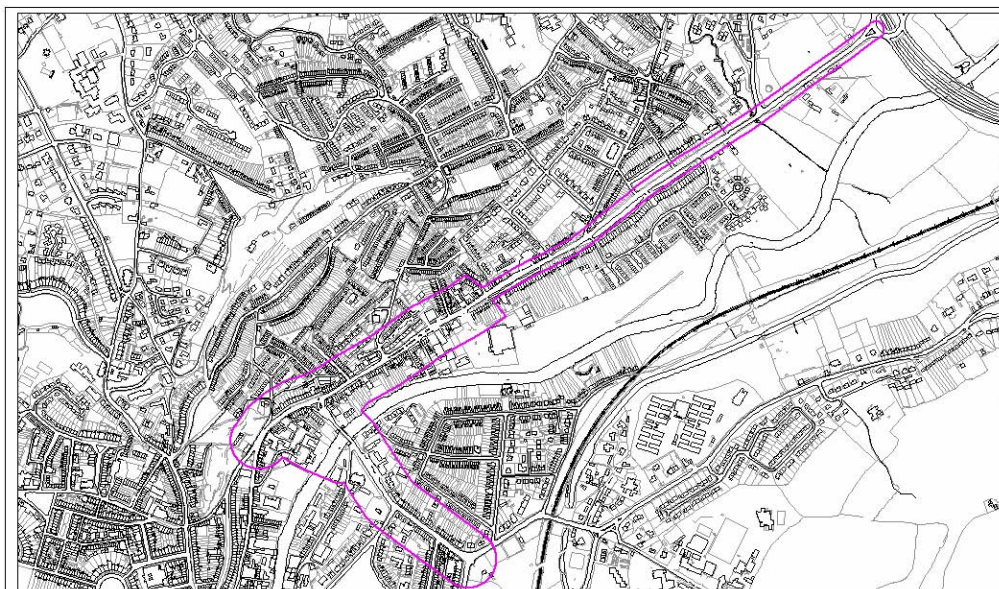
Policy	Details of relevance to the plans and SA
<p>Key International Policy</p> <ul style="list-style-type: none"> ▪ EU Air Quality Framework and Daughter Directives ▪ European Directive on the Noise 2002/49/EU 	<p>The Air Quality Directive seeks to define and establish objectives for ambient air quality to avoid reduce or prevent harmful effects on human health and the environment as whole.</p> <p>The four main objectives of the Noise directives:</p> <ol style="list-style-type: none"> 1. Monitor the environmental problem by drawing up strategic noise maps, 2. Informing and consulting the public about noise exposure, its effects and the measures considered to address noise 3. Addressing local noise issues by requiring authorities to draw up action plans to reduce noise where necessary and maintain environmental noise where it is good. 4. Developing a long term EU strategy
<p>Key National / Regional Policy</p> <ul style="list-style-type: none"> ▪ The Environment Act 1995 Part IV Office of the Deputy Prime Minister ▪ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: DEFRA 2007 ▪ PPS 23: Planning and pollution control (Annex 1 & 2) ▪ PPG 24: Planning and Noise 	<p>The Act establishes the statutory requirement for Local Authorities to carry out local Review and Assessments of air quality and where necessary declare Air quality Management Areas and produce Air Quality Action Plans.</p> <p>PPS23 encourages Local Development Documents to set out the criteria against which new development will be considered in relation to their potential for pollution and potential to be affected by other necessary but potentially polluting land uses.</p>
<p>Key Local Policy</p> <ul style="list-style-type: none"> ▪ Local Air Quality Strategy(LAQS) B&NES ▪ Air Quality Action Plan. B&NES (Jan 2006). ▪ Review and Assessment of Air Quality Round 2 (March 2005) and 3 (May 2006) 	<p>The objectives of Local Air Quality Strategy is to thereby identify how Bath & North East Somerset can assist in securing air quality improvements across the local authority, both within the AQMA identified and external to it, through planning frameworks and wider activities within the local authority.</p> <p>Air Quality Action Plan tackles the area declared as the Air Quality Management Area (along London Road in Bath). The further decoration along the A4 network within the city of Bath is under review.</p>

Baseline Review

3.1.2 The key baseline review for Air Quality and Noise is shown below. Please see *Appendix B* for additional information.

3.1.3 The Council declared an Air Quality Management Area (AQMA) for nitrogen dioxide (NO²) along the A4 London Road (Bath) in 2002. All local authorities have a duty to declare AQMAs where there is a risk of any national air quality objectives being breached by the target date. With respect to NO², an annual objective of 40 µg/m³ should have been met by the end of 2005. The AQMA was extended in Aug 2005 to include Bathwick Street and widened from the original 7 m to 70 m from the centre of the road, along London Road from London Street to Hanover Place, and 20 m from the centre of the road from Hanover Place to the Batheaston roundabout.

Map 1: AQMA London Road, Bath



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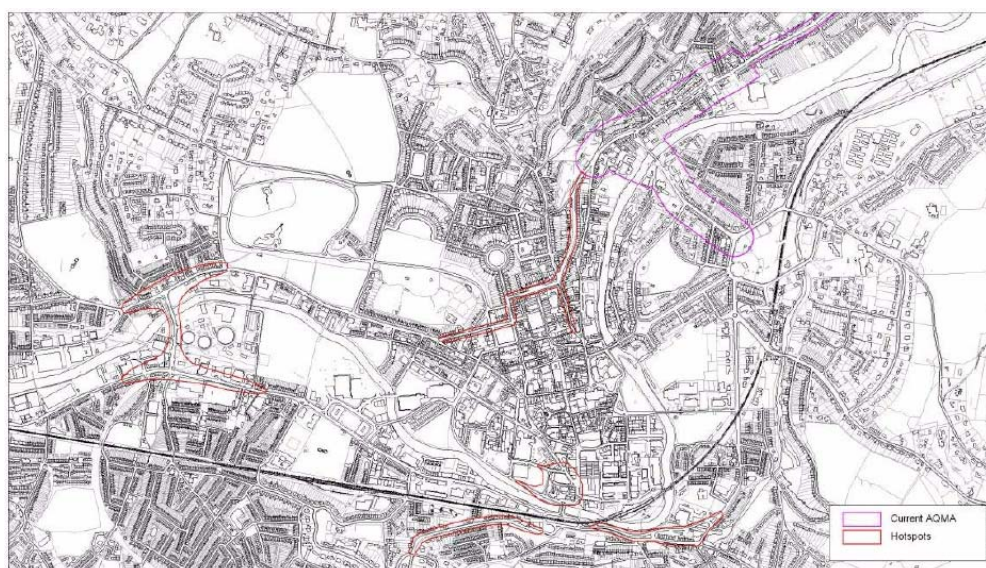
3.1.4 NO² level has worsened according to monitoring on London Road, The source of these emissions is vehicular traffic.

Table 4: Annual Mean Roadside NO² levels (µg/m³) on London Road

	2000	2001	2002	2003	2004	2005	2006	2010 Target
Bath AQMA	49.9	56.5	58.4	60.9	53.3	64	69	47

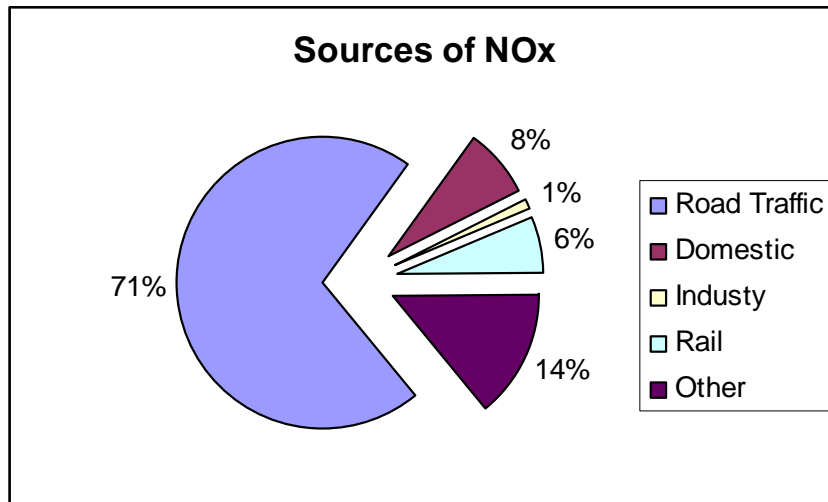
3.1.5 Further studies and consultations were carried out and the Council is considering declaring the whole A-road network or hot spot areas in the city of Bath as AMQAs.

Map 2 Potential AQMAs (hot spot areas), Bath



3.1.6 The majority of emissions for the whole of B&NES come from road transport (71%). This is specifically related to through heavy goods traffic, most relevant to the London Road areas, particularly that heading to and from the South Coast ports. Air quality matters are also addressed in the Transport section. (See section 3.9)

Chart 1: Sources of NOx in Bath and North East Somerset

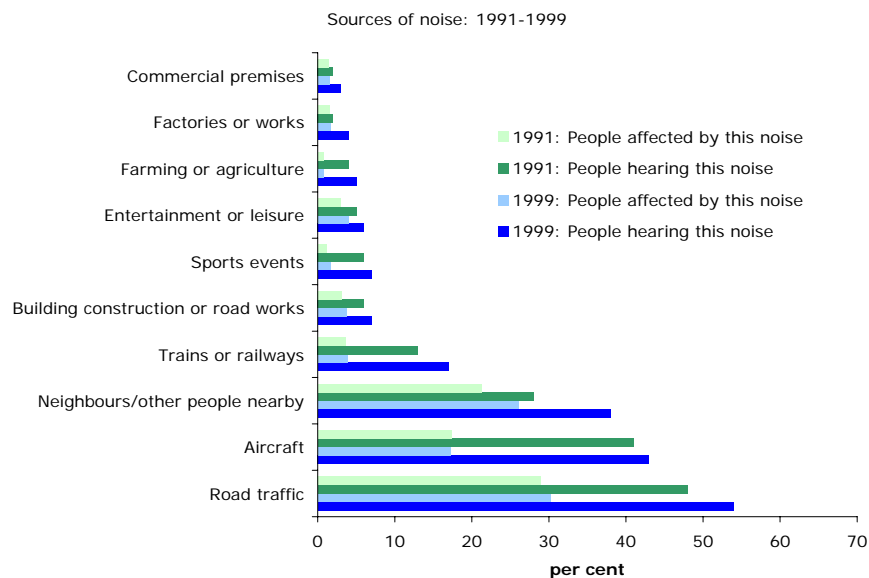


Source Air Quality Action Plan Jan 2006 Bath & North East Somerset

Noise

3.1.7 The Building Research Establishment (BRE) carried out a National Noise Incidence Survey (NIS) during 2000 and 2001 to collect data on noise levels outside homes in the United Kingdom⁵. This involved measuring noise levels outside 1,160 dwellings over 24 hour periods spread over the course of the year. The study concluded that an estimated 54 per cent of the population of the United Kingdom live in dwellings exceeding the World Health Organisation recommended daytime level of 55dB. It also found that 8 per cent of homes were above the qualifying level at which sound insulation improvements must be provided if there is any increase in noise resulting from the development of a new road.

Chart 2: Sources of noise



Source: DEFRA Source of Noise 1991-1999

⁵ The National Noise Incidence Study 2000 (England and Wales), BRE, February 2002

- 3.1.8 There is a gap in local noise baseline information. It may be necessary to collect baseline data for specific areas or in response to particular issues.

Key issues and opportunities

Poor Air Quality in Bath City Centre

- 3.1.9 Air Quality in Bath City Centre has been poor mainly due to emissions from vehicular traffic.. In conjunction with this, the city's topography restricts dispersion and results in higher pollutant concentrations.
- 3.1.10 An area along London Road was declared an Air Quality Management Area. A number of traffic 'hot spots' along the A-road network that exist elsewhere in the city have levels of pollution higher than the Government's acceptable limits and the Council must now declare more AQMAs. Radstock Town Centre and Keynsham High Street are to be reviewed in the near future.
- 3.1.11 The Improvement of Air Quality needs to be dealt with in conjunction with tackling Climate Change issues. The Core Strategy should provide the framework for improving air quality. Site Allocations should take into account the effect that new development would have on noise, air pollution and traffic levels.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Air Quality and Noise	The SA Framework (see page 67)
Improve the health and well-being of all communities	Objective 2
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Objective 12
Reduce the need and desire to travel by car	Objective 13
Reduce pollution and greenhouse gas emissions	Objective 18

3.2 Biodiversity, Flora and Fauna

Policy Review

3.2.1 The key policy framework for Biodiversity, flora and fauna is shown below. Please see *Appendix A* for more details.

Policy	Details of relevance to the plans and SA
<p>Key International Policy</p> <ul style="list-style-type: none"> ▪ EU Directive 79/409/EEC on the conservation of Wild Birds European Commission ▪ EU Directive on the Conservation of Natural Habitats of Wild Fauna and flora (the Habitats Directive 1992) ▪ The Convention on Biological Diversity, Rio de Janeiro 1992 ▪ Managing Natura 2000 sites The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC 	<p>The aim of the Habitats Directive is to create a coherent European ecological network known as Natura 2000. It requires member states to take necessary measures to maintain/ restore habitats and species' populations, maintain Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) at favourable status and develop national biodiversity strategy.</p> <p>Appropriate Assessments must be carried out for any plan or project not directly connected with or necessary for the management of the sites but likely to have a significant effect thereon, either individually or in combination with other plans or projects, should be subject to appropriate assessment of its implications for the site in view of the site's conservation objective.</p>
<p>Key National/Regional Policy</p> <ul style="list-style-type: none"> ▪ UK Biodiversity Action Plan Nov 2000 Office of the Deputy Prime Minister Wildlife and Countryside Act 1981 ▪ Wildlife and Countryside Act 1981 as amended ▪ Conservation (Natural Habitats &c) Regulations 1994 And The Conservation (Natural Habitats, &c.) (Amendment) (England) Regulations 2000 Joint Nature Conservation Committee ▪ Working with the grain of nature: a biodiversity strategy for England Department for Environment, Food & Rural Affairs ▪ Natural Environment and Rural Communities Act DEFRA 2006 ▪ PPS 9: Biodiversity and Geological Conservation and Planning for Biodiversity and Geological Conservation ▪ Regional BAPs and biodiversity strategies ▪ RSS Policies 	<p>Overall goal of the Biodiversity Action Plan is to conserve and enhance biological diversity within the UK and to contribute to the conservation of global biodiversity through all appropriate mechanisms.</p> <p>The Wildlife and Countryside 1981 Act provides for the notification of Sites of Special Scientific Interest (SSSI) – areas of special scientific interest by reason of their flora, fauna, or geological or physiographical features.</p> <p>Key elements of the Natural Environment an Rural Communities Act included:</p> <ul style="list-style-type: none"> ▪ The establishment of Natural England with the responsibility for enhancing biodiversity and landscape –in rural, urban and coastal areas – with promoting access and recreation; ▪ Formal establishment of the Commission of Rural communities, which will act as an independent advocate/adviser for rural people. ▪ The act delivers the Government's commitment to curtail the inappropriate use of byways, by putting an end to claims for motor vehicle access on the basis historical use by horse – drawn vehicles.
<p>Key Local Policy</p> <ul style="list-style-type: none"> ▪ Wildthings bringing biodiversity alive in B&NES Local Biodiversity Action Plan for B&NES. ▪ Bath & North East Somerset Local Plan ▪ Forest of Avon Plan 2002 ▪ 'Planning and the Forest of Avon' SPG Bath & North East Somerset 	<p>There are seven key themes of the Action Plan and various targets been set for each theme.</p> <ul style="list-style-type: none"> • Species and Habitats; • Monitoring Change; • Council Owned Land; • Tracking Wildlife; • Communication; • Farming; and • Education.

Baseline Review

- 3.2.2 The key baseline review for *Biodiversity, Flora and Fauna* is shown below. Please see *Appendix B* for additional information
- 3.2.3 A number of sites in the District are designated for their internationally important wildlife and/or habitat. In addition to this there are nationally designated Sites of Special Scientific Interest (SSSIs).

Internationally Designated Sites;

Special Protection Areas (SPA);

- 3.2.4 Special Protection Areas (SPAs) are established to protect wild birds under the Birds Directive (Council Directive 79/409/EEC of 2 April 1979). Chew Valley Lake is recognised for its international importance for migrating birds and Natural England has identified a 'buffer' area around the Lake.

Special Area of Conservation (SAC).

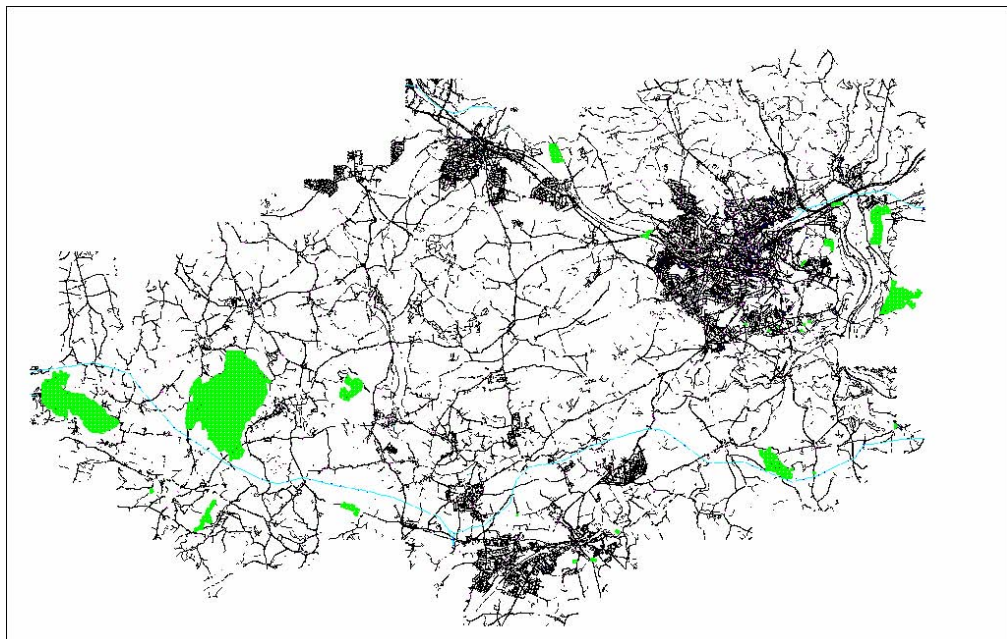
- 3.2.5 Special Areas of Conservation (SACs) are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. Combe Down and Bathampton Mines form part of the 'Bath & Bradford-on-Avon Bats SAC'. Compton Martin Ochre Mine is a component site of the North Somerset and Mendip Bats SAC.
- 3.2.6 Greater Horseshoe Bats are a primary reason for selection of both sites together with Bechsteins bats for the Bath & Bradford-on-Avon SAC and Lesser Horseshoe Bats for the North Somerset and Mendips Bats SAC. These bats are protected under UK law and the European Directive. The mine complex south of Bath is known to be important as a hibernation site for Lesser Horseshoe bats and Bechstein bats and as both a hibernation and maternity site for Greater Horseshoe bats. The Bath & North East Somerset area therefore forms part of the national stronghold for these three important species.

Nationally Designated Sites:

Sites of Special Scientific Interest (SSSIs);

- 3.2.7 SSSIs are designated by Natural England and are of national importance for their flora, fauna or geological interest. There are currently 22 SSSIs within the District.

Map 3: SSSIs in Bath and North East Somerset



Locally Designated Sites:

3.2.8 PPS 9 on Biodiversity and Geological Conservation stresses the importance of protecting locally as well as nationally designated sites of nature conservation importance. Sites of regional and local biodiversity and geological interest, which include Regionally Important Geological Sites, Local Nature Reserves and Local Sites, have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. 'Sites of Nature Conservation Interest SPD' is in preparation and there are currently over 300 sites listed.

Sites of Nature Conservation Interest (SNCI)

3.2.9 Sites of Nature Conservation Importance (SNCIs) are local sites with no statutory designation but are recognised as being of county importance for wildlife and biodiversity,

Regionally Important Geological Sites (RIGS)

3.2.10 Regionally Important Geological Sites (RIGS) are local sites with no statutory designation but are recognised as being of county importance for geology and geomorphology. The designation of RIGS is one way of recognising and protecting important Earth science and landscape features for future generations to enjoy.

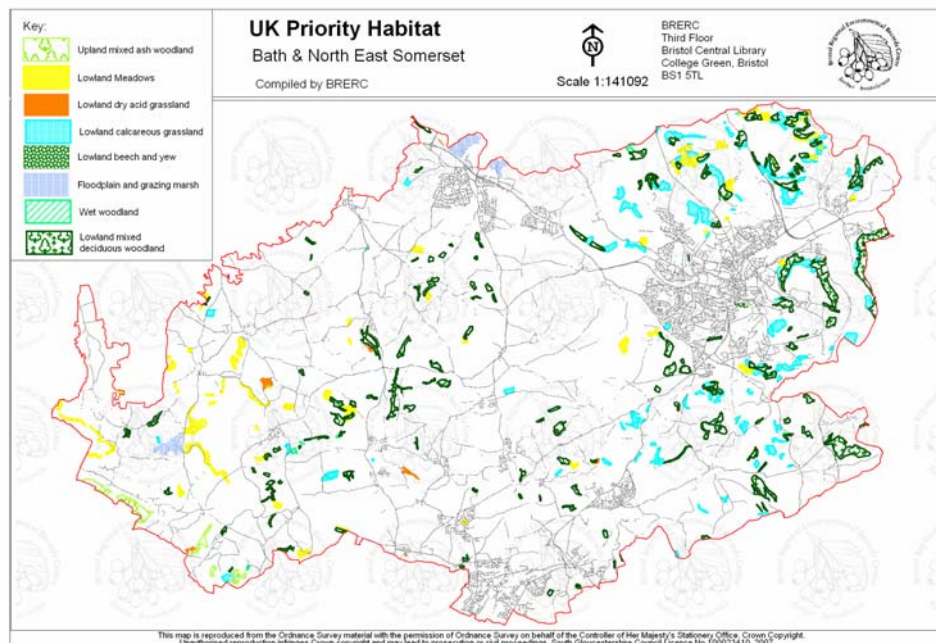
Local Nature Reserves

3.2.11 Local Nature Reserves (LNRs) are local sites particularly noted for their value for both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. There are currently 7 LNRs within the District

Biodiversity Action Plan (BAP)

3.2.12 The UKBAP sets out the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits to a detailed plan for the protection of these transcribed into Species Action Plans (covering UK BAP priority species), Habitat Action Plans and Local Biodiversity Action Plans with targeted actions. The UKBAP provides a starting point for identifying regional and local biodiversity priorities. The Local Biodiversity Action Plan (LBAP) is a key source of data to identify and inform local biodiversity priorities

Map 4: UK BAP Priority Habitat



Avon BAP

3.2.13 The Avon BAP identifies habitats and species of local conservation concern with 27 priority habitats listed and over 1000 species.

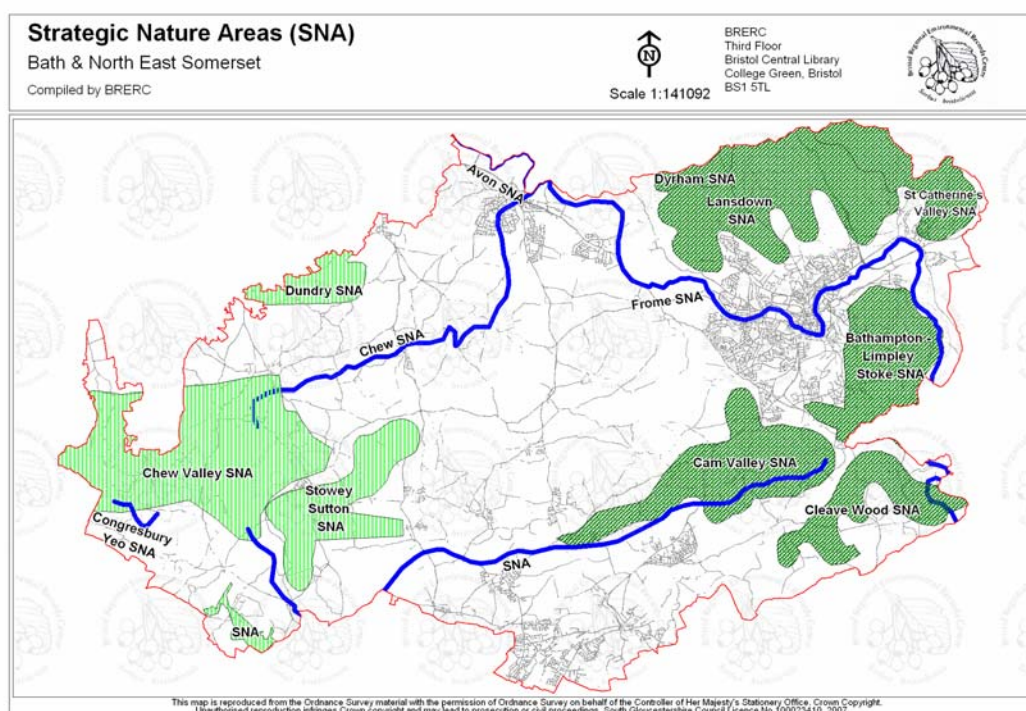
B&NES Local BAP

3.2.14 The Wildthings Partnership delivers the Local Biodiversity Action Plan for Bath & North East Somerset. There are currently 11 priority habitats around 450 priority species identified. Such priority species are not necessarily associated with priority habitats or designated sites and many are thought to be in decline nationally.

Strategic Nature Areas

3.2.15 The South West Nature Map shows the best areas to maintain and expand (through restoration and/or re-creation) terrestrial wildlife habitats at a landscape scale. It selects landscape scale blocks of land, known as Strategic Nature Areas (SNAs), to improve habitat networks and to sustain wildlife within them.

Map 5: Strategic Nature Areas



3.2.16 **The Forest of Avon** is one of 12 Community Forests in England. In B&NES the boundary was extended in 2006 to include the whole of the District except for those parts designated as Mendip Hills and Cotswolds AONBs. (See section 3.4 for details).

Key issues and opportunities

B&NES as a district with rich biodiversity

3.2.17 B&NES is a district rich in biodiversity with a range of sites designated internationally as well as locally for their ecological value. These require protection.

3.2.18 There are a number of priority habitats and species many of which are considered to be in decline, though data is often poor. Monitoring has not been sufficient to determine recent trends and therefore a precautionary approach must be taken to development.

- 3.2.19 Although there are notable internationally important sites in the district which demand considerable regard in terms of planning, the success of habitats and species depends upon an ecosystem approach. Therefore the value of habitats not designated and habitat networks needs consideration and protection. This is particularly pertinent in the light of climate change.
- 3.2.20 The Core Strategy should present a framework for the encouragement of biodiversity and the protection and enhancement of important and rare habitats and species. Site Allocations DPD should take into account of the effect that new development would have on biodiversity, flora and fauna.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Biodiversity, Flora and Fauna	The SA Framework (see page 67)
Improve accessibility to community facilities and local services	Objective 1
Improve the health and well-being of all communities	Objective 2
Protect and enhance local distinctiveness	Objective 14
Encourage and protect habitats and biodiversity.	Objective 16
Reduce pollution and greenhouse gas emissions	Objective 18

3.3 Climate Change

3.3.1 The climate change issue, both mitigation (the reduction of carbon emissions) and adaptation (protecting people and services from the impact of unavoidable climate changes already in the system) is an overarching issue for sustainable development therefore the implications of climate change must be considered through all topic areas.

Policy Review

3.3.2 The key policy framework for Climate Factors is shown below. Please see *Appendix A* for more details

Policy	Details of relevance to the plans and SA
<p>Key International Policy</p> <ul style="list-style-type: none"> ▪ Kyoto Protocol to the United Nations Framework Convention on Climate Change 	<p>Following the Kyoto Protocol, the Government has set a target to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. The Climate Change Programme will take the UK closer to this domestic target, and ensure that the UK can make real progress by 2020 towards the Government's long-term ambition to reduce carbon dioxide emissions by some 60% by about 2050.</p> <p>UK target for renewable is 10% of UK energy consumption by 2010.</p>
<p>Key National /Regional Policy</p> <ul style="list-style-type: none"> ▪ Supplement to Planning Policy Statement 1: Planning and Climate Change (Dec 2007) ▪ Building A Greener Future Towards Zero Carbon Development ▪ Climate Change The UK Programme 2006 DEFRA March 2006 ▪ Energy White Paper DTI 2003 'Our Energy Future – Creating a Low Carbon Economy' ▪ Draft Climate Change Bill March 2007 DEFRA ▪ Energy efficiency: The Government's Plan for Action (following the Energy White Paper, Our Energy Future - Towards a Low Carbon Economy April 2004) ▪ PPS 22: Renewable energy Aug 2004 and a Companion guide ▪ South West Climate Change Impacts Partnership South West Climate Change Impacts Scoping Study (Jan 2003) 'Warming to the idea' ▪ Making space for water: Taking forward a government Strategy for flood and coastal erosion risk management in England DEFRA March 2005 ▪ Planning Policy Statement 25: Development and flood risk ▪ the SW Sustainability Checklist for Developments 2007 Future Foundations, 	<p>Kyoto Protocol commitment to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12.</p> <p>Renewable energy sources should supply 10% of UK electricity in 2010.</p> <p>Supplement to PPS1 (Planning and Climate Change) states that development plan documents (DPDs) will set policies on the provision of low carbon and renewable sources of energy to provide the platform necessary for securing and complementing the increasingly high levels of energy efficiency required by Building Regulations. This provision should be "significant", so as to reflect the full potential of local opportunities but without undermining the new development needed in communities.</p> <p>It also states that planning should contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation).</p> <p>The Code to Sustainable Homes refers 'zero carbon' voluntary for one year, and will become compulsory in April 2008 and that it is intended to help the government implement its policy of all new homes being 'zero carbon' by 2016 (announced by the Chancellor of the Exchequer in the November 06 Budget Statement).</p> <p>Taking forward a government Strategy for flood and coastal erosion risk management in England (DEFRA) aims to manage risks by employing an integrated portfolio of approaches which reflect both national and local priorities, so as to reduce the threat to people and their property and deliver the greatest</p>

<p>WWF-UK and BRE</p> <ul style="list-style-type: none"> ▪ Regional Renewable Energy Strategy Government Office for the South West (2003) 2003- 2010 ▪ Draft Regional Spatial Strategy Policy G ▪ Draft Catchments Flood Management Plan Bristol Avon CAMS 	<p>environmental, social and economic benefit, consistent with the Government’s sustainable development principles.</p> <p>PPS 25 sets out Government policy on development and flood risk LPA’s should prepare and implement planning strategies that help to deliver sustainable development by ‘</p> <ul style="list-style-type: none"> ▪ appraising risk through the Strategic Flood Risk Assessment, ▪ managing risk such as framing policies for the location of development which flood risk to people and property possible. ▪ reducing risk such as safeguarding land for current and future flood management, incorporating sustainable drainage systems <p>Energy White Paper (DTI) defines a long-term strategic vision for energy policy combining our environmental, security of supply, competitiveness and social goals. It aims to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12 and renewable should supply 10% of UK electricity in 2010.</p> <p>PPS 22 aims to put the UK on a path to cut its carbon dioxide emissions and to maintain reliable and competitive energy supplies by</p> <ul style="list-style-type: none"> ▪ Supporting the development of renewable energy, improvements in energy efficiency and the development of combined heat and power; ▪ Generating more renewable energy; ▪ Stimulating the development of new technologies to provide the basis for continuing growth of renewable energy and to assist the UK renewable industry to become competitive and provide employment; and ▪ Encouraging planning which facilitates renewable energy developments and contributes to all elements of the Government’s sustainable development strategy.
<p>Key Local Policy</p> <ul style="list-style-type: none"> ▪ Bath & North East Somerset Position Statement on Environmental Sustainability 2006 ▪ Bath & North East Somerset Environmental Sustainability Strategic Framework 2006 ▪ Strategic Flood Risk Assessment (in preparation) 	<p>In signing the Nottingham Declaration, the Council has made a commitment to contributing towards the delivery of the UK climate change programme. This has a long-term target of reducing CO2 emissions by 60% by 2050 over 1990 levels with real progress by 2020, and, until recently, had a short-term target of a 20% reduction by 2010.</p> <p>The Following commendations accepted by the Council</p> <ul style="list-style-type: none"> ▪ The LDF requiring at least 15% of energy in new developments come from a renewable source ▪ The LDF stating a strong sustainable construction policy <p>The SA of LDDs should incorporate or reflect the Strategic Flood Risk Assessment which is currently in preparation.</p>

Baseline Review

3.3.3 The key baseline review for *Climate Change* is shown below. Please see *Appendix B* for additional information.

CO2 emissions

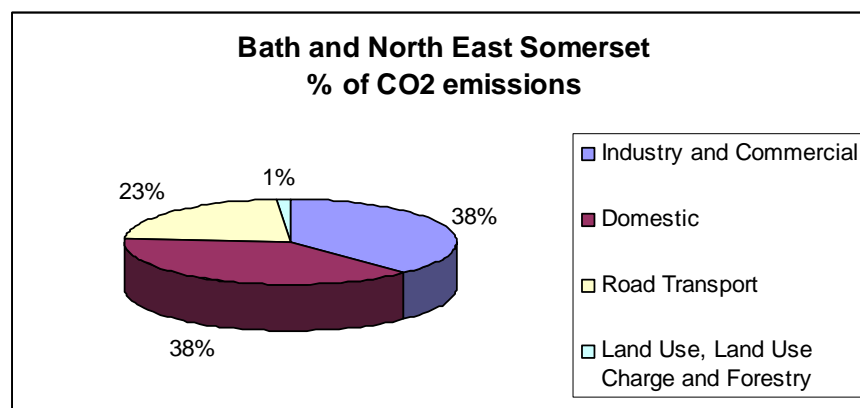
3.3.4 According to the DEFRA data (End User Local and Regional Estimates of Carbon Emissions, 2004), CO2 emissions from B&NES amount to 1182 kt annually. The Emissions from Domestic sources is 2.7 tonnes per capita, slightly higher than the UK average of 2.6 tonnes.

Table 5: CO2 emissions

CO2 emissions (kt CO2) 2004	Industry and Commercial	Domestic	Road Transport	Land Use, Land Use Charge and Forestry	Total
B&NES	450	449	266	17	1182
Bristol	1055	895	471	6	2427
South Gloucestershire	1637	594	1035	22	3288
North Somerset	530	522	594	27	1673

Source: <http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm>

Chart 3: % of CO2 Emissions



Source: <http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm>

Renewable Energy

3.3.5 According to the survey published in April 2007 by Regen SW, there are 215 grid connected renewable electricity projects in the South West. An additional 64 projects have been identified since the last survey was undertaken in March 2006. However, there is no recorded renewable electricity or heat schemes undertaken in Bath and North East Somerset.

3.3.6 There are a few small scale schemes undertaken on an individual basis but there is no comprehensive survey undertaken and this may be a gap in baseline information.

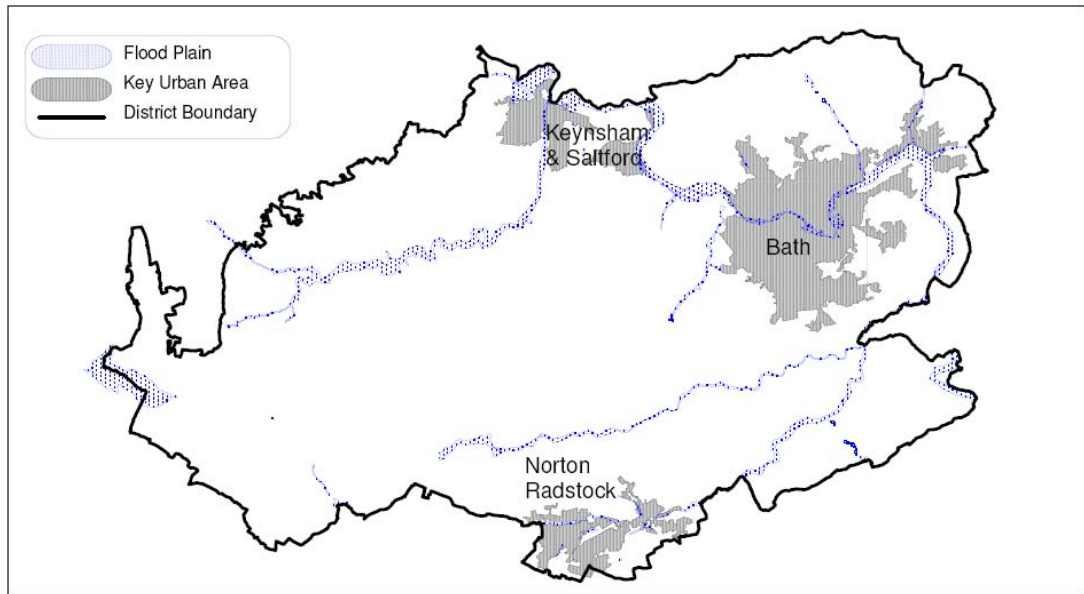
Flooding

3.3.7 The District is drained primarily by the River Avon and its tributaries the River Chew and the Cam and Wellow Brooks. These watercourses have floodplains which are subject to flood risk. The river valleys are a significant component of the district's

landscape character, providing an important resource for nature conservation and recreation and have rich historical and cultural associations. Rivers are also important in their function as corridors for wildlife dispersal and foraging.

- 3.3.8 There is a gap in data on flooding. The Strategic Flood Risk Assessment (SFRA) will provide further information. The SFRA will be completed in March 2008 therefore data relating to flooding will be reconsidered following the findings of the SFRA. Various detailed maps showing Flood Risk Zones and the areas likely to be affected by Climate change will be available as part of SFRA

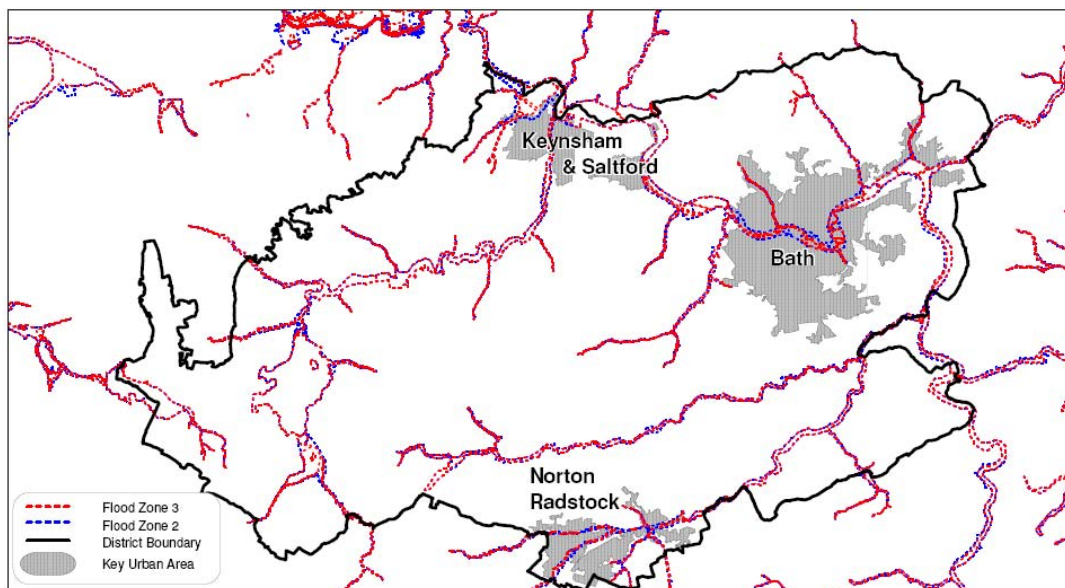
Map 6: Bath & North East Somerset: Flood Plain Map



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Map 7: Bath & North East Somerset: Flood Zone Map

License 100023334



Water Resources (Please see section 3.7)

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The Ecological Footprint

- 3.3.9 At current levels of consumption, the global average is 2.2 hectares per capita according to the Stockholm Environmental Institute, a REAP project. To bring global consumption back to within the planet's biological capacity, the average needs to come down to 1.8 hectares per capita.
- 3.3.10 The current Bath and North East Somerset average is 5.32 hectares per capita, of which 21% is through food and drink consumption, 19% through household energy consumption, 10% through durables and other consumables, 14% through transport and 36% from public sector services and UK residents' overseas holiday activity.
- 3.3.11 The Council has a commitment to contribute towards the delivery of the UK climate change programme. In order to meet this commitment through the Local Development Framework, some research and surveys such as establishing carbon footprint modelling, local climate impacts and renewable energy potential for the area may need to be undertaken. The research required includes;
- (a) Data on the local impacts of unavoidable climate change which includes food production, trees, landscape, buildings and ability to cope with changed conditions.
 - (b) Data on the renewable energy potential of the district, across the range of technologies, taking into account our various landscape and historic building constraints and preferences - with reference to the various national targets on carbon and renewables and regional targets (eg RSS).
 - (c) A much more detailed break-down of carbon emissions, down to an institutional level, in order to inform detailed carbon reduction policy.
 - (d) Data on food production needs and what potential there is for increased local food production. This needs to be considered alongside the analysis of renewable energy potential, given the potential conflict in land use demand as pressure increases on local government, as a result of climate change, to produce more energy and food locally.

Key issues and opportunities

- 3.3.12 It is believed that global temperatures will rise between 1.4 – 5.5°C over the 21st Century. The UN's Intergovernmental Panel on Climate Change has identified that, for southwest England, this could mean decreased summer precipitation, slight increases in winter precipitation and increased average daily temperatures.
- 3.3.13 The supplement to PPS1 states that 'changes in climate are likely to have far-reaching, and potentially adverse effects on our environment, economy and society for which we need to prepare.' The core strategy should set out policies and proposals in line with national policy and the RSS and consider the local circumstances that would allow further progress to be made towards sustainability objectives.
- 3.3.14 DPDs will need to take into account the impact of policies on climate change and vice versa. There will be a need to both mitigate and to adapt to the effects of climate change.
- 3.3.15 **Potential conflicts and pressure on land use:** There are conflicts between the needs of society, including economic and social development, the protection of the natural and historic environment, and the need to mitigate climate change. The balance between these demands will change as society, economic factors and technology change and adapt to our increasing understanding of climate change. These conflicts need to be recognised and dealt with in a responsible, flexible and

creative way in order to serve the best interests of Bath and North East Somerset and its residents and businesses.

- 3.3.16 **'Zero Carbon' homes:** All new homes must be 'Zero Carbon' from 2016, the Core Strategy and Site Allocations DPD should provide the framework to achieve this target.
- 3.3.17 There is no record of any **major renewable energy schemes** undertaken in the District and the DPDs guided by the SA should provide the framework to assist delivery of the Council's commitments.
- 3.3.18 New development and redevelopment can have significant implications on flood risk. Strategic Flood Risk Assessment is in preparation and DPDs and SA should take into account this assessment.

Suggested Sustainability Objectives

Suggested Sustainability Objectives to tackle key sustainability issues identified for Climate Change	The SA Framework (see page 67)
Improve the health and well-being of all communities	Objective 2
Increase availability of local produce and materials	Objective 11
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Objective 12
Reduce the need and desire to travel by car	Objective 13
Protect and enhance local distinctiveness	Objective 14
Encourage and protect habitats and biodiversity.	Objective 16
Reduce pollution and greenhouse gas emissions	Objective 18
Encourage sustainable construction	Objective 19
Ensure the development of sustainable and/or local energy sources and energy infrastructure	Objective 20
Reduce vulnerability to, and manage flood risk	Objective 21
Encourage careful and efficient use of natural resources	Objective 22
Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Objective 23

3.4 Cultural Heritage, Archaeology and Landscape

Policy Review

3.4.1 The key policy framework for Cultural Heritage and Landscape is shown below. Please see *Appendix A* for more details.

Policy	Details of relevance to the plans and SA
<p>Key International Policy</p> <ul style="list-style-type: none"> ▪ <i>European Landscape convention</i> On the 24th of February 2006, the United Kingdom signed the Council of Europe's European Landscape Convention - the first international convention for the management and protection of landscape. It will not come into force in the UK until after formal ratification that is subject to the agreement of Parliament, but signature marks an important statement by the UK government and the guidance offered by the Convention ▪ <i>UNESCO World Heritage Convention - Convention concerning the Protection of World Cultural and Natural Heritage (1972, UNESCO) ('The World Heritage Convention')</i>. The World Heritage Convention defines World Heritage Sites as "places or buildings of outstanding universal value, recognised as constituting a world heritage for whose protection it is the duty of the international community as a whole to cooperate". • Convention on the Protection of Archaeological Heritage (Revised) (Valetta Convention) - 	<p>European Landscape Convention –</p> <p>The European Landscape Convention aims to encourage public authorities to adopt policies and measures at local, regional, national and international level for protecting, managing and planning landscapes throughout Europe. Landscape is defined as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. The Convention applies this definition to all parts of a country's territory, urban as well as rural areas, to both outstanding and ordinary landscapes, to degraded as well as well-preserved places. The Convention's definition of landscape and its emphasis on action/interaction, human factors and cultural perspectives is well reflected in the UK's national programme of Historic Landscape Characterisation.</p> <p>The UK ratified the UNESCO World Heritage Convention in 1984 and the Department for Culture, Media and Sport is responsible for ensuring compliance. English Heritage has the lead advisory role on the cultural heritage aspects. The primary instrument for ensuring effective management and protection of world heritage sites is the preparation of a management plan. The requirement for this is set out in 'Operational Guidelines' prepared by the UNESCO World Heritage Centre (updated 2005) and transposed into English planning practice by government guidance set out in PPG15 'Planning and the Historic Environment' (Para. 6.37).</p> <p>The Convention contains provisions for the identification and protection of archaeological heritage, its integrated conservation, the control of excavations, the use of metal detectors and the prevention of illicit circulation of archaeological objects, and the dissemination of information.</p>
<p>Key National / Regional Policy</p> <ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development ▪ PPG2: Green Belts ▪ PPS3: Housing ▪ PPS7: Sustainable Development in Rural Areas ▪ PPG15: Planning and Historic Environment Community and Local Government ▪ PPG 16: Archaeology and Planning Community and Local Government ▪ PPG 17 Planning for Open Space, Sport and Recreation and Assessing needs and opportunities: a companion guide to PPG17 ▪ Heritage Protection for the 21st Century 	<p>National Policy (such as UK Sustainable Development Strategy, DEFRA Rural Strategy, PPS1 Delivering Sustainable Development, PPG15 Planning and the Historic Environment, PPG16 Archaeology and Planning, PPG 17 Planning for Open Space, Sport and Recreation) aims to balance social progress and economic development with the protection of the natural and built environment.</p>

<p>White Paper</p> <ul style="list-style-type: none"> ▪ The Countryside and Rights of Way Act 2000 	
<p>Key Local Policy</p> <ul style="list-style-type: none"> ▪ B&NES - City of Bath World Heritage Site Management Plan (2003-2009) ▪ Cotswolds Area of Outstanding Natural Beauty Management Plan ▪ Mendip Hills AONB Management Plan 2004 - 2009 ▪ Green Space Strategy B&NES March 2007 ▪ Play Strategy ▪ 'BE: Better for Everyone - The Community Strategy for Bath & North East Somerset 2004 and beyond' ▪ Bath City-wide character appraisal ▪ 'Rural Landscapes of Bath & North East Somerset – A Landscape Character Assessment' (2003) SPG ▪ Bath city-wide Character Appraisal Aug 2005 Bath & North East Somerset 	<p>Main aims of the City of Bath World Heritage Site Management Plan (2003-2009) are to:</p> <ul style="list-style-type: none"> • Promote sustainable management of the World Heritage Site; • Ensure that the unique qualities and outstanding universal values of the World Heritage Site are understood and are sustained in the future; • Sustain the outstanding universal values of the World Heritage Site whilst maintaining and promoting Bath as a living and working city which benefits from the status of the World Heritage Site; • Improve physical access and interpretation, encouraging all people to enjoy and understand the World Heritage Site; • Improve public awareness of and interest and involvement in the heritage of Bath, achieving a common local, national and international ownership of World Heritage Site management. <p>B&NES Green Space Strategy develops local standards for the quantity, distribution and quality of green space along with a comprehensive action plan to address all of the major issues that arose during the strategy development process.</p>

Baseline information

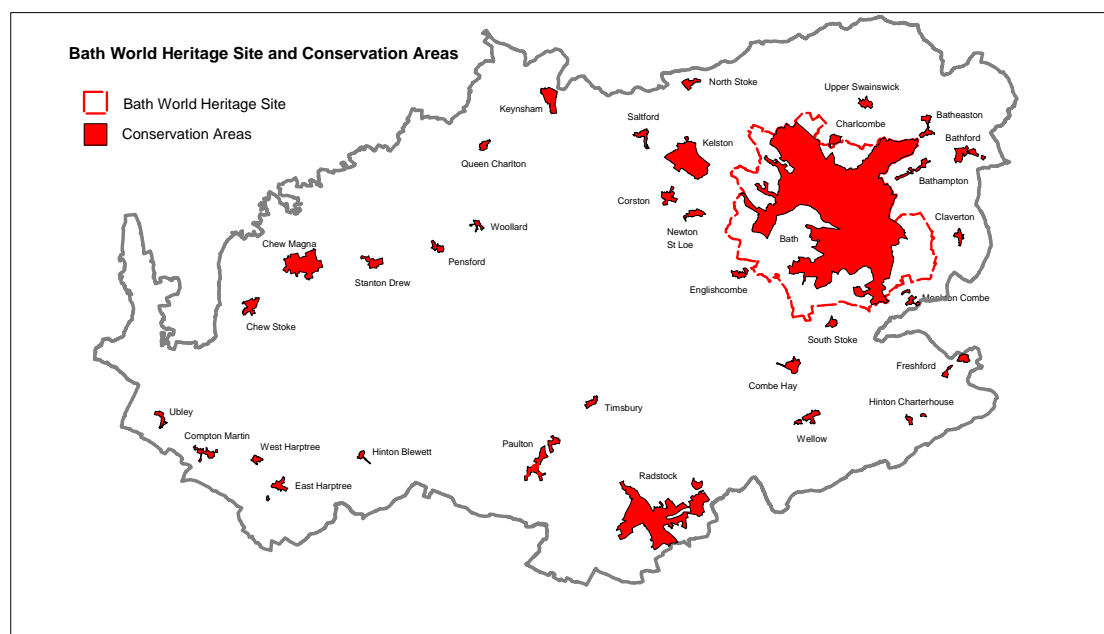
3.4.2 The key baseline review for *Cultural Heritage, Archaeology and Landscape* is shown below. Please see *Appendix B* for additional information.

Cultural Heritage

3.4.3 **Conservation Areas:** Thirty-seven separate Conservation Areas have been designated in B&NES since 1968. The total area covered by Conservation Area status amounts to some 2,310 hectares including the Bath Conservation Area of 1,489 hectares.

3.4.4 **Listed Buildings:** B&NES has approximately 6,400 listed buildings and structures in its area of which 5000 lie within the City of Bath. It is these buildings and their associated squares, terraces, crescents and roads, largely of 18th century origin, that underpin the significance of Bath as a major tourist destination.

Map 8: Bath World Heritage Sites and Conservation Areas



Source: Bath and North East Somerset

3.4.5 **Bath as a World Heritage Site:** The entire city of Bath was designated as a World Heritage site by UNESCO in December 1987. The main reasons for its status as a World Heritage Site are:

- Roman Archaeology (especially but not only the Roman Baths and Temple complex)
- Georgian City (including architecture, town planning and integration of the city with the landscape)
- Landscape Setting
- Social Setting (the society that created the city)

3.4.6 In 1999 Brunel's Great Western Railway, Paddington to Bristol (part of which runs through Bath), was included on the UK's Tentative World Heritage List of Sites. The Tentative List has been drawn from a number of themes identified as being under represented on the World Heritage List such as industrial heritage.

3.4.7 **Bath Hot Springs:** Since Roman times with the development of 'Aqua Sulis' as a retreat for health therapy, worship and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural developments in Bath. Settlement grew up around this resource which has culminated in the modern City of Bath. The Springs and Spa now attract many visitors annually.

3.4.8 There are three Hot Springs in the centre of Bath: the Kings Springs within the Roman Bath complex, the Cross Bath Spring, and the Hetling Spring in Hot Bath Street. Together they produce around 1.3 million litres of mineral-rich thermal water per day with a temperature of between 41 and 46°C. These thermal waters arise from the Carboniferous Limestone via fissures in the overlying layers (a layer of alluvium, successive layers of Lias Clay and limestone and Triassic Mercia mudstone) and appear as springs on the surface.

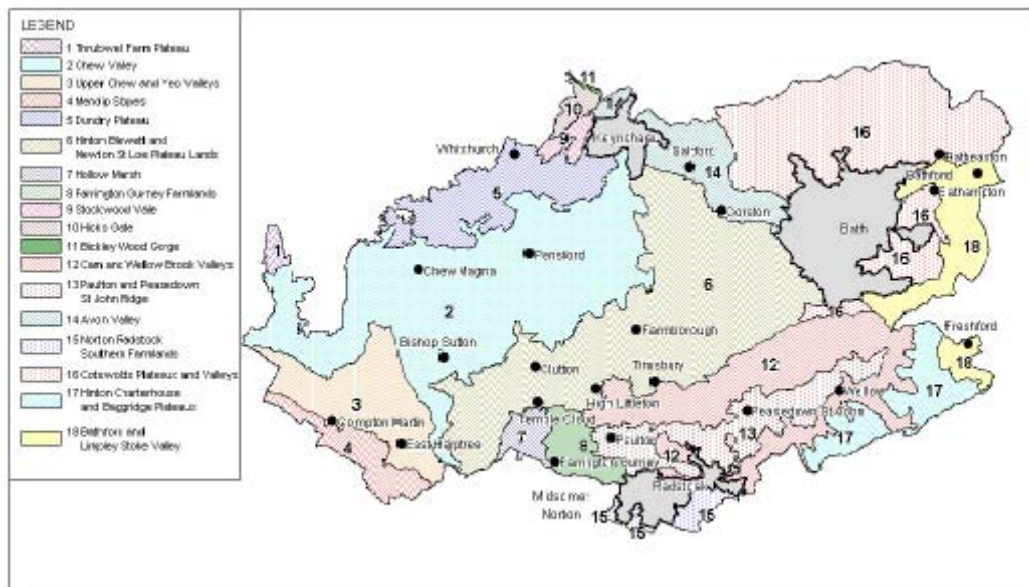
3.4.9 **Battlefields:** Lansdown Hill Battlefield lies some five miles to the north of Bath. Its steeply rising slopes give way at the summit to a plateau that runs level from its northern crest for approximately two miles before falling down again as it approaches the City. The encounter between Waller and Hopton took place on the northern face of the hill, the centre of the Royalist attack coming roughly where the monument to Sir Bevill Grenville, who was killed in the battle, now stands. The monument, which was designed by John Harvey and erected in 1720, is in the care of English Heritage.

- 3.4.10 **Historic Parks and Gardens:** There are 11 sites on the English Heritage Register of Historic Parks and Gardens within or partly within the District. The six within the City of Bath are Prior Park, Royal Victoria Park and Botanical Gardens, Sydney Gardens, Grounds of Widcombe Manor, Crowe Hall and Beckford's Ride. The remaining five are in the countryside surrounding Bath: Kelston Park, Newton Park, St. Catherine's Court, Claverton Manor and Iford Manor.
- 3.4.11 **Archaeology:** The Bath and North East Somerset Sites and Monuments Record (SMR) is a cumulative record of all known archaeological sites, monuments and historic landscape features in B&NES. There are over 5,000 entries in the database relating to monuments and sites, and over 2,000 entries relating to archaeological investigations carried out over the past 100 years.
- 3.4.12 84 sites are protected as Scheduled Ancient Monuments (SAM) under the Ancient Monuments and Archaeological Areas Act, 1979. A total of 1.4 hectares or 13% of the area enclosed by the old city walls of Bath are protected as SAMs.
- 3.4.13 The Bath Urban Archaeological Database (UAD), established in 1997, contains detailed information on 90 monuments and around 700 archaeological investigations, surveys and historical interpretations within the City of Bath.

Landscape Character

- 3.4.14 Bath & North East Somerset has a rich and diverse range of landscapes. Between the extremes of the high wold of the Cotswold plateau and the flat floodplains of the River Avon there are contrasting small enclosed landscapes of winding lanes, well 'treed' hedgerows and scattered small woodlands, and open rolling landscapes of neat square fields with clipped hedges, straight lanes and parcels of woodland. There are modern landscapes constantly changing with the needs of the local population and those where the fields, hedges and lanes have remained the same since before the Norman Conquest.

Map 9: Landscape Character Areas



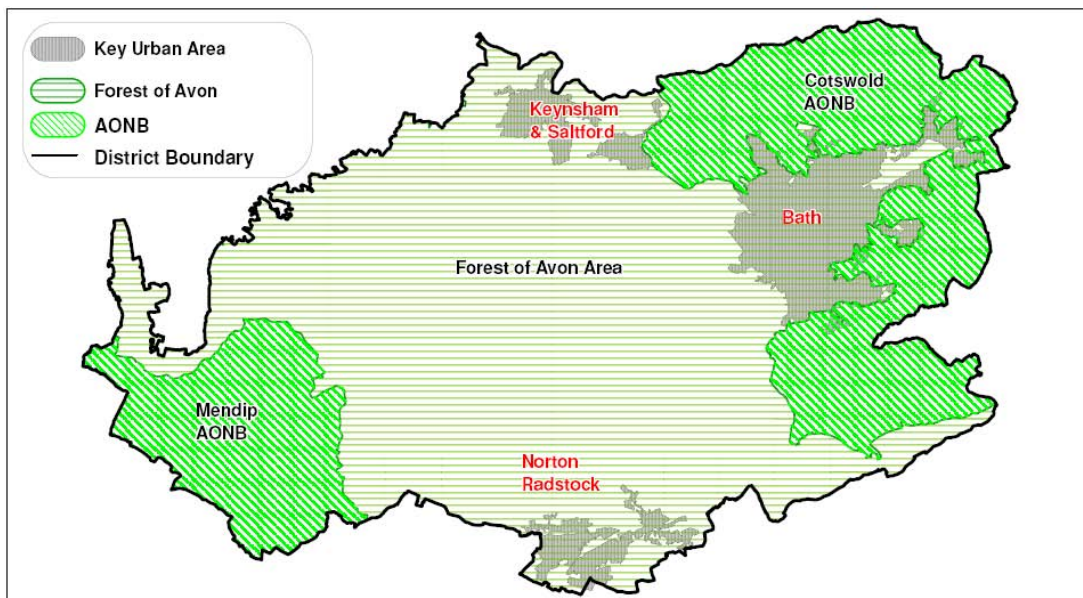
Source: Bath and North East Somerset

- 3.4.15 The key ingredients that have influenced the form of Bath are the presence of Hot mineral water Springs, the River Avon, cold water springs on the seven surrounding hills, the degree of enclosure that the hills give and the gentle sheltered landform at the foot of the Cotswold Hills.
- 3.4.16 One of the valued characteristics of **Bath** is the way buildings respond to the distinct topography and are designed with consideration of the surrounding landscape and adjoining spaces. Many buildings and terraces follow contours, often overlooking

open ground to panoramic views across the city. Other buildings and terraces step up the slopes at right angles to the contours giving a contrasting appearance. The ingenuity and variety of architects' responses to the topography contribute greatly to the unique appearance of **Bath**.

- 3.4.17 The character of **Keynsham, Norton-Radstock and the villages** are enriched and partly defined by the landscapes which surround and in some cases penetrate the built up areas.
- 3.4.18 Part of the **Mendip Hills Area of Outstanding Natural Beauty** lies within the District and was designated in 1972. Characteristic of the Mendips is the open landscape comprising steep, usually wooded slopes and a roughly undulating plateau. The hills are of Carboniferous limestone origin and thin, dry soils restrict farming with pasture and forestry dominating. Within the District are the steep, northern scarp slopes and the upper reaches of the River Chew along the Chew Valley and Blagdon Lakes.
- 3.4.19 The **Cotswolds Area of Outstanding Natural Beauty** was designated in 1966. Designation of the southern extension was approved in 1990 and surrounds Bath to the north, east and south largely following the Green Belt boundary. The character of the AONB adjoining Bath consists of incised landscapes where valleys and ridges radiate outwards from the towns sited on the main valley floor. The landform is characterised by deep wide valleys, accentuated by densely wooded ridge tops. Mature hedgerow field boundaries consisting of dense thicket vegetation are found in the valleys, where the small fields relate intimately with the landform and the dominant land use is pasture. Arable farming in larger field units is found on the broader ridge tops, where dry stone walls are a common field boundary. Its outstanding landscape qualities are its visual unity, its unique vernacular architecture, its reputation as a rural idyll and its immense scenic diversity.
- 3.4.20 These two AONBs cover 32% of the Bath and North East Somerset area.

Map 10: Forest of Avon and AONB Designations



Source: Bath and North East Somerset

- 3.4.21 **The Bristol/Bath Green Belt** was designated in 1966 in the Gloucestershire and Somerset County Development Plans. The former Avon area includes 60,760 hectares of designated Green Belt land, over 57% of the total Green Belt designated for the whole South West. 21,440 hectares of this is within the B&NES area (61 % of the Bath and North East Somerset area).
- 3.4.22 **The Forest of Avon** is one of 12 Community Forests in England. When it was established in the early 1980s the boundary was drawn to encompass Bristol and a

wide swathe of 'urban fringe'. It covers 221 square miles in and around Bristol. In B&NES the boundary was extended in 2006 to include the whole of the District except for those parts designated as Mendip Hills and Cotswolds AONBs. Both the vision and day to day management of the Forest is part of a long term plan to:

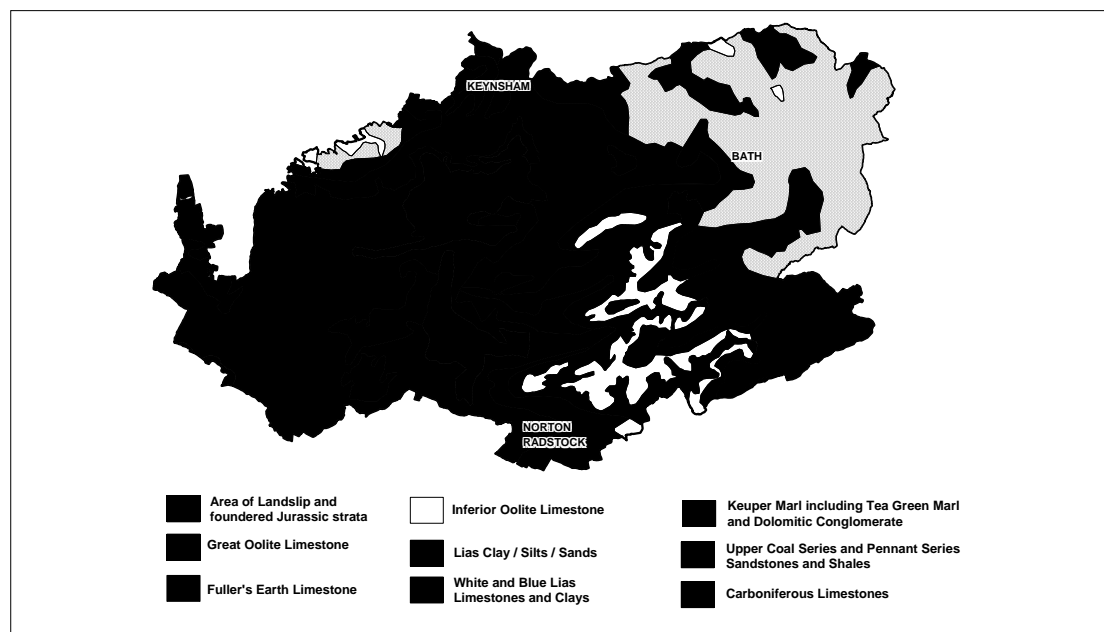
- transform the area by increasing woodland cover to 30% of its area
- encourage local people to get involved and improve their health
- improve ugly landscapes
- create new wildlife habitats
- encourage us to use and appreciate the huge array of woods, open spaces and countryside that we have on our doorsteps.

- 3.4.23 There is currently no baseline data on the extent of woodland cover in B&NES.
- 3.4.24 B&NES has two significant waterways: the **River Avon** and the **Kennet and Avon Canal** which together with the **Chew Valley and Blagdon Lakes** are important landscape features and resources for recreational uses.
- 3.4.25 The Kennet and Avon Canal is owned and managed by British Waterways. The Canal was reopened in 1990 after extensive restoration and navigation is now possible between Bristol and Reading. The Kennet and Avon Canal Partnership was formed in 1994 to safeguard the future of the waterway
- 3.4.26 The Chew Valley Lake is an important landscape feature and wildlife habitat within the Mendip Hills AONB. It attracts numerous visitors and can accommodate a range of recreational pursuits including angling, sailing, walking, bird-watching and picnicking through sensitive management by Bristol Water.
- 3.4.27 The **Somersetshire Coal Canal** was originally a very profitable canal, providing a means of transport for the coal from the Somerset mines, and feeding traffic to the Kennet & Avon and Wilts & Berks Canals. The Canal, now disused, ran between Dundas and Midford, with a northern arm extending to Paulton and a southern arm to Radstock. It covered almost 18 miles, had 23 locks and was constructed to transport coal from the North Somerset coalfields to markets in Bath and the surrounding area. Only a very small portion of it now remains in water, at its junction with the Kennet & Avon Canal, where it is used as private moorings.
- 3.4.28 **Green Spaces:** Bath has a number of large green spaces that are regularly used for informal recreation including Royal Victoria Park, Alice Park, Sydney Gardens, Henrietta Park, Alexandra Park and Parade Gardens. There are also a number of recreation grounds and many other smaller areas of amenity open space accessible to the public. In Keynsham the Memorial Park provides the principal area for informal recreational use, complemented by Kelston Park and the Manor Road playing field. Public open space provision in Norton-Radstock includes the recently enhanced spaces at Tom Huyton Park in Radstock and Radstock Memorial Park, and largely comprises small amenity areas and playing fields. The only formal park in the villages is Paulton Memorial Park. Elsewhere in the rural settlements provision for informal recreation generally takes the form of recreation grounds, village greens and other areas of amenity open space. The B&NES Green Space Strategy provides the local standards for the quantity, distribution and quality of green space. These will be used to determine the levels of green space provision and to identify where there are deficiencies.

Geology

- 3.4.29 The natural landscape in and around Bath is very important to its World Heritage status. As well as giving us the Hot Springs, the geology of the area gives us the stone from which the city is built. The topography has influenced the architecture and development of the city, and the beauty of the landscape has inspired architects of the city and visitors alike and continues to bring people here today. Associated with the landscape is the industry of stone quarrying. This has played an important part in the story of our city since Roman times and is still an active part of the area's economy today.

Map 11 Geology



Source: Bath and North East Somerset

Key issues and opportunities

Historic Environment

- 3.4.30 Our wealth of historic assets, including 37 Conservation Areas, 6400 listed Buildings and our World Heritage Status together contribute to an exceptional historic environment. This should be protected and enhanced through the process of the Core Strategy and Site Allocations DPD.
- 3.4.31 Initiatives to improve energy efficiency and utilise renewable energy need to be addressed in relation to the historic buildings.
- 3.4.32 Current archaeological information on Bath is incomplete and poorly understood, as is knowledge about what will and will not have an adverse impact on buried or standing archaeological remains. Therefore the process of appraisal and assessment as defined in *"The Archaeology in Bath & North East Somerset"* SPG is important to ensure that archaeological remains are properly protected.

B&NES has a rich and diverse landscape:

- 3.4.33 B&NES has a rich and diverse landscape. The landscape setting of the City of Bath, including landscape views, is also an important characteristic that requires protection.
- 3.4.34 **The Cotswold and Mendip Hills** are recognised as being of national importance and are granted the status of **Areas of Outstanding Natural Beauty (AONB)**. Much of the rural parts of the District are within the **Bristol/Bath Green Belt** which is an important control in maintaining the open character of these areas. **The Forest of Avon** is also a significant designation which covers the whole of the District except for those parts designated as AONBs.
- 3.4.35 Two significant waterways: **the River Avon** and **the Kennet and Avon Canal**, along with Chew Valley and Blagdon Lakes are important landscape features and resources for recreational uses. **The Chew Valley Lake** is an important landscape feature and wildlife habitat within the Mendip Hills AONB.
- 3.4.36 Areas of significantly degraded landscape/ townscape should be improved. Areas with likely further significant loss of landscape / townscape character or quality should be protected. Landscape character and quality in the countryside should be

monitored and managed especially as farming or other land management practices change.

3.4.37 This rich and diverse landscape should be protected and enhanced through the Core Strategy and Site Allocations DPD.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Cultural Heritage, Archaeology and Landscape	The SA Framework (see page 67)
Improve accessibility to community facilities and local services	Objective 1
Improve the health and well-being of all communities	Objective 2
Promote stronger and more cohesive communities	Objective 5
Reduce anti-social behaviour, crime and the fear of crime	Objective 6
Reduce the need and desire to travel by car	Objective 13
Protect and enhance local distinctiveness	Objective 14
Protect and enhance the district's historic environment	Objective 15
Encourage and protect habitats and biodiversity.	Objective 16
Protect and enhance the district's cultural assets	Objective 17
Reduce vulnerability to, and manage flood risk	Objective 21
Encourage careful and efficient use of natural resources	Objective 22

3.5 Economic Development

Policy Reviews

3.5.1 The key policy framework for Economic Development is shown below. Please see *Appendix A* for more details

Policy	Details of relevance to the plans and SA
Key International Policy	N/A
Key National/ Regional Policy <ul style="list-style-type: none"> ▪ PPS 6 Planning for Town Centres DCLG ▪ PPS 7 Sustainable Development in Rural Areas ▪ PPG 4: Industrial, commercial development ▪ PPS4: Planning for Sustainable Economic Development (draft) • PPG21 Tourism and Good Practice Guide on Planning for Tourism July 2006 ▪ Just Connect! An Integrated Regional Strategy for the South West ▪ Draft Regional Spatial Strategy ▪ Regional Economic Strategy for the South West of England 2003 -2012 The South West of England Regional Development Agency (2003) ▪ Toward 2015 : Shaping Tomorrow's Tourism South West Tourism and South West of England Regional Development Agency (2005) ▪ The South West Framework for Regional Employment and Skills (FRESA) South West of England Regional Development Agency (2003) ▪ Stern Review Report on the Economics of Climate Change Treasury 2007 	<p>National and Regional policies emphasise the need for sustainable economic growth, promoting and enhancing existing centres by encouraging a wide range of services in a good environment, accessible to all.</p> <p>The Government's objectives for rural areas are;</p> <ul style="list-style-type: none"> ▪ To raise the quality of life and the environment, ▪ To promote more sustainable patterns of development, ▪ To promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential and ▪ To promote sustainable, diverse and adaptable agriculture sectors. <p>Draft RSS identifies Bath as one of the Strategically Significant Cities and Towns (SSCTs) offering the best opportunities for employment, and the greatest levels of accessibility by means other than car to cultural, transport, health, education and other services. SSCTs will continue to have regionally and sub-regionally important functions and potential, and play critical roles in delivering development in the period to 2026. (Development Policy A)</p>
Sub-Regional Policy <ul style="list-style-type: none"> • West of England Economic Strategy 	<p>The West of England Economic Strategy sets out the sub-regional priorities and strategic initiatives to be followed by the Partnership and individual partners in pursuit of a prosperous, competitive and sustainable economy.</p>
Key Local Policy <ul style="list-style-type: none"> ▪ B&NES Economic Development Strategy Economic Development Partnership March 2003 	<p>The 10- year economic development strategy will seek to;</p> <ul style="list-style-type: none"> ▪ Maintain and improve the quality of life for all our citizens ▪ Influence economic growth to maintain B&NES as a unique and desirable location to attract and grow quality businesses ▪ Move toward a more balanced, stable and sustainable range of economic sectors providing a variety of employment opportunities ▪ Develop the areas infrastructure to: <ol style="list-style-type: none"> 1. Promote a range of employment sites 2. Address affordable housing needs 3. Improve sustainable access to and communications between the main urban areas, including reduction in road congestion 4. Encourage diversification and employment, especially in rural areas

Baseline Review

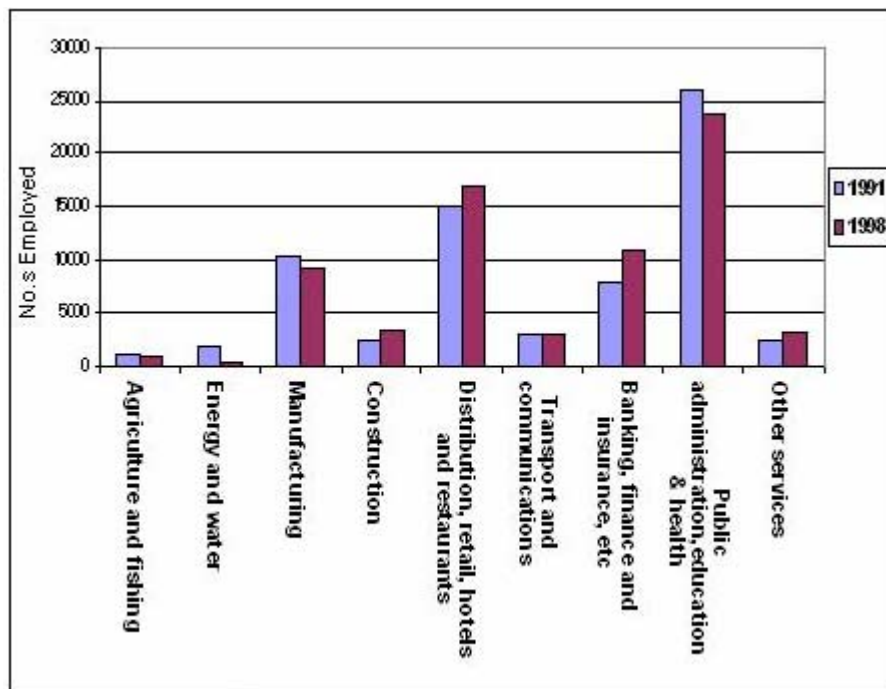
3.5.2 The key baseline review for *Economic Development* is shown below. Please see *Appendix B* for additional information.

Employment:

3.5.3 The employment rate for Bath and North East Somerset is higher than the average rate for England which is also reflected in the low claimant count and unemployment rate for the area, the latter is currently at 2.5%, compared with 5.3% in England. There are also however some wards in **Bath, Keynsham** and **Radstock** which experience comparatively high levels of unemployment linked to patterns of deprivation mapped in the indices of deprivation. (also see section 3.8)

3.5.4 The largest employment sector in Bath and North East Somerset is Public administration, education & health (35.4%) substantially larger than both the South West (28.2%) and England (26.2%). This and the dominance of the retail and tourism sectors in Bath are linked to the low wage levels earned in Bath and North East Somerset in comparison to UK figures. Workplace wages within Bath and North East Somerset are lower than actual residents' wages earned. Additionally, there is a specific need to diversify the employment base in the Midsomer Norton and Radstock area as 30% of local jobs are accounted for in manufacturing, a declining sector.

Chart 4: Employment sector in B&NES



3.5.5 Whilst a greater than average proportion of the working age residents of Bath and North East Somerset have level 3 or 4 qualifications, there are areas in which a greater than average proportion of the population also have no qualifications. Those people with no or low level qualifications are concentrated in Bath and North East Somerset's most deprived areas.

Workspace:

3.5.6 Bath & North East Somerset is moving away from industrial based employment and towards a service oriented economy. There is, however, likely to be a deficit of office accommodation in the area. The high land values found in Bath City Centre attract

more interest residential development than speculative workspace. There is little recent history of significant workspace development. Land values in the remaining urban areas are more conducive to commercial developments of employment space but there are significant negative perception issues about access and skills which prevents business locating in the area.

Retail and Tourism:

- 3.5.7 In the Management Horizons Europe UK Shopping Index 2003/04 which ranks 1672 shopping centres, Bath ranked 28th, Keynsham ranked 685th and Midsomer Norton ranked 912th. The index is calculated using a weighted scoring system based on multiple retailer presence, anchor stores, supermarkets and hypermarket stores. The limited supply of medium / large units in Bath means that the City ranking does not appear to reflect its role and presents a major obstacle to attracting new retailers as well as to the ability of existing retailers to provide their full offer.
- 3.5.8 According to the Valuation Office, retail rental levels in Bath have improved since 2004. Prime Zone A rental levels in the city centre stands at £2,600 per sq m, which represents a 4% increase from 2004. Rental levels in good secondary areas have similarly increase by 4% since 2004 to £1,300 per sq m.

Table 6 Retail Rental Levels

Area	Zone A Rent (£ per sq m)	
	Prime Position (1)	Good Secondary (2)
Bath City Centre	£2,600	£1,300
Bristol	£2,100	£970
Cardiff	£3,100	£775
Chester	£2,100	£1,700
Exeter	£2,400	£950
Gloucester	£1,450	£870
Oxford	£2,800	£1,250
Plymouth	£1,725	£950
Swindon	£2,000	£550

Source: Valuation Office (January 2006)

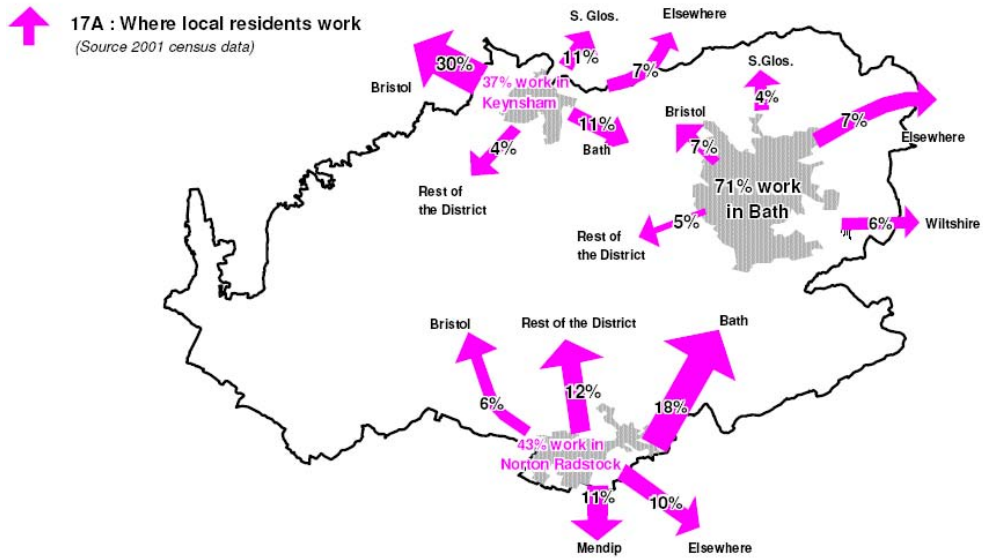
- 3.5.9 NLP⁷ describes **Keynsham** as a relatively vital and viable town centre but it is worth noting that retail yields are higher and therefore less attractive to retailers than those of Trowbridge or Chippenham.
- 3.5.10 The success of Bath's retail offer is closely linked to the success of the tourism market as interdependent sectors. The number of visitors to Bath's attractions is showing slow recovery following a serious decrease in 2001. Additionally, Bath enjoys a higher level of tourist spend on shopping, eating out and entertainment than comparator historic towns and cities. Hotels in Bath report average occupancy rates of 72%, however the bulk of accommodation in the City is of mid-range level and small in size. Tourism provides some 6,500 jobs.
- 3.5.11 Bath and North East Somerset is undertaking a Retail Strategy. This will provide up to date information on the main retail centres in the District and it is anticipated that this will be completed by March 2008.

Commuting:

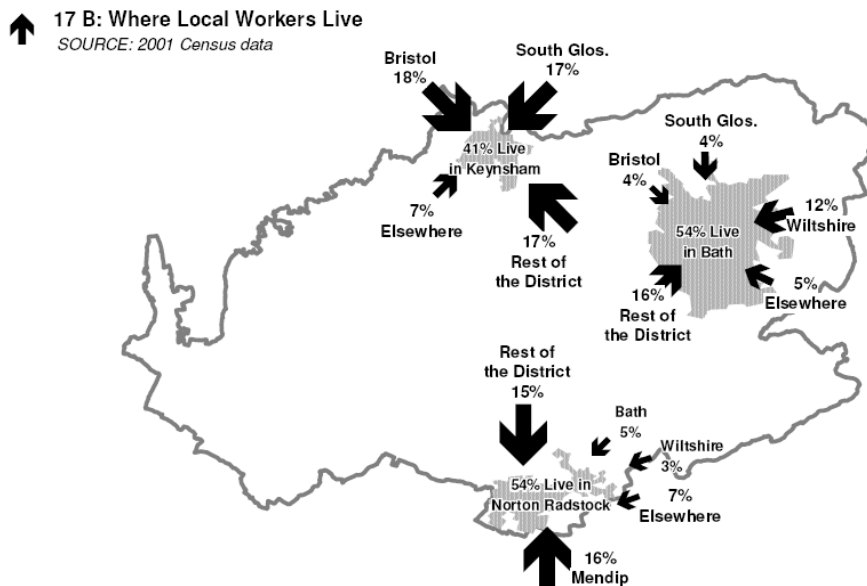
- 3.5.12 There is a high level of self-containment in Bath with 71% of people living and working in the area, compared to 43% in Norton Radstock and 37% in Keynsham. Around 30% of working residents in B&NES work outside of the authority area.

⁷ B&NES City and Town Centres Health Check Study 2006 Nathaniel Lichfield and Partnership

Map 12: Where local residents work



Map 13: Where local workers live



Key issues

3.5.13 **Employment:** Whilst Bath and North East Somerset has nearly full employment there are, however, significant local differences with unemployment at its highest in the areas more deprived wards. The public sector is the dominant employment sector across Bath and North East Somerset and notably in the City of Bath. Retail

and tourism are also key employment sectors in Bath resulting in many low skilled and / or low wage jobs. This is reflected in the low wage levels recorded in the area.

- 3.5.14 The Midsomer Norton and Radstock area is particularly vulnerable to wider economic change due to its dependence on a narrow range of manufacturing sectors. Company or branch closures have a significant impact on employment rates as manufacturing jobs are focused on large employers.
- 3.5.15 **Skills:** There is an uneven spatial distribution of skills levels in Bath and North East Somerset with particular low skills issues in Midsomer Norton & Radstock and in wards of south west Bath. These areas of low skills directly correlate with the areas of greatest deprivation. Low skills levels will perpetuate this deprivation as employers demand higher levels of qualifications from employees.
- 3.5.16 **Work space:** The Bath and North East Somerset area, especially Bath, currently faces a projected deficit in the provision of office space. The whole area suffers from a lack of speculative development of employment premises which has resulted in a cycle of low investment and loss of confidence in Bath and North East Somerset as a location for business.
- 3.5.17 Whilst there is a significant provision of office space in Bath the space is primarily based in city centre Georgian properties with small inflexible floor space. Additionally the provision of employment land in Bath is under significant pressure due to high land values and the commercial preference for residential development. The urban areas of the district outside Bath suffer from issues of negative perception resulting in low demand.
- 3.5.18 **Retail:** Bath performs relatively poorly on a number of the criteria tested by existing retail ranking surveys because the floor space in Bath is limited by the Georgian period properties that dominate the City centre. In addition, many premises are Listed Buildings and opportunities for alterations or extensions are limited. Conversely, it is these small floorplates which have allowed independent retailers to compete with multiple retailers. Bath sees a high tenant turnover within the independent units and occupiers are threatened by the high rentals prime retail units attract.
- 3.5.19 There is a perceived limited supply of car parking within the main shopping area and some of the key car parks are a 5-10 minute walking distance from the City Centre. The overall retail prospects will very much depend on the market positioning of the new Southgate development, whilst bringing with it modern retail floorspaces. There may be some conflict between further developing Bath's retail opportunities and additional loss of parking. Competition from other major retail centres will increase significantly particularly as a result of the current developments in Bristol and proposed investment in Swindon.
- 3.5.20 The centre of Keynsham has only a limited number of national multiples and has a small catchment area for comparison shopping. Most residents look to larger centres for higher order comparison shopping. Keynsham town centre does not have a large food store suitable for bulk food shopping. Most retail premises are generally small and unsuitable for national multiples.
- 3.5.21 The centre of Midsomer Norton has a good range of shops that cater for the day-to-day needs of local residents, however, it has only a limited number of national multiples and has a small catchment area for comparison shopping. Most residents look to larger centres for higher order comparison shopping.
- 3.5.22 In Radstock town centre, heavy traffic on the A362 and at the A362/A367 roundabout junction neither creates a pleasant shopping environment nor does it encourage pedestrian movement between the different parts of the centre in Radstock.
- 3.5.23 Further significant retail issues may be identified through work on the Retail Strategy.
- 3.5.24 **Commuting:** There is no direct link to the motorway network in B&NES and within the West of England Bath suffers particularly from the sub-region's poor internal transport links when compared to the other primary urban areas. The high level of self-containment in Bath and easy access to a mainline railway station does not

prevent heavy traffic congestion during the day, perceived to have a negative impact on businesses in the City. High levels of out-commuting from Midsomer Norton and Radstock due to lack of provision of appropriate employment opportunities in the local area means that the link road south from Bath to Keynsham, Midsomer Norton and Radstock struggles to cope with current levels of commuter traffic.

- 3.5.25 **Affordable Housing Shortage:** High house prices and a lack of affordable housing is making it more difficult to attract people to the area to work and to retain key workers. (See Housing Section in 3.6)
- 3.5.26 The Core Strategy and Site Allocations DPD should support diversification within the local economy, promote Bath and North East Somerset as a good location for business and for entrepreneurship. It should attract employees, investment and new businesses to Bath and North East Somerset. The plan should take account of the need for adequate training to maintain and enhance the quality of the workforce. The affordability and availability of housing for workers at all levels will need to be addressed.
- 3.5.27 The Stern Report makes the case for a low carbon economy. It analyses climate change from an economic perspective and concludes that the cost of delaying action on climate change and the shift to a low carbon economy is far greater than the cost of taking that action now. Opportunities such as local sustainable energy and more local food production have to be considered in the DPDs.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Economic Development	The SA Framework (see page 67)
Improve accessibility to community facilities and local services	Objective 1
Meet identified needs for sufficient and high quality housing	Objective 3
Increase availability of affordable and specific needs housing	Objective 4
Promote stronger and more cohesive communities	Objective 5
Improve the availability and provision of training	Objective 7
Ensure communities have access to a wide range of employment opportunities	Objective 8
Enable local businesses to prosper	Objective 9
Promote vibrant city, town, local and village centres	Objective 10
Increase availability of local produce and materials	Objective 11
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Objective 12
Reduce the need and desire to travel by car	Objective 13
Encourage careful and efficient use of natural resources	Objective 22

3.6 Housing

Policy Review

3.6.1 The key policy framework for Housing is shown below. Please see *Appendix A* for more details.

Policy	Details of relevance to the plans and SA
Key International Policy	N/A
<p>Key National / Regional Policy</p> <ul style="list-style-type: none"> ▪ PPS1 Delivering Sustainable Development ▪ PPS3 Housing ▪ Delivering Affordable Housing ▪ Improving Opportunity, Strengthening Society: The Government's strategy to increase race equality and community cohesion Home Office ▪ Sustainable communities: Building for the Future ▪ Sustainable communities: Settled Homes, Changing Lives March 2005 ODPM ▪ South West Regional Housing Strategy 2002 – 2005 South West Regional Housing Forum (2002) ▪ Draft Regional Spatial Strategy for The South West 2002-2026 ▪ Consultation Document: Homes for the future, more affordable, more sustainable. (DCLG July 2007) ▪ Code for Sustainable Homes A step-change in sustainable home building practice DCLG Dec 2006 (see Climate Change section) 	<p>Strategic Housing Policy Objectives in PPS3 are:</p> <ul style="list-style-type: none"> ▪ To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community. ▪ To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. ▪ To improve affordability across the housing market, including by increasing the supply of housing. ▪ To create sustainable, inclusive, mixed communities in all areas, both urban and rural. <p>It also states that 60% of additional housing to be provided on previously developed land or through conversions.</p> <p>Sustainable communities: Settled Homes, Changing Lives: The overall aim of the strategy is to halve the number of households living in temporary accommodation by 2010</p> <p>Delivering Affordable Housing (Nov 2006) states that Affordable housing policy is based around three themes:</p> <ul style="list-style-type: none"> ▪ providing high quality homes in mixed sustainable communities for those in need; ▪ widening the opportunities for home ownership; ▪ Offering greater quality, flexibility and choice to those who rent. <p>Delivering Sustainable Development (PPS1) makes it clear that good design is a key element in achieving sustainable development and that it is indivisible from good planning.</p> <p>RSS proposes the development of 15,500 dwellings in the 2006-2026 period. (annual average of 775 dwellings)</p> <p>Consultation Document: Homes for the future, more affordable, more sustainable aims to provide;</p> <ul style="list-style-type: none"> -More homes to meet growing demand; -Well-designed and greener homes, linked to good schools, transport and healthcare; -More affordable homes to buy or rent.
<p>Key Local Policy</p> <ul style="list-style-type: none"> ▪ Housing Strategy 2005 – 2010 B&NES ▪ B&NES Community Strategy 	<p>The strategic objectives set up by the Housing Strategy;</p> <p>Affordable Housing</p> <p>To maximise the supply of affordable housing to meet the needs of local people; promoting and maintaining sustainable balanced communities; and recognising the support requirements of individuals for specialist accommodation.</p>

	<p>Homelessness To reduce the numbers of households experiencing homelessness by putting in place initiatives that pro-actively tackle its' causes across all tenures.</p> <p>Housing Conditions & the Private Rented Sector To promote and enforce good standards of housing and services in all tenures.</p> <p>Communities & Residents To encourage and empower local residents and communities to become more actively involved in making their communities more successful and better places to live.</p> <p>Student Housing To work with higher and further education providers to meet the housing needs of students; acknowledging both the contribution which they make to the local economy and the impact which they can have on the sustainability of existing communities and the housing market in general.</p> <p>Design & Environmental Quality To apply good standards of design and environmental quality to both new and existing housing developments, including addressing the prevention of crime, fear of crime and anti-social behaviour.</p> <p>Planning & Empty Homes Making best use of the local and strategic planning process; identifying assembling and bringing forward and suitable development sites to meet local needs across all tenures; and making the best use of existing resources including empty or under-used housing and other property.</p> <p>Independent Living To support vulnerable people in their own homes and promote independent living</p> <p>The Community Strategy 2004 and Beyond_states 'Affordable housing is local residents' second priority after tackling crime.</p>
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Baseline information

- 3.6.2 The key baseline review for *Housing* is shown below. Please see *Appendix B* for additional information.
- 3.6.2 Bath and North East Somerset, in partnership with other Local Authorities in the West of England Housing Market area, is undertaking a Strategic Housing Market Assessment. It is anticipated that this will be published towards in Spring 2007.
- 3.6.3 **House Prices:** In March 2007 the average house price in Bath and North East Somerset was £226,580. This was 18.4% above the average for the South West and 25.9% above that for England & Wales. In April 2000 the average house price in Bath and North East Somerset was just £112,514. House price inflation in Bath and North East Somerset since April 2000 has been 100%. England & Wales as a whole has experienced inflation of 117% since April 2000. The figure for the South West is higher still at 121%.

Table 7: House Prices compared to Neighbouring Authorities (April 2001- March 2007)

	April 2001	March 2007	Inflation
B&NES	£112,514	£226,580	101%
City of Bristol	£81,719	£176,849	116%
South Gloucestershire	£92,435	£197,204	113%
North Somerset	£91,233	£188,647	107%
Sedgemoor	Land Registry data not available for districts		
Mendip			
West Wiltshire			
North Wiltshire			
South West	86,497	£191,308	121%
England & Wales	96,612	£178,863	117%

www.landregistry.gov.uk

Affordability

Table 8: Mean Lower Quartile House Prices 2000-2006

	2000	2002	2004	2006
B&NES	£78,988	£110,000	£143,000	£160,000
City of Bristol	£59,000	£85,000	£118,000	£134,000
South Gloucestershire	£69,000	£95,000	£128,000	£145,000
North Somerset	£64,950	£87,900	£125,000	£138,000
Sedgemoor	£51,950	£74,950	£115,000	£123,000
Mendip	£63,000	£88,250	£127,000	£138,000
West Wiltshire	£65,950	£87,500	£124,000	£130,000
North Wiltshire	£75,000	£100,000	£131,350	£145,000
South West	£61,000	£88,000	£126,000	£140,000
England	£54,000	£70,000	£105,000	£122,000

http://www.communities.gov.uk/pub/161/Table587_id1156161.xls

Table 9: Ratio of mean lower quartile house price to mean lower quartile income

	2000	2002	2004	2006
B&NES	6.21	7.40	9.24	9.32
City of Bristol	4.47	5.62	6.97	7.45
South Gloucestershire	4.91	5.91	7.22	7.56
North Somerset	4.81	6.08	7.36	8.00
Sedgemoor	4.16	5.30	7.77	7.98
Mendip	5.42	6.94	8.54	8.67
West Wiltshire	5.15	6.24	8.23	8.81
North Wiltshire	5.39	7.20	8.4	8.11
South West	4.81	6.37	8.17	8.47
England	3.98	4.72	6.27	7.12

http://www.communities.gov.uk/pub/218/Table576_id1505218.xls

- 3.6.3 Lower quartile housing affordability ratios show that the lower quartile house price in Bath and North East Somerset is more than 9 times the lower quartile resident annual earnings. (SW 8.5% England 7.1%)
- 3.6.4 The 2001 Census recorded 71,115 households in Bath and North East Somerset with an average size of 2.31 persons (England 2.43). The latest ONS household projections estimate the total to be 74,000 in 2006 and 90,000 in 2026 – a 21.6% increase in population over the same period. It is believed that by that time average size unit have fallen to 2.11 persons.

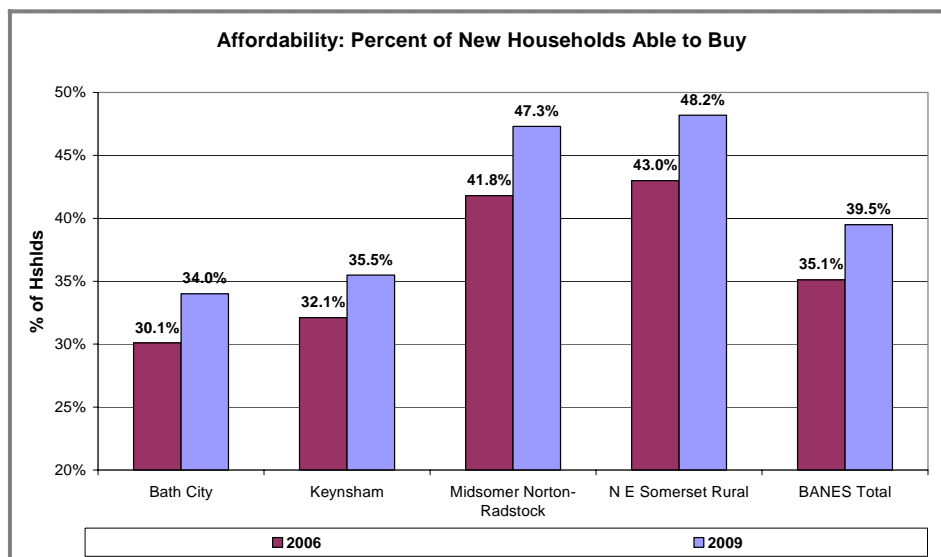
Housing Need

- 3.6.5 **Homeseekers Register:** On 1 April 2007 there were a total of 4,271 households on the Homeseekers Register of which 3,183 were not in Social Housing. This means that, in addition to those waiting to access the RSL stock, there are just over 1,000 households already inadequately housed in RSL properties.
- 3.6.6 To give some perspective on the imbalance between supply and demand, it is useful to note that during 2004-05, RSLs in Bath & North East Somerset let 614 properties described as general needs. This means that current supply meets less than 15% of the demand identified through the Homeseekers Register.
- 3.6.7 **Homelessness:** On 31 March 2005, there were 91 statutory homeless households in temporary accommodation. 30 of these included dependent children or a pregnant woman. 9 were in bed & breakfast style accommodation. A count of rough sleepers conducted in 2004 identified only four rough sleepers. Agencies working with rough sleepers consider this figure to be a significant underestimate and there may be need for a further study.

The West of England Housing Need and Affordability Model (WEHNAM)

- 3.6.7 In order to assess the need for affordable housing, Bath and North East Somerset in partnership with Bristol City, South Gloucestershire and North Somerset Councils undertook housing needs survey for the West of England sub region in 2005. The West of England Housing Need and Affordability Model (WEHNAM) covers the period 2002-2009.
- 3.6.8 Newly forming households unable to afford to buy are the dominant group in Bath & North East Somerset.

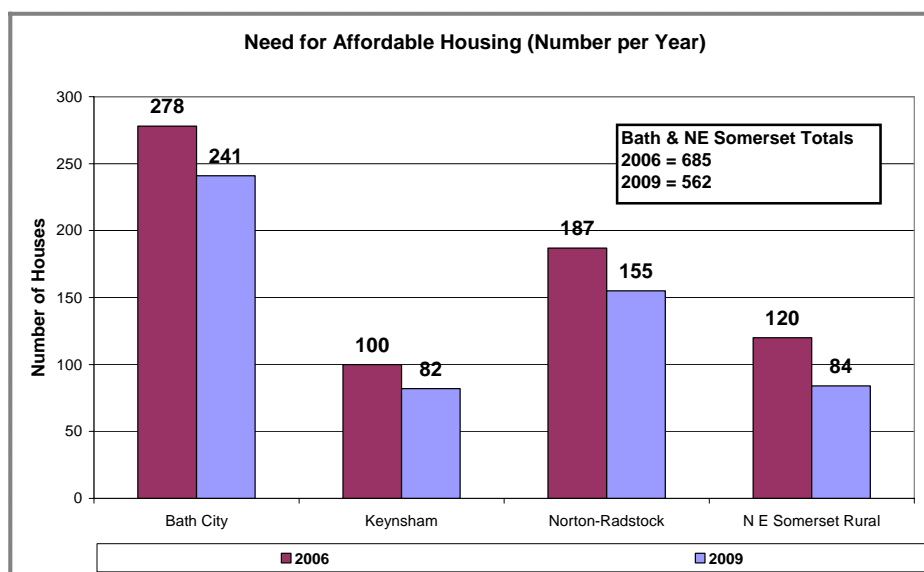
Chart 5: Affordability; Percent of New Households Able to Buy



- 3.6.9 Intermediate options (such as shared ownership) and private renting are more affordable in Midsomer Norton than the rest of Bath & North East Somerset.

- 3.6.10 Nearly half the overall need in Bath & North East Somerset is concentrated in Bath City. The next largest number is in Midsomer Norton-Radstock. This reflects differences in population size of these areas.

Chart6: Need for Affordable Housing



- 3.6.11 Turnover in RSL stock is generally low in Bath & North East Somerset. Most relets are concentrated within Bath, which has the highest concentration of RSL stock. High private sector costs (owner-occupied and private rented properties) mean that households already in RSL properties are unlikely to move on. This affects the ability of the RSL sector to respond to demand.
- 3.6.12 In Bath City, there is high demand for one bedroom RSL properties. In other areas of Bath & North East Somerset the need is more or less evenly spread across all property sizes.
- 3.6.10 **Housing conditions:** The House Condition Survey 2004 estimated that there were 71,400 dwellings in B&NES with 1,600 dwellings (2%) found to be vacant. 3,300 (4.7%) dwellings were found to be unfit, and 8,800 (12.3%) in substantial disrepair. The latest include 20% of the RSL stock and 2.3% of this properties also failed to meet the Decent Homes Standard (South West 14%). The housing stock is considerably older than the national average. 30% pre 1919 (England 21%)
- 3.6.11 There is a close correlation between disrepair and low-income. 5,700 households were in fuel poverty. 20,100 dwellings were considered non-decent, mainly due to thermal efficiency. Housing Association and privately rented stock was found to be in a significantly worse state of repair the owner occupied property.

Key issues and opportunities

- 3.6.11 **High house prices and housing shortage:** House prices in B&NES are significantly higher than the regional sub-regional and national average. The scale of house price inflation over recent years has led to a rapid deterioration in affordability. For example, the ratio of lower quartile house prices to lower quartile earnings has risen from 6.2 in 2000 to 9.3 by the end of 2006 (South West 8.5, England 7.1). This has consequences, not only for individuals and their families, but for the local economy and society as a whole. Higher house prices mean that significant numbers of local workers are unable to buy a home in the area where they work or were brought up. This makes it increasingly difficult to recruit and retain the best staff, with adverse consequences for the quality and delivery of important services.

- 3.6.12 The economy of the area is in part driven by a flexible supply of labour, both in general and specifically in relation to more skilled and qualified workers. A ready supply of labour requires a responsive housing supply, with owner occupation a desire for the majority of skilled and qualified workers. Public services such as health services are particularly hard hit by the effect of high house prices compared to wage levels. This leads to a substantial **need for affordable housing**.
- 3.6.13 The impact of poor affordability is particularly felt by younger people trying to buy their first home, or to move to one where they can raise a family. This group experiences the real costs of rising house prices and falling affordability. For those who do get on the housing ladder, mortgage repayments eat up an increasing proportion of their incomes. And in an era of low general inflation, high repayment costs persist for longer than they did for earlier generations.
- 3.6.14 Crucially, the supply and affordability of market housing has a fundamental effect on the housing system overall. If demand cannot be met by supply, the cost of housing relative to income rises. New occupiers or first time buyers, find it increasingly difficult to enter the market. Demand for private renting increases as does the pressure on social housing.
- 3.6.15 Against this backdrop, it is not surprising that housing is a high priority area for Bath and North East Somerset.
- 3.6.16 **Shortage of Affordable Housing:** There is an imbalance between supply and demand for RSL properties. The current supply meets less than 15% of the demand identified through the Homeseekers Register. A further worrying feature is the poor quality of much of the RSL stock.
- 3.6.17 Climate change and energy issues are vitally important to delivering decent and affordable homes in the future. Fuel poverty figures have risen as a result of rising fossil fuel prices. Climate change may reduce the need for winter heating, but will increase the need for summer cooling. Making homes more energy efficient reduces running costs and improves well-being, as well as reducing carbon emissions. Opportunities for sustainable construction should be considered in order to tackle the issues of fuel poverty and energy efficiency.
- 3.6.18 The Core Strategy and Site Allocation DPD should provide the framework to meet identified housing needs, and should ensure that thresholds are set at an appropriate level for affordable housing provision.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Housing	The SA Framework (see page 67)
Improve accessibility to community facilities and local services	Objective 1
Improve the health and well-being of all communities	Objective 2
Meet identified needs for sufficient and high quality housing	Objective 3
Increase availability of affordable and specific needs housing	Objective 4
Promote stronger and more cohesive communities	Objective 5
Reduce the need and desire to travel by car	Objective 13
Encourage sustainable construction and use of renewable energy	Objective 18
Encourage sustainable construction	Objective 19
Encourage careful and efficient use of natural resources	Objective 22

3.7 Natural Resources, Water and Soil

Policy Review

3.7.1 The key policy framework for Water and Soil is shown below. Please see *Appendix A* for more details. *(Read with flood risk issues in the Climate Change section)*

Policy	Details of relevance to the plans and SA
<p>Key International Policy</p> <ul style="list-style-type: none"> ▪ the EU Water Framework Directive 2000/60/EU ▪ The Water Framework Directive (2000) 	<p>The key aims are</p> <ul style="list-style-type: none"> ▪ To general protection of the aquatic ecology, specific protection of unique and valuable habitats, protection of drinking water resources, and protection of bathing water. ▪ To reverse any antropogenically induced upward pollution trend.
<p>Key National / Regional Policy</p> <ul style="list-style-type: none"> ▪ Water resources for the future - a Strategy for England and Wales (Southern Region targets) and Water resources for the future annual review 2000/60/EU ▪ Water Strategy DEFRA ▪ PPS 23 Planning and Pollution Control Aug 2004 ▪ Draft Catchments Flood Management Plan Bristol Avon CAMS 	<p>The vision is to ensure that England's soils will be protected and managed to optimise the varied functions that soils perform for society (e.g. supporting agriculture and forestry, protecting cultural heritage, supporting biodiversity, as a platform for construction), in keeping with the principles of sustainable development and on the basis of sound evidence.</p>
<p>Key Local Policy</p> <ul style="list-style-type: none"> ▪ Contaminated Land Inspection Strategy BANES 2003 ▪ B&NES Local Plan ▪ River Basin Management Plan ▪ Fisheries action plans including Salmon Action plans 'Fishing for the Future' and 'A Better Environment, Healthier Fisheries – Our Strategy 	<p>Contaminated Land Inspection Strategy aims:</p> <ul style="list-style-type: none"> • To identify unacceptable risks to human health and the environment from the immediate and long-term effects of contaminated ground; • To address properties/land in need of remediation in order to improve the environment within the B&NES District; • To encourage methods of tackling contaminated land, which ensure compatibility with Council policy, encourage best practice and are in the spirit of sustainability; • To provide a Strategy available to the public, which presents the regime in a clear and understandable format; • To provide an efficient mechanism to allow regulatory bodies and other interested parties to liaise and exchange information; and • To encourage the voluntary remediation and redevelopment of contaminated land. <p>The Strategy identifies contaminated land under the Governments regulatory regime. The document includes the proposed methodology for inspection of the District, identification of contaminated land and how all information gathered will be handled.</p>

Baseline Review

3.7.2 The key baseline review for *Natural Resources, Water and Soil* is shown below. Please see *Appendix B* for additional information.

Topography and Drainage

- 3.7.3 The principal river system in Bath and North East Somerset is **the Avon** and its tributaries. The river enters the area from the south-east corner at Freshford and flows northwards through the deep Limpley Stoke Valley before taking a sharp turn to the west near Bathford and Batheaston. It flows westwards through Bath and then north-westwards leaving the area just west of Keynsham. Constrained by geology for much of its journey the River Avon generally has a narrow valley floor through the area. It only widens out to a broader flood plain for a relatively small stretch between Saltford and Keynsham where it passes through softer sands and clays.
- 3.7.4 The largest tributary is **the River Chew** which enters the Avon at Keynsham. Next are **the Wellow** and **Cam Brooks** which merge at Midford and continue eastwards as **the Midford Brook** to join the Avon east of Monkton Combe. Other tributaries joining the Avon from the south are the **Newton and Corston Brooks** which meet the Avon west of Bath. Joining the River Avon from the north or east are **the Lam Brook, St Catherine's Brook** and **the By Brook**.
- 3.7.5 A very small part of the catchment of **the River Yeo**, which drains westwards directly to the Severn estuary, lies within the area to the south-west. The Yeo was dammed early in the 20th century to form Blagdon Lake, part of which lies within the area.
- 3.7.6 There are two other man-made features within the area which contribute to a picture of the drainage pattern. These are Chew Valley Lake and the Kennet and Avon Canal. Chew Valley Lake was created in the 1950's by the damming of the River Chew at Chew Stoke. The lake is some 3.5km long and 2.5km wide and forms a major feature in the landscape. The Kennet and Avon Canal runs parallel to the River Avon from Freshford where it enters the area and continues through to join the River Avon at Widcombe.

Map 14: Topography and Drainage



Source: Bath and North East Somerset

Natural Hot Springs

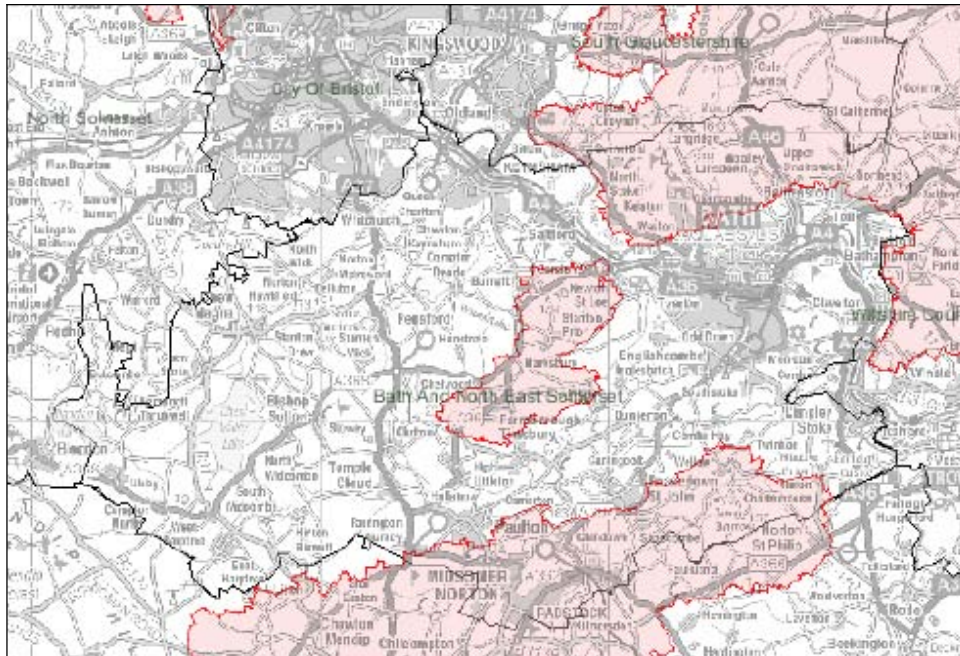
- 3.7.7 There are three natural springs in Bath: the Kings Springs within the Roman Bath complex, the Cross Bath Spring, and the Hetling Spring in Hot Bath Street. Together they produce around 1.3 million litres of mineral-rich water (at least 45° C) every day.

Water Quality

- 3.7.8 The river biological quality (taking into account the fauna and flora present) in Bath and North East Somerset is generally 'Very Good', 'Good' and 'Fairly Good' according to the Environment Agency's monitoring. (<http://www.environment-agency.gov.uk/maps/info/river>)

- 3.7.9 The river chemical quality of water in the District is generally 'Very Good', 'Good' and 'Fairly Good' according to the Environment Agency's monitoring. There are some areas with 'Poor' quality such as Kennet and Avon Canal (Devizes-Conf with Avon) and St Catharines Brock (Northend-Conf with Avon).
- 3.7.10 One of the most problematic and widespread groundwater contaminations is nitrate. Nitrate is regularly found in groundwater in some areas.

Map 15: Nitrate Vulnerable Zones



Nitrate Vulnerable Zones  © Crown copyright. All rights reserved Defra 100015590 2006.

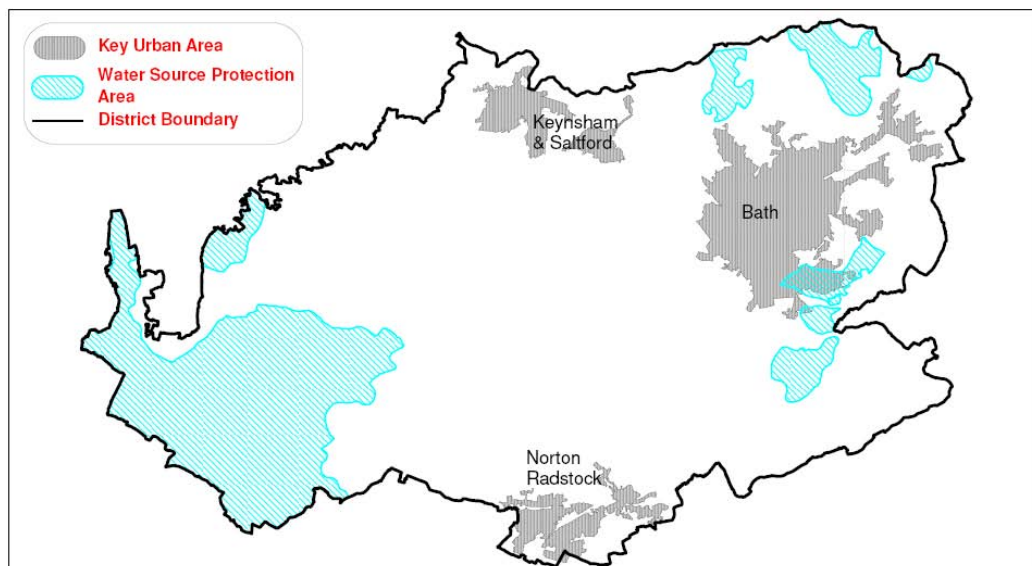
Source: <http://www.defra.gov.uk/environment/water/quality/nitrate/> and <http://nvz.adasis.co.uk/maps/>

Ground Water

Source Protection Zones

- 3.7.11 The Environment Agency defines **Source Protection Zones (SPZs)** for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.

Map 16: Source Protection Zones



Water Availability

- 3.7.12 Wessex Water and Bristol Water supply Water to B&NES. Water demand is increasing with the growing population, putting greater pressure on water resources.
- 3.7.13 The Study carried out by Environment Agency⁸ present the Supply Demand Balance based on various scenarios taken from the Regional Spatial Strategy. The growth scenarios were modelled and applied to the baseline water company data for each resource zone. The South West part of the District shows a light water deficit with the 'no saving' scenario and compared to other counties in the South West.
- 3.7.14 Managing the supply demand balance, in the face of the uncertainty of climate change, whilst maintaining environmental standard, will be a major challenge in water resources management in the future.
- 3.7.15 There are some gaps in information relating to water management and ground water quality including the aquifers in Bath and North East Somerset and their vulnerability.

Previously Developed Land and Vacant Buildings

- 3.7.16 Previously-developed land, often called brownfield land, is land that was developed but is now vacant or derelict, and land currently in use with known potential for redevelopment. The results from the National Land Use Database of Previously-Developed Land based on information collected in 2005 are shown below.

Table 10: Previously Developed Land and Vacant buildings in 2005 (hectares)

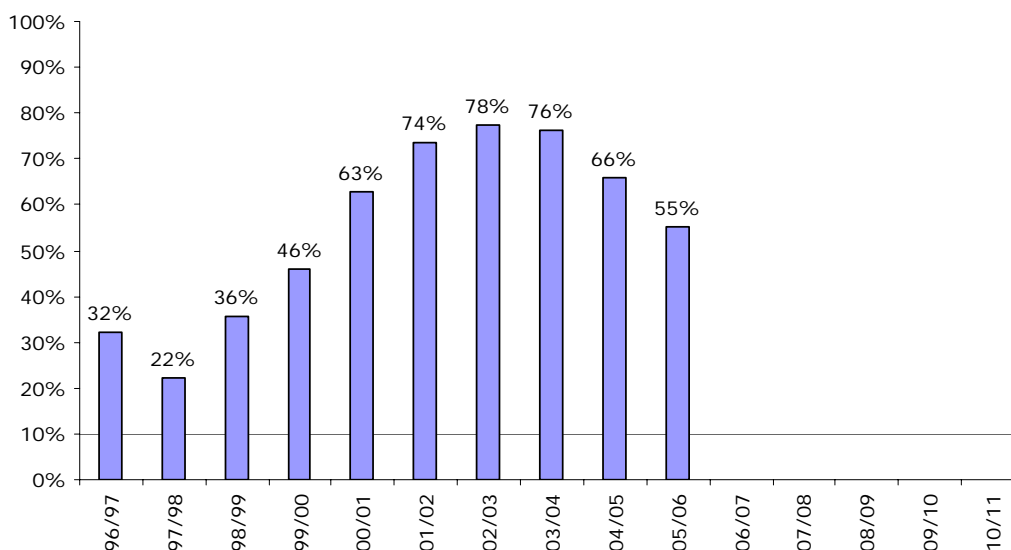
	Vacant and derelict land and buildings			Currently in Use	
	All previously developed vacant land	All derelict land and buildings	All vacant Buildings	All buildings/land with planning allocation or planning permission	All other buildings/land with known potential
B&NES	46	54	2	29	28

Source: Previously-developed land that may be available development: England 2005 Results from the National Land Use Database of Previously-Developed Land Aug 2006 DCLG

- 3.7.17 B&NES Development of Potentially contaminated Land –Guidance Note for Developers, Agents and Consultants prepared by Environment Protection provides advice on planning applications where contaminated land is an issue.
- 3.7.18 The national target is that 60% of additional housing should be provided on previously developed land and through conversions of existing buildings by 2008. The South West region RPG10 sets a target of 50% for Bath and North East Somerset which is incorporated in the B&NES Local Plan (1996-2011).
- 3.7.19 In 2005/06, 55% of additional housing was built on previously developed land. Cumulatively, 49% of the dwellings completed during the period 1996-2006 have been provided on previously developed land.
- 3.7.20 The Core Strategy and Site Allocation DPD should encourage efficient use of land and careful use of natural resources.

⁸ Regional Spatial Strategy: South West (RSS10) Housing Growth and Water Supply in South West of England 2005 – 2030 Environment Agency March 2005

Table 11: Percentage of new and converted dwellings on previously developed land 1996-2006



Key issues and opportunities

Water Quality

3.7.21 The river quality in B&NES is generally 'Fairly Good' or better according to the Environment Agency's monitoring. The Environment Agency has identified several areas as a Source Protection Zone.

Ground Water

3.7.22 It is important to protect groundwater quality and resource. The Core Strategy and Site Allocation DPD should encourage efficient use of natural resources.

Hot Springs

3.7.23 These hot springs have been, and continue to be, at the centre of economic, social and cultural developments in the City. As such, their protection is of paramount importance locally and nationally.

Water availability and Climate Change

3.7.24 The South West part of B&NES shows a slight water deficit with the 'no saving' scenario and compared to other counties in the South West. Managing the supply demand balance, in the face of the uncertainty of climate change and maintaining environmental standards, will be a major challenge for water resources management in the future.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Natural Resources, Water and Soil	The SA Framework (see page 67)
Improve the health and well-being of all communities	Objective 2
Increase availability of local produce and materials	Objective 11
Encourage and protect habitats and biodiversity.	Objective 16
Protect and enhance the district's cultural assets	Objective 17
Reduce pollution and greenhouse gas emissions	Objective 18
Encourage sustainable construction	Objective 19
Ensure the development of sustainable and/or local energy sources and energy infrastructure	Objective 20
Reduce vulnerability to, and manage flood risk	Objective 21
Encourage careful and efficient use of natural resources	Objective 22
Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Objective 23

3.8 Safer and Stronger Communities

- 3.8.1 The social side of sustainability encompasses the concept of healthy, safe and inclusive communities. Data considered in this chapter includes an analysis of the demographic make up of the area, deprivation and exclusion, health, crime and access to services.

Policy Review

- 3.8.2 The key policy framework for *Safer and Stronger Communities* is shown below. Please see *Appendix A* for additional baseline data.

Policy	Details of relevance to the plans and SA
Key International Policy	N/A
Key National Policy <ul style="list-style-type: none"> ▪ White Paper Choosing Health: making healthier choices easier. Department of Health 2004 ▪ Planning and Access for Disabled People: A Good Practice Guide ODPM (March 2003) ▪ PPS1 ▪ PPG 17 Planning for open space, sport ▪ The South West Plan for Sport ▪ Planning and Access for Disabled People: A Good Practice Guide ODPM (March 2003) 	<p>The White Paper Choosing Health: making healthier choices easier (Department of Health 2004) sets out the key principles for supporting the public to make healthier and more informed choices in regards to their health. The Relevant objectives include 'tackle obesity', 'smoke free environment', 'tackle alcohol problems' and 'improve the work environment'. The Council's Obesity Strategy Shaping Up Reducing obesity (2005) aims to implement the national objectives at the local level.</p> <p>Challenge by the South West Plan for Sport (2004-2008) is to create a 1% year on year increase in moderate activity levels, leading to 50% of the South West population being physically active by 2020.</p>
Key Local Policy <ul style="list-style-type: none"> ▪ BE Better for Everyone, Community Strategy for B&NES (June 2004). ▪ Bath & North East Somerset local Area Agreement 	<p>The Community Strategy contains five shared ambitions setting out how the Council plan to work with a wide range of organisations and make links with their plans.</p> <p>SHARED AMBITIONS; BE: distinctive Promoting a 'sense of place' so people identify with and take pride in our communities. BE: inclusive Celebrating the contributions people from different backgrounds and with different experiences can make, and promoting equality of opportunity. BE: creative Sharing resources, working together, and finding new ways of doing things BE: safe Building communities where people feel safe and secure. BE: sustainable Taking responsibility fro our environment and natural resources, now and over the long term.</p> <p>The Community Strategy also sets out IMPROVEMENT AMBITIONS ; BE: there on time (Improve local transport), BE: better off (Improving local economy), BE: green (Improving local environment),</p>

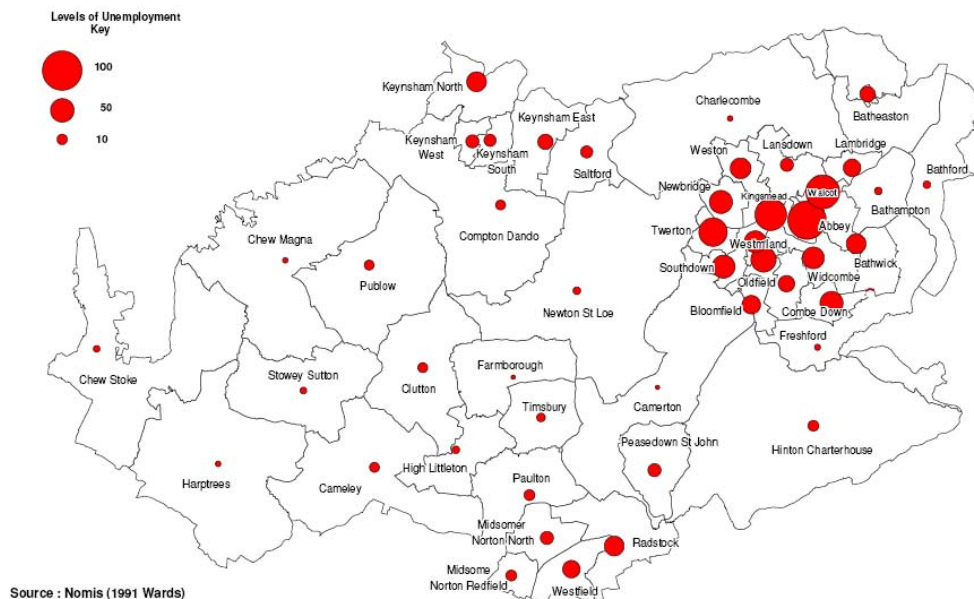
<ul style="list-style-type: none"> ▪ Local Delivery Plan: Improving Health and Modernising Services 2004 – 2008 ▪ Local Health Plan: Improving Health & Modernising Services 2005-09 B&NES ▪ Get Active Vision for sport and active leisure April 2005 – March 2010 B&NES ▪ Obesity Strategy Shaping Up Reducing obesity in B&NES Sep 2005 ▪ Play Strategy 2006-12 B&NES ▪ Green Space Strategy B&NES. ▪ Community Safety & Drug Strategy 2005 – 2008 (2005) B&NES. ▪ Racial Equality Scheme 2002 – 2007 B&NES ▪ Children & Young People's Plan 2006 – 2009 B&NES ▪ Cultural Strategy for Bath & North East Somerset ▪ Cultural Strategy Action Plan 2006 B&NES 	<p>BE: at home (Improving housing situation for local people) BE: inspired (Improving local opportunities for learning and gaining skills) BE: assured (Improving local health and social care)</p> <p>General aims include;</p> <ul style="list-style-type: none"> • To achieve health benefits for the community by reducing the level of problem drug and alcohol use through preventative work and treatment. • To enable children and young people to be healthy, and to contribute to them staying safe, enjoying and achieving, making a positive contribution and achieving economic well-being. • To Ensure the commissioning and provision of Primary Care Services in line with quality requirements and development objectives which meet the needs of local people. <p>Strategic Aim for the Obesity Strategy is</p> <ul style="list-style-type: none"> • Through interventions based on prevention and management, improve the health of local people by reducing obesity and enabling lifestyle behaviours which sustain healthy weight. <p>Eight strategic priority areas set by B&NES Community Safety & Drug Strategy (2005 – 2008) are;</p> <ul style="list-style-type: none"> ▪ Anti-Social Behaviour ▪ Domestic Violence ▪ Hate Crime (nationally with a focus on racial hatred) ▪ Alcohol Misuse ▪ Community Confidence (reducing the fear of crime) ▪ Drug Misuse ▪ Volume Crime ▪ Young People and Crime (as both victims and perpetrators) <p>Delivering Safer & Stronger Communities is a key part of the LAA and is central to what the Local Area Agreement is trying to achieve for the communities of Bath & North East Somerset. Key outcomes for delivering Safer & Stronger Communities include:</p> <ul style="list-style-type: none"> ▪ Reduce crime ▪ Reassure the public, reducing the fear of crime ▪ Reduce the harm caused by illegal drugs ▪ Build respect in communities and reduce anti-social behaviour ▪ Empower local people to have a greater choice and influence over local decision making and a greater role in public service delivery ▪ Cleaner, greener and safer public spaces ▪ Tackling climate change through reduced greenhouse gas emissions ▪ Enrich individual lives, strengthen communities and improve places where people live through culture and sport, including libraries and the historic environment ▪ Increase sustainable housing choices for vulnerable people ▪ Improve communities' access to local services ▪ Improve services to the community through increasing the capacity of the "third sector", including the voluntary and community sector and social enterprises
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Baseline Review

Demographic Characteristics:

- 3.8.3 At 175,600, the population of B&NES accounts for around 3.4% of the total South West population. With a total land area of 351sq km, with 500 persons per sq km, B&NES is the 8th most densely populated area of the 16 SW Counties and Unitary authorities.

Map 17: Population



- 3.8.4 At 39.9, the mean age in B&NES is just below the regional average but just above that of England (South West :40.6, GB:38.6). Of the 16 South West County and Unitary authorities, B&NES has the 4th highest proportion (62.3%) of working age people. At 20.3%, B&NES has a lower proportion of over 65 than the SW average but higher than the GB average (21.8%, Eng 18.6%). There is also a smaller proportion of children 17.4% aged 0-15 compared with 18.3 (South West) and 19.3(England).
- 3.8.5 From 1981 to 2004 the population has largely shown a trend of growth, however, this growth has not been spread evenly over the age range. BANES has experienced a net loss of pre-1 year, 10-19, 25-34 and 60-74 year olds, meanwhile, the greatest growth has been seen in the 40-44 age range with high growth across whole 35-59 age range.
- 3.8.6 B&NES male life expectancy is 78.9 years (SW:78.1, Eng:76.9) This is the 13th highest male life expectancy of the 45 SW LAs. Female life expectancy is 82.8, higher than both the averages for the SW(82.2) and England(81.1). Female life expectancy is the 10th highest among the 45 SW LAs.
- 3.8.7 According to National Statistics mid year estimate figures (Intelligence West website), B&NES has experienced an increase in population between 2001-06 of 3.6%, compared with a 3.5% increase in the South West and 2.6% increase in England. 2004 ONS based sub-national population projections suggest an increase of 10.5% between 2006-26.
- 3.8.8 The 2001 census shows that 93.96% of the population were White British, with 6.04% from ethnic minority groups. Of these groups, the Chinese population accounted for 0.5% and the Mixed White and Black Caribbean community made up 0.37%.
- 3.8.9 Nationally, it is recognised that there are increasing numbers of migrant workers entering the country, in particular from Eastern European countries. The main

reasons for increased worker migration is the availability of work, particularly in harder to fill and lower paid employment. There is relatively little data available showing migrant worker trends for Bath & North East Somerset, however recently released data by the Home Office, shows small but increasing numbers of European migrant workers entering the area to work.

Table 12: Number of European migrant workers

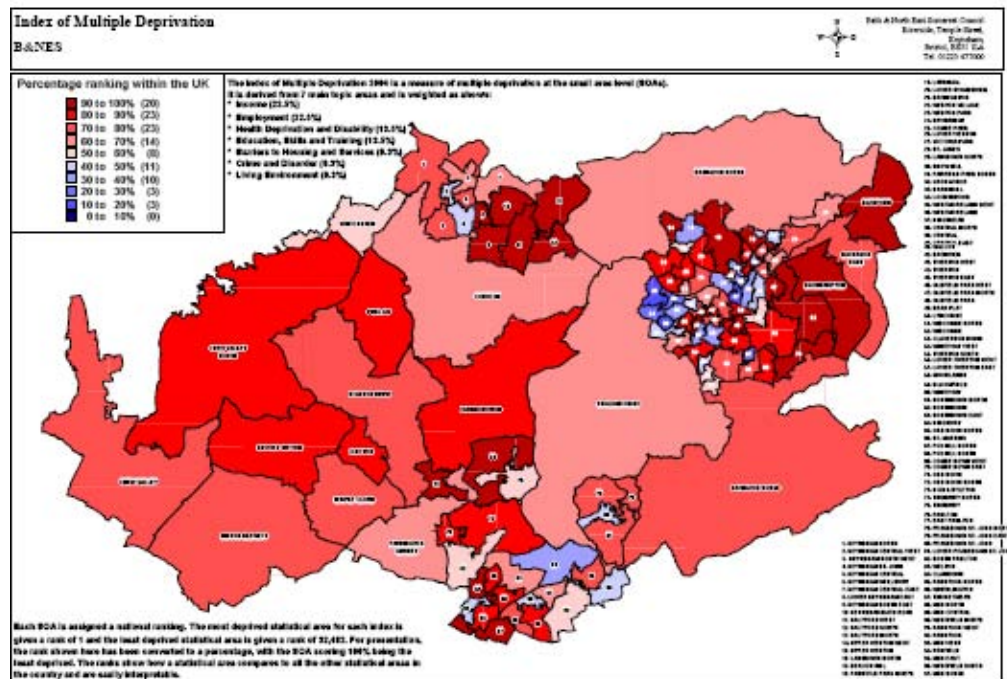
Local Authority	May 04 - Mar 06	Apr 06 - Jun 06	Jul 06 - Sep 06	Oct 06 - Dec 06	Jan 07 - Mar 07	Grand Total
B&NES	485	80	100	115	130	910
Bristol	2,125	265	410	395	395	3,590
North Somerset	875	105	180	150	150	1,460
South Glos.	950	165	170	220	235	1,740

Source: (Local Government Analysis and Research <http://www.lgar.local.gov.uk/lgv/aio/27828>)

Deprivation and Social Exclusion

3.8.10 The English Indices of Deprivation (2004) ranks B&NES as the 259th (73.76%) least deprived local authority out of 354 LAs. A single index of multiple deprivation (IMD) is derived from 7 main topic areas ('Income', 'Employment', 'Health Deprivation and Disability', 'Education, Skills and Training', 'Barriers to Housing and Services', 'Crime and Disorder', and 'Living Environment').

Map 18: Index of Multiple Deprivation (B&NES)



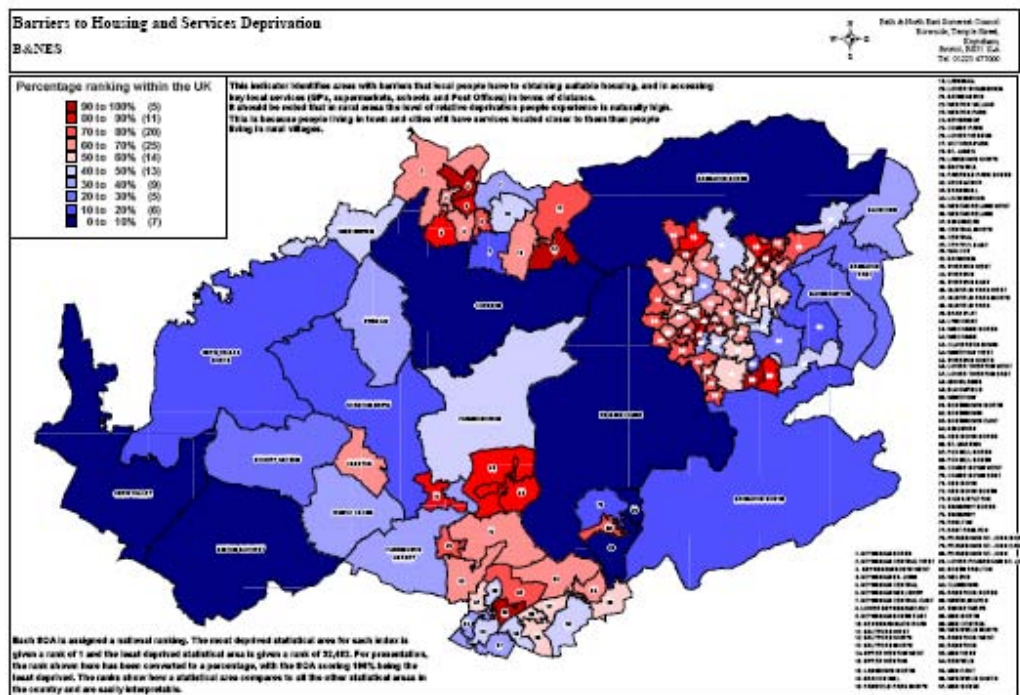
- 3.8.11 **Bath:** Pockets of deprivation exist within the district, most severely in the Twerton West and Whiteway areas where two Super Output Areas are within the 20% most deprived in England.
- 3.8.12 Bath Victoria Park, Kingsmead and Whiteway are within the 10% most deprived areas for Crime and Disorder. Kingsmead is also within the 10% most deprived for index of Health and Disability, Income and Living Environment Deprivation.
- 3.8.13 **Keynsham** does not rank highly on the indices of deprivation. The central area of Keynsham is indexed as the most deprived, whereas the eastside of Keynsham is the least deprived.
- 3.8.14 The super output areas of **Midsomer Norton** and **Radstock** vary in their ranking in the Index of Multiple Deprivation. The four wards of Writhlington, Westfield North and Midsomer Norton west are in the 50% most deprived areas, with Clandown in the 40% most deprived.

- 3.8.15 As a whole **Norton Radstock** performs least well in the indices of 'barriers to housing and services'. Income deprivation displays the most varied ranking, whilst most of the area is within the 50% least deprived, Westfield North and Midsomer Norton West feature in the 50% most deprived, Writhlington in the 40% most deprived and Cladown in the 30% most deprived.
- 3.8.16 **Rural Area:** The rural areas generally feature in the least deprived areas in England. However, Bathavon North, Englishcombe, Corston, Hinton Blewet and Chew Valley are within 10% of most deprived areas with barriers to obtaining suitable housing and in accessing key local services. Whitchurch is within the 10% most deprived areas for Crime and Disorder.

Access to Community Facilities and local services

- 3.8.17 This domain identifies areas with barriers to housing and key local services such as GPs, supermarkets, schools and Post Offices in terms of distance. The indicators fall into to sub-domains: 'geographical barriers' and 'wider barriers' which also includes issues relating to access to housing such as affordability.
- 3.8.18 In rural areas the level of deprivation is naturally high due to geographical distance to the services.
- 3.8.19 The need for affordable housing is also analysed in Housing Section. See Section 3.6.

Map 19: Barriers to Housing and Services Deprivation

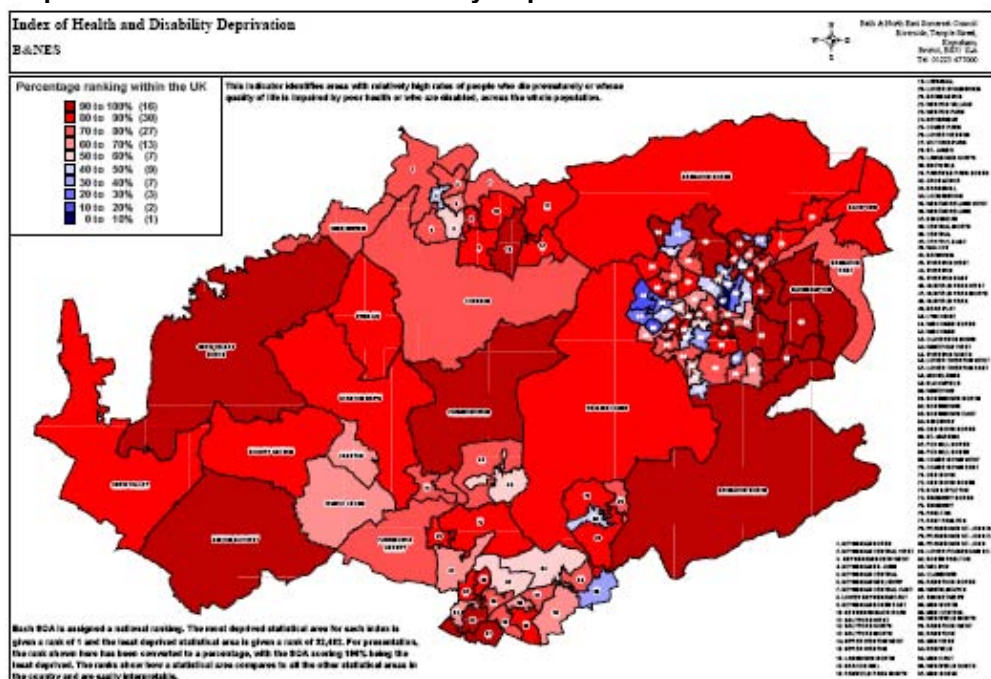


- 3.8.20 Much of Bath & North East Somerset is classed as rural. 2005 Rural Services Series data from Local Knowledge shows that over half of the wards within Bath & North East Somerset are ranked below 100 on the access to services 2005 index which takes into account the proportion of households within 2km of a bank or building society, post office, cash point, doctor, primary school, secondary school or supermarket.
- 3.8.21 In particular wards with particular barriers to accessing local services include Chew Valley South, Clutton and Mendip.
- 3.8.22 There is a gap in information currently available about the difficulties facing local communities in terms of accessing local services and community facilities. A communities and deliverability survey is currently being drafted that will seek to address some of these gaps in data.

Health and Disability Deprivation

- 3.8.23 This Domain identifies areas with relatively high rates of people who die prematurely or whose quality of life is impaired by poor health or who are disabled, across the whole population.
- 3.8.24 Pockets of deprivation exist in Bath, most severely in the Kingsmead area which is within 10% most deprived and Twerton / Whiteway areas within the 20% most deprived in England.

Map 20: Index of Health and Disability Deprivation



- 3.8.25 Those living in deprived areas have significantly higher mortality rates from diseases such as cancer and coronary heart disease than those living in the most affluent areas. Despite the fact that B&NES residents generally enjoy better health than neighbouring areas, there is a gap between those with the best and those with the worst health, mirroring patterns of social status within the population. People living in the fifth of electoral wards with the lowest index of deprivation (most deprived) have a lower life expectancy by 4.6 years than those living in the most affluent wards.
- 3.8.26 The Sport England survey 2006⁹ showed that 23.8% of residents regularly participated (defined as 3x30 minutes per week) in moderate intensity sport and active recreation. This was the top 25% of local authorities. The importance of an active and healthy lifestyle is increasing in focus on a national as well as local level and has implications for the availability of recreation and sports facilities and open spaces.
- 3.8.27 Obesity levels are rising nationally and local data suggests that within the Avon Gloucestershire and Wiltshire (AGW) Strategic Health Authority area, nearly half of men (47%) and over 1 in 3 women (37%) are overweight. Nearly 1 in 5 men (18%) and women (17%) are obese. Of particular concern locally is that the number of men who are obese is increasing at a faster rate than for England as a whole¹⁰.

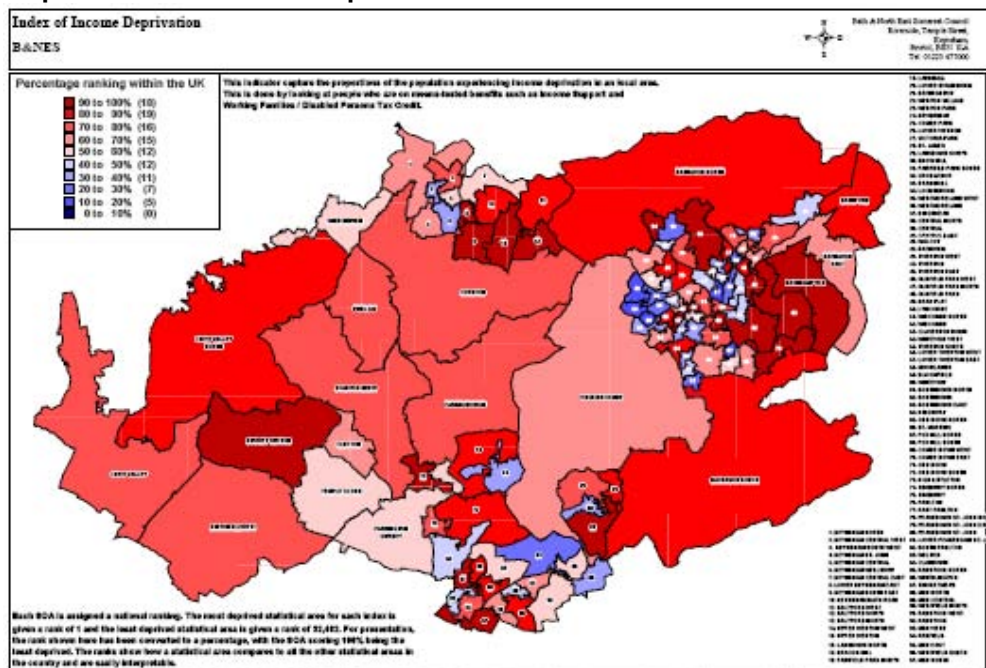
⁹ Active People Survey Sport England Dec 2006

¹⁰ (Shaping Up, Reducing Obesity in Bath & North East Somerset, September 2005.)

Income and Unemployment:

- 3.8.28 The purpose of the Income Deprivation Domain is to capture the proportions of the population experiencing income deprivation in an area.
- 3.8.29 The Kingsmead, Twerton and Whiteway areas in Bath are within the 20% most deprived in England. Twerton, Oldfield, Bathwick, Keynsham South, South Down, Combe Down, Abbey and Radstock appear to have an estimated average total weekly income that is below the comparator for Bath & North East Somerset. (Local Futures Audit, Ward Data Annex. B&NES)
- 3.8.30 Unemployment levels are shown to be above the comparator for England in Weston, Twerton, Combe Down, Abbey, Widcombe, Oldfield and Bathwick – although the high proportion of students on some of these wards can in part account for this. (Local Futures Audit, Ward Data Annex. B&NES)
- 3.8.31 Employment issues are analysed in the Economic Development section. (see section 3.5)

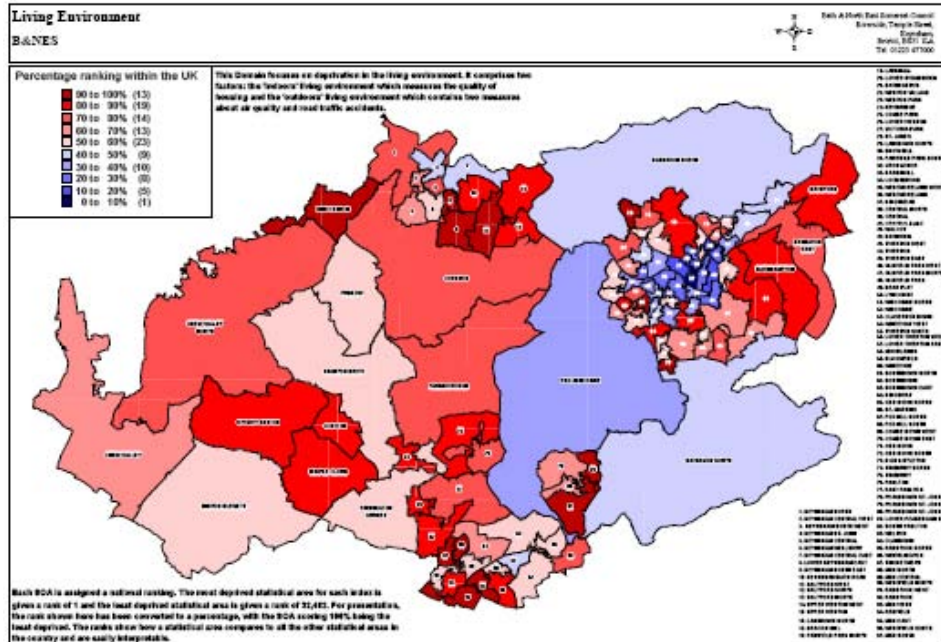
Map 21 Index of Income Deprivation



Living Environment

3.8.32 This domain focuses on deprivation in the living environment. It comprises two sub-domains: the 'indoors' living environment which measures the quality of housing and the 'outdoors' living environment which contains two measures about air quality and road traffic accidents.

Map 22: Living Environment

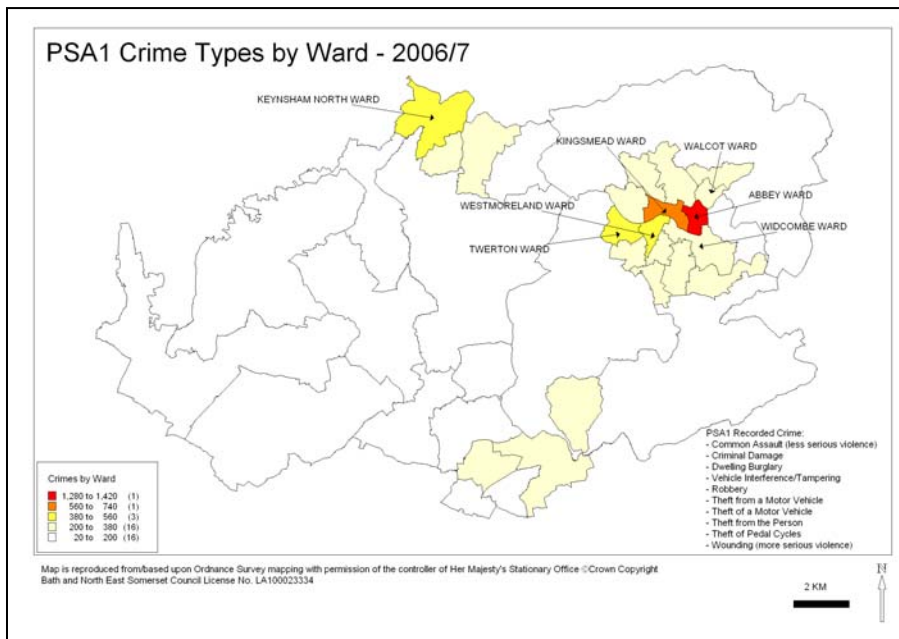


Crime and Disorder

3.8.33 This domain measures the rate of recorded crime; representing the occurrence of personal and material victimisation at a small area level.

3.8.34 Bath City Centre, the South West area of Bath City and North Keynsham experience the highest levels of recorded priority crime in B&NES. There are strong correlations observable between the location of recorded offences and areas ranked highly on the indices of multiple deprivation and areas of high density population.

Map 23: Crime Type by Ward



3.8.35 The Bath and North East Somerset Strategic assessment and Local Area Agreement processes have identified the following areas as key local priorities for the Community Safety and Drugs Partnership

- Addressing priority crime reduction; particularly crimes relating to vehicle thefts, burglary and criminal damage.
- Ensuring effective responses to issues relating to drug and alcohol use particularly with respect of:
 - Treatment Services (Research suggests that there are approximately 1000 problematic heroin and crack cocaine users in the area)
 - Alcohol related crime and disorder, of which 32% is focussed on the City Centre of Bath
 - The relationship between class A drug use and crimes of an acquisitive nature.
- Addressing under reporting of crimes of a sexual and or domestic nature
- Understanding and responding to patterns of anti-social behaviour, which are seen to be seasonal in nature
- Ensuring effective responses to issues of Hate Crime.

3.8.36 In August 2006, 279 children aged from 5-13 years from across B&NES took part in a survey about Safe Play. Overall 41% of children did not feel safe at play.

Stronger and Cohesive Communities

3.8.37 Changing population dynamics including the changing age makeup and ethnic mix of the population have led to an increasing emphasis on building stronger and more cohesive communities. There is a particular emphasis on respect, tolerance and equality.

3.8.38 Within Bath & North East Somerset, there is an increasing focus on place, with more services being provided and encouraging a sense of community.

3.8.39 Local customer research has shown increasing demand for high quality local services, delivered in a flexible way to meet the demands of busy lifestyles. Increasing levels of satisfaction with the way the Council responds to the concerns of local residents shows that people are increasingly able to state what level of service they expect to receive and that local public services should be flexible enough to adapt to meet these demands.

Key Issues and opportunities

3.8.40 **Changing population dynamics** with increasing numbers of older people and decreasing numbers of younger people. Inward migration is also increasing, with emerging trends in the number of migrant workers attracted to the area from Eastern European countries. Over the last 15 years population has grown at a slower rate than the SW as a whole (5.5% as opposed to 7.5%). Partly because Structure Plan policies steered more growth to other areas of the former Avon County. Over the next 20 years growth is predicted to be still below the regional level but at twice the rate of the last 15 years.

3.8.41 **Access to facilities and local services** - The rural nature of the district and poor public transport links mean that communities face barriers in accessing day to day local services. There are increased local drives towards high quality locally based public services.

3.8.42 **Improving health and well-being** – B&NES has a generally healthy and active population. There are pockets of health inequality broadly in line with areas of deprivation and the impact of an aging population will impact on healthcare provision in the future. Obesity is an increasing issue facing the whole of the country.

3.8.43 **Crime and the fear of crime** - Developments in the Bath City Centre need to be aware of their impact on the night-time economy of that area. Safe places to play are

a key identified issue for young people in the area. Architectural liaison work provides a key opportunity to create safer environments at the building design phase. The provision of drug treatment services outside Bath City remains problematic due to lack of access to GP surgeries and affordable transport links.

- 3.8.44 **Stronger and cohesive communities** – There is increasing diversity within local communities and identified pockets of deprivation amongst growing levels of affluence across the district. These issues coupled with a strong sense of local distinctiveness and pride in local areas shows that the sustainability objectives need to encourage the development of communities in a strong and cohesive way.
- 3.8.45 **Affordable housing and specific needs housing**– Identified as a major issue in Bath & North East Somerset is the continued rising cost of house process in comparison to earnings. There is a strong need to reduce the demand / supply gap in respect of affordable housing.
- 3.8.46 The plans have an important part to play in ensuring good links between residential areas, community facilities and local services and should ensure that an adequate level of community facilities and services are provided where there are changes in population numbers or demographics and in areas of new development.
- 3.8.47 The plans should provide a framework to assist in tackling deprivation, creating mixed communities and creating a local environment that helps to create strong and safe communities.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Safer and Stronger Communities	The SA Framework (see page 67)
Improve accessibility to community facilities and local services	Objective 1
Improve the health and well-being of all communities	Objective 2
Meet identified needs for sufficient and high quality housing	Objective 3
Increase availability of affordable and specific needs housing	Objective 4
Promote stronger and more cohesive communities	Objective 5
Reduce anti-social behaviour, crime and the fear of crime	Objective 6
Improve the availability and provision of training	Objective 7
Ensure communities have access to a wide range of employment opportunities	Objective 8
Enable local businesses to prosper	Objective 9
Promote vibrant city, town, local and village centres	Objective 10
Increase availability of local produce and materials	Objective 11
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Objective 12
Reduce the need and desire to travel by car	Objective 13
Protect and enhance local distinctiveness	Objective 14
Protect and enhance the district's historic environment	Objective 15
Encourage and protect habitats and biodiversity.	Objective 16

Protect and enhance cultural and historical assets	Objective 17
Reduce pollution and greenhouse gas emissions	Objective 18

3.9 Transport

Policy Review

3.9.1 The key policy framework for Transport is shown below. Please see *Appendix A* for more details.

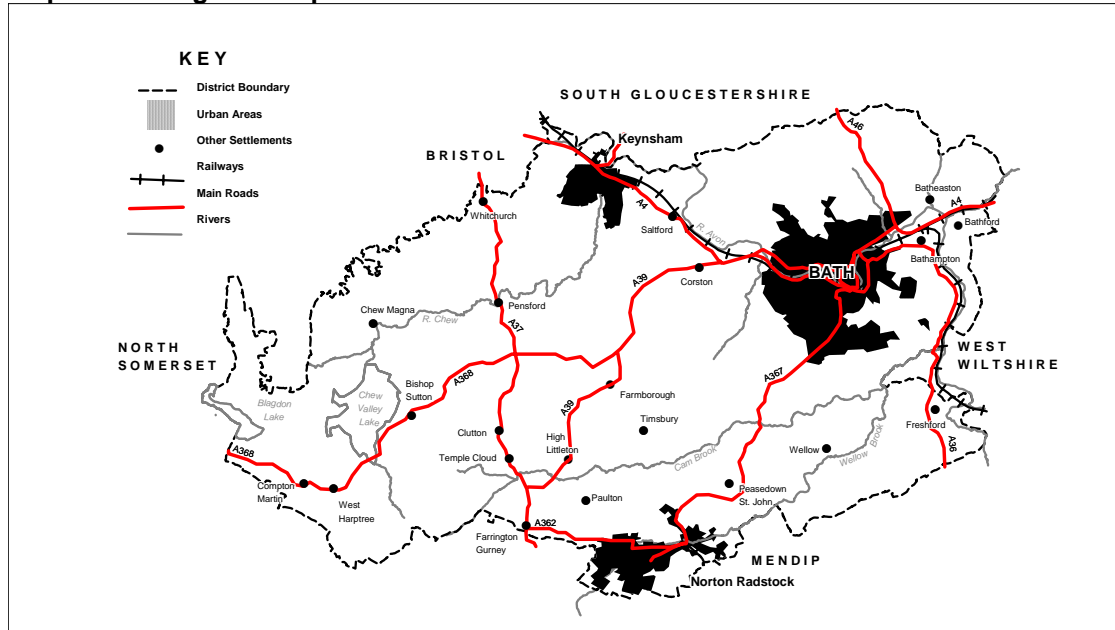
Policy	Details of relevance to the plans and SA
<p>Key International Policy</p> <ul style="list-style-type: none"> ▪ EU Manual on Strategic Environmental Assessment of Transport Infrastructure Plans 	
<p>Key National / Regional Policy</p> <ul style="list-style-type: none"> ▪ PPG 13: Transport ▪ 10 year Transport Plan (2000) ▪ Regional Transport Strategy (RTS) ▪ Joint Local Transport Plan (JLTP) 2006/07 2010/11 2006 (Bath Package) 	<p>The objectives of PPG 13 Transport are:</p> <ul style="list-style-type: none"> ▪ To promote more sustainable transport choices for both people and for moving freight; ▪ To promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and ▪ To reduce the need to travel, especially by car. <p>The London to South Wales and the South-West corridor are identified as two strategic transport corridors of regional. National and European significance by the Government's 10 year Transport Plan.</p> <p>The overall aim of the RTS is to ensure that land-use planning and transport planning are fully integrated in order to:</p> <ul style="list-style-type: none"> ▪ Steer new development to more sustainable locations ▪ Reduce the need to travel and enable journeys to be made by more sustainable modes of transport. <p>The RTS has 5 key objectives</p> <ul style="list-style-type: none"> ▪ To support the spatial strategy of RPG 10 and to service existing and new development efficiently and in an integrated fashion ▪ To reduce the impact of transport on the environment..... which is increasing as a result of growth in road traffic, noise and pollution, by: <ul style="list-style-type: none"> ○ Reducing the need to travel, encouraging travel by more sustainable means (especially by walking and cycling). ○ Locating development at accessible locations, particularly by public transport; ○ Achieving environmental improvements by directing investment to those locations where infrastructure is required to offset the damaging effects arising from the impact of traffic and transport. ▪ To secure improved accessibility..... to work, shopping, leisure and services by public transport, walking and cycling ▪ To create a modern, efficient and integrated

	<p>transport system..... that will meet the demands of a dynamic regional economy, help overcome regional peripherality and meet all travel needs.</p> <ul style="list-style-type: none"> ▪ To ensure the safe use of the regional transport network.....and it's associated facilities.
<p>Key Local Policy</p> <ul style="list-style-type: none"> ▪ Bus Strategy B&NES ▪ Cycling Strategy B&NES July 1998 ▪ Walking Strategy B&NES May 2001 ▪ Draft B&NES Local Plan Nov.2006 ▪ Rail Strategy for the Bristol, Bath and Weston-Super-Mare area 2000 	<p>B&NES Joint Local Transport Plan (JLTP) 2006 is a five-year document setting out the Local Authorities' objectives for improving transport and detailing the ways in which this is to be achieved. LTPs do not just focus on individual transport schemes, but take a broader view of how transport measures can help to achieve wider and longer-term objectives. This adopts the vision for a transport system for the area that;</p> <ul style="list-style-type: none"> ▪ Strengthens the local economy; ▪ Supports rising quality of life and social inclusion; ▪ Improves access and links; ▪ Ensures that alternatives to the car are a realistic first choice for the majority of trips; ▪ Offers real choice - affordable, safe, secure, reliable, simple to use and available to all; ▪ Meets both rural and urban needs.

Baseline Review

- 3.9.2 The key baseline review for Transport is shown below. Please see *Appendix B* for additional information.
- 3.9.3 B&NES does not have direct link to Motorway. Major link roads, A4, A36 and A46 pass through the centre of Bath, therefore Bath has a very high level of through traffic. This includes large numbers of H.G.V.'s en route to or from the Channel ports. The Bristol/Bath to South Coast Study (2004) revealed that in 2002 13% of all traffic on Cleveland Bridge was through-traffic. However, 78% of HGV's crossing Cleveland Bridge over a 12-hour period was found to be neither stopping nor starting in the Bath area and could be considered through traffic, compared to 25% of all HGV's entering or leaving the Bath urban area over the same period.

Map 24: Strategic Transport Corridors



3.9.4 **Mode of Travel to Work:** Bath has low level of cycling due mainly to heavy traffic volumes, the lack of cycle networks and steep hills, but a relatively higher proportion of movements by foot despite gradients and busy roads. In 2001, 22% of resident employees in Bath walked to work compared to 12% in the former Avon county and 10% in the country as a whole. A Citizen Panel survey indicates that there may have been an increase in the proportion of journeys made on foot during the past decade. 50% of resident employees travelled by car and only 9% by bus.

Table 13: 2001 Mode of Travel to Work for Selected Urban Areas

Location	Pop'n 2001 (000)	Main Mode to Work for Resident Employees (percentage)							
		Walk	Cycle	Bus	Rail	Car	Home	Other	Total
Bath	90	22	3	9	4	50	10	2	100
Cambridge	131	12	23	5	3	45	9	3	100
Oxford	143	14	14	16	2	43	9	2	100
Exeter	107	19	5	10	1	56	8	1	100
Gloucester	136	10	6	7	0	68	7	2	100
Cheltenham	110	17	7	5	1	60	9	1	100

Source: 2001 Census

Table 14: 2001 Mode of Travel to Work for Bath (percentage)

	Walk	Cycle	Bus	Rail	Car	Home	Other	Total
Resident in Bath: work in Bath	30	3	11	0	39	14	3	100
Resident in Bath: work elsewhere	3	2	5	12	75	-	3	100
Resident elsewhere: work in Bath	2	1	8	5	81	1	3	100

Source: 2001 Census

Table 15 - Mode of Travel to Work of Resident Employees (percentage)

	Walk	Cycle	Bus/ rail	Car	Work at home	Households with no car (percentage)
Bath & North East Somerset	15	2	10	60	10	22
Bath	22	3	13	50	10	28
Keynsham	12	2	12	62	9	21
Norton-Radstock	10	3	6.5	73	7	16
Rural Parishes	6	1	3.6	68	17	7
England & Wales	10	3	11	61	9	27

Source: 2001 Census

- 3.9.5 **Cycling Routes;** These include both existing and proposed cycle routes in both urban and rural areas, some of which form part of the National Cycle Network. Where use is made of former railway lines these routes are protected for sustainable transport under Policy T.9. Other main links are also shown on the Proposals Map and safeguarded by Policy T.7. The national and local cycle network includes a range of routes, for example the Chew Valley Trail, which are actively promoted by the Council. It is an evolving network and with intentions to extend it is around the Chew Valley Lake where the Council and Bristol Water are co-operating in investigations to identify new or improved cycling (and walking) routes.
- 3.9.6 **Rights of way;** B&NES has an extensive network of public rights of way, which form an integral part of the overall leisure facilities. A number of long distance and circular routes have been established which go through the District forming part of the network.
- 3.9.7 **Public Transport; Bus** Bath City - increasing patronage for bus travel within the built up area and enhancing interchange in the City centre; Keynsham and Norton-Radstock - widening opportunities for bus travel for local destinations; Inter-urban corridors - providing an attractive alternative to the car for commuters, shoppers and others; Rural areas - maintaining and where possible expanding the role of the bus whilst recognising the contribution of community transport.
- 3.9.8 **Public Transport; Railway;** There are only four railway stations in Bath & North East Somerset at present at Keynsham, Oldfield Park, Bath Spa and Freshford. Bath benefits from good rail links between London to South Wales. In 2001 some 5% of those working in Bath travelled by train but this proportion may well now be higher as the number of passengers using Bath Spa Station increased by 25% between 2002 and 2006. The other stations have seen bigger increases – Keynsham 28%, Oldfield Park 34% and Freshford 37%.
- 3.9.9 **Car Parking / Park & Ride;** There are three Park & Ride facilities in Bath. There are located in Lansdown, Newbridge and Odd Down and total capacity is over 2,000 spaces. A further 600 spaces are currently available on Saturday at the University of Bath. There are scheme to provide another Park & Ride facility in Lambridge (Approx: 800 spaces) on the north-eastern edge of the City.

Table 16 - Existing Park and Ride Site Capacities

	University	Newbridge (A4 West)	Lansdown (A46)	Odd Down (A367)
Days of Operation	Saturday	Mon. - Sat.	Mon. - Sat.	Mon. - Sat.
Existing Capacity	600	440	600	1000

- 3.9.10 The Bath Package Major Scheme Bid Business Case indicates the following:
- Lansdown Park and Ride increasing from 490 to 900 spaces in 2008/09
 - Newbridge Park and Ride increasing from 500 to 1000 spaces in 2010/11
 - Odd Down Park and Ride increasing from 1000 to 1230 spaces in 2008/09

- A new Park and Ride facility being provided at Lambridge with 760 spaces in 2009/10

Congestion

3.9.11 The congestion in Bath City Centre, on the A4 between Bath, Keynsham and Bristol is particularly severe. The car ownership ratio in B&NES is lower than the national average; however, the changes in travel patterns for work, leisure and shopping trips all contribute to congestion.

Table 17: % of all households

Number of cars or vans per household	B&NES	Bristol	North Somerset	South Glou.	England & Wales
0	22.0	28.8	18.2	13.4	26.8
1	44.9	46.6	43.6	44.6	43.8
2	33.0	24.6	38.2	42.0	29.4

Source 2001 Census

Road safety

3.9.12 In the Joint Local Transport Plan area, 525 people are killed or seriously injured on roads in 2004. The total number of all casualties in 2004 was 14% higher than the 1994-1998 average.

Table 18: Casualties by Road User Class (KSI-Killed or Seriously Injured)

	1994-98 Average		2004		% change	
	All	KSI	All	KSI	All	KSI
Pedestrians	586	123	566	116	-3%	-6%
Cyclists	350	38	400	54	+14%	+42%
Power Two Wheelers	356	80	486	134	+37%	+68%
Car occupants	2423	204	2833	200	+17%	-2%
Other	245	22	237	21	-3%	-5%
Totals	3960	467	4522	525	+14%	+12%

Air Quality (see section 3.1)

3.9.13 The area along London Road was declared as an Air Quality Management Area for Nitrogen Dioxide (NO₂). An estimated 72% of NO_x emissions are from road traffic; with the majority specifically related to through heavy goods traffic, particularly that heading to and from the south Coast ports.

Climate Change (see section 3.3)

3.9.14 23% of CO₂ emissions are caused by transport.

Key issues and opportunities

Congestion

3.9.15 Congestion in Bath City Centre and on the A4 between Bath, Keynsham and Bristol is particularly severe. Buses are affected by traffic congestion, effecting on reliability. Congestion and journey time delays affect rural communities as well as urban areas.

3.9.16 Congestion also contributes to worsening air quality and emission of major pollutants such as CO₂, NO₂ and NO_x.

Accessibility

3.9.17 Even though the problem of accessibility to jobs, shops, school and services must be tackled geographically, improvements in transport can contribute significantly to tackling these problems. Communities and individuals are often isolated due to the lack of convenient or attractive Public transport.

3.9.18 Cycling and walking networks often rely heavily on the all-purpose highway network, where heavy traffic flows, fumes, vibration, noise and intimidation all deter walking and cycling. There may also be gaps in the network, evident in both rural and urban areas. Both issues can adversely affect accessibility.

3.9.19 In some areas, rivers and railways form physical barriers to movement. Bridges overcome these barriers although the gaps between crossings are sometimes quite long. Crossing problems remain on the River Avon in parts of Bath.

3.9.20 The Core Strategy should provide a framework for improving accessibility including the encouragement of sustainable modes of transport.

Road safety

3.9.21 By far the greater proportion of road casualties occurs within the built-up areas. Here traffic flows are highest, there is a greater density of vehicular turning movements, and the greatest potential for conflict between drivers and other road users.

3.9.22 With the concentrations of pedestrians in city and town centres the design and maintenance of public spaces, crossings and footways have an impact on safety.

Air Quality

3.9.23 Air Quality in Bath City Centre is poor. The main cause of pollution is transportation congestion. An area along London Road was declared an Air Quality Management Area. A number of traffic 'hot spots' along A-road network that exist elsewhere in the city have levels of pollution higher than the Government's acceptable limits.

3.9.24 The Plan will need to address the transport issues facing Bath and North East Somerset and ensure that development which impacts on transport takes account of the effect on congestion, air quality, accessibility and road safety.

Climate Change

3.9.25 There is a need to decrease the impact of the car on living space and prioritise pedestrian movement..

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Transport	The SA Framework (see page 67)
Improve accessibility to community facilities and local services	Objective 1
Improve the health and well-being of all communities	Objective 2
Ensure residents have access to a range of employment opportunities	Objective 8
Enable local businesses to prosper	Objective 9
Promote vibrant city, town, local and village centres	Objective 10
Increase availability of local produce and materials	Objective 11

Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Objective 12
Reduce the need and desire to travel by car	Objective 13
Reduce pollution and greenhouse gas emissions	Objective 18

3.10 Waste

Policy Review

3.10.1 The key policy framework for Waste is shown below. Please see *Appendix 1* for more details.

Policy	Details of relevance to the plans and SA
<p>Key International Policy</p> <ul style="list-style-type: none"> ▪ Waste Framework Directive 2006/12/EC ▪ Europe Landfill Directive 1999/31/EC ▪ Hazardous Wastw Directive 91/689/EEC 	<p>The European Landfill Directive requires the UK to reduce the quantity of biodegradable municipal waste that it sends to landfill to:</p> <p>75% of that produced in 1995 by 2010 50% of that produced in 1995 by 2013 35% of that produced in 1995 by 2020</p>
<p>Key National and Regional Policy</p> <ul style="list-style-type: none"> ▪ PPS 10 Planning for Sustainable Waste Management 2005 and A Companion guide to PPS 10 Nov 2005 ▪ Waste Strategy for England 2000 and 2007 ▪ From Rubbish to Resource: The Regional Waste Strategy for the South West 2004 – 2020 SWRA ▪ Draft Joint Residual Municipal Waste Management Strategy v0.7 January 2007 West of England Waste Management & Planning Partnership ▪ Draft Regional Spatial Strategy for South West 	<p>PPS10 sets out the Government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK. Key Planning Objectives are;</p> <ul style="list-style-type: none"> ▪ Address waste as a resource – disposal as a last option ▪ Provide a framework in which communities take more responsibilities for their own waste ▪ Reflect concerns and interests of communities ▪ Protect Green Belts but recognise the particular locational needs of some types of facilities ▪ Ensure design and layout of new developments supports sustainable waste management <p>The Government's key objectives are to:</p> <ul style="list-style-type: none"> ▪ decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; ▪ meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; ▪ increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; ▪ secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and ▪ get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
<p>Key Local Policy</p> <p>TOWARDS ZERO WASTE 2020 A Waste Strategy for Bath & North East Somerset 2005 – 2010</p> <p>Bath & North East Somerset Local Plan</p> <p>Corporate Improvement Priority here – Reducing Landfill in Corporate Plan 2003-2007</p> <p>Community Strategy – Be Green</p>	<p>This Strategy sets out our targets and 5 year action plan towards the vision of Zero Waste adopted in 2001.</p> <p>Our recycling targets are</p> <p>2005/06 36% 2006/07 38% 2007/08 40%</p>

Baseline

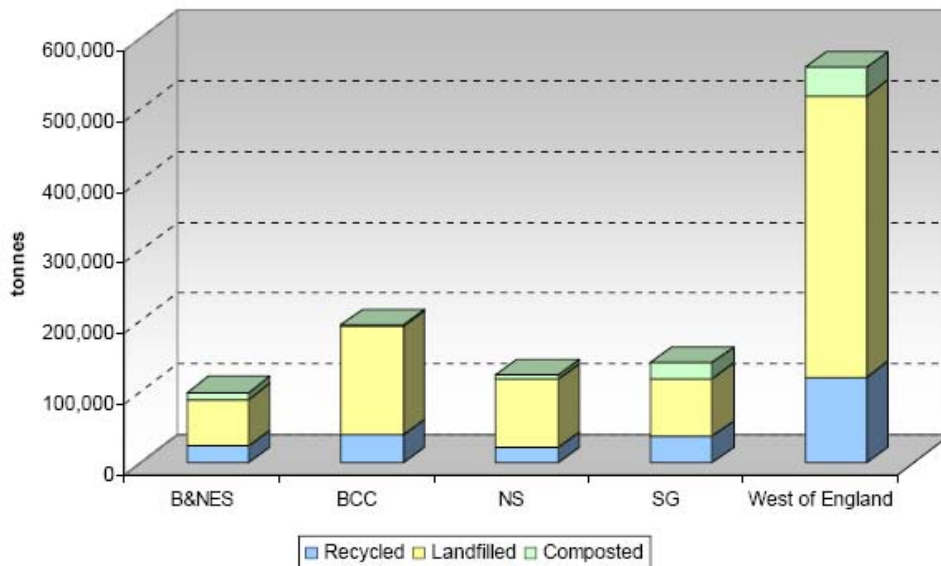
3.10.2 The financial year 2005/06, Bath & North East Somerset generated a total of 99,500 tonnes of municipal waste. 50,000 tonnes of waste were transported by train to a landfill site in Buckinghamshire. The remainder of the residual municipal waste was sent by road to landfill sites in Somerset and Wiltshire.

Table 19 Total municipal waste arising and destinations for the West of England 2005/06

Destination	B&NES	BCC	NS	SG	West of England
Recycled (including inerts)	23,600	36,700	21,100	36,500	118,000
Composted	10,200	2,600	6,000	23,200	42,100
To Landfill	65,800	155,500	86,900	84,300	392,500
Total	99,500	194,800	114,100	144,000	552,400

Source: Draft Joint Residual Municipal Waste Management Strategy January 2007 West of England Waste Management & Planning Partnership

Chart 7 Total Municipal Waste Arisings and destinations for the West of England, 2005/06



Source: Draft Joint Residual Municipal Waste Management Strategy January 2007 West of England Waste Management & Planning Partnership

Chart 8: How our waste is treated



Source: TOWARDS ZERO WASTE 2020 A Waste Strategy for Bath & North East Somerset 2005 – 2010

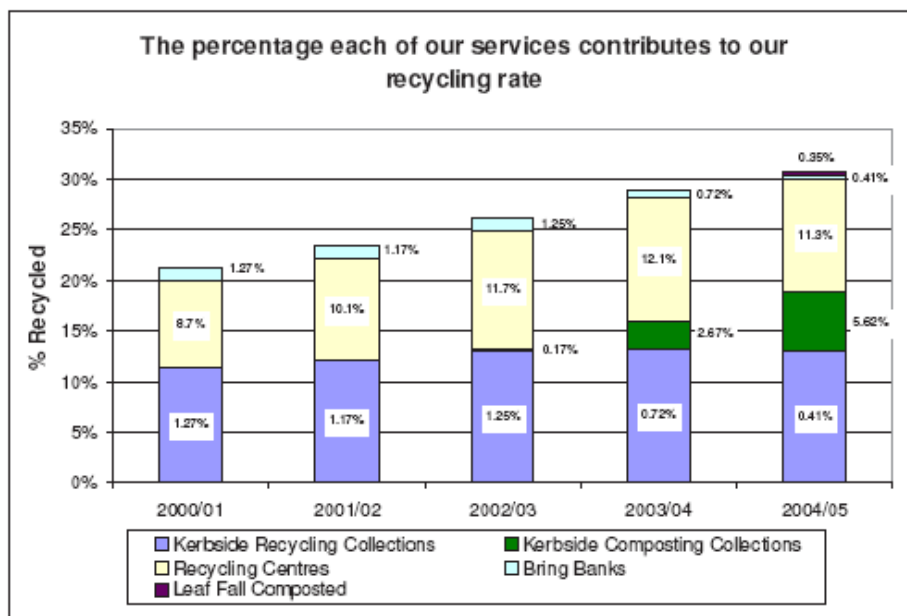
3.10.3 We are one of the top recycling authorities within the country, recycling 37% of our household waste in 2005/06 which exceeded the statutory target of 25% by 2005 and 30% by 2010, as well as our individual target set by DEFRA.

Table 20: Recycling in B&NES

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
Total Recycling (tonnes)	21,844	23,769	26,500	28,883	32,363	34,432

3.10.4 The recycling from the Kerbside Composting Collections is contributing significantly to the overall recycling rate since 2003.

Chart 9: The parentage each of our services contribute to our recycling rate



Source: TOWARDS ZERO WASTE 2020 A Waste Strategy for B&NES 2005 – 2010

Key issues and opportunities

Need to reduce waste generation

Reduce waste to landfill and increase recycling

- 3.10.5 There is a need to reduce waste generation and increase recycling in order to minimise waste disposal and reduce the use of energy and natural resources, and to reduce emission of the greenhouse gas methane (landfill is a major source of this gas).
- 3.10.6 The plans should promote waste management in accordance with the waste hierarchy.

Suggested Sustainability Objectives

Suggested Sustainability Objectives for Waste	The SA Framework (see page 67)
Ensure the development of sustainable and/or local energy sources and energy infrastructure	Objective 20
Reduce vulnerability to, and manage flood risk	Objective 21
Encourage careful and efficient use of natural resources	Objective 22
Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Objective 23

4. SEA/SA Framework and Appraisal Matrix

4.1 Developing the SA Framework (Task A4)

- 4.1.1 The SA framework provides a way in which sustainability effects can be described, analysed and compared. The process of undertaking a SA involves the identification of sustainability objectives which are used to measure and monitor the success of the DPDs.

4.2 Sustainability Objectives

- 4.2.1 The sustainability objectives are distinct from the objectives of the plans, though they may in some cases overlap with them.¹¹ The selection of objectives within the SA framework has come from the topic area reviews undertaken and a review of SA objectives used in other recently published SA reports in other areas of the country. *The Strategic Sustainability Appraisal for the Draft Regional Spatial Strategy for the South West 2006 – 2026 (March 2006)* was closely assessed since the DPDs will have to be in general conformity with this.
- 4.2.2 The RSS deals with long term development to 2026 of the whole of the South West region. It will set a regional framework about 'where things go', what the scale of development should be, and the links between development of the region and broad issues such as healthcare, education and culture.
- 4.2.3 The SA framework is shown in Table 21 overleaf. Many objectives were suggested through the document reviews and the SA workshops, but not all have been included. Some have been rationalised and others have been modified or omitted in order to ensure that the most relevant objectives have been included and the framework provides a relatively succinct and practical set of SA Objectives.
- 4.2.4 Table 21 can be used to assess the relative performance of each option and objective of the Core Strategy and Site Allocation DPD using positive, negative or neutral symbols. Possible mitigation measures will be proposed in Stage B. It should be noted that some of the sustainability objectives may not be feasible due to a lack of baseline data (therefore making monitoring difficult) and other objectives may be developed during the workshop and consultation stage.

4.3 The Internal Compatibility

- 4.3.1 There may be conflicts between objectives within the SA, and between objectives within the Core Strategy and Site Allocation DPD. The appraisal undertaken through the SA will aim to identify these conflicts and possible incompatibilities and will make clear recommendations for each case identified.

¹¹ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM Nov 2005)

Table 21 Sustainability Appraisal Matrix

SEA/SA Objectives		Plan Objectives and Options			
		1	2	3	4 etc
Objective 1	Improve accessibility to community facilities and local services				
Objective 2	Improve the health and well-being of all communities				
Objective 3	Meet identified needs for sufficient and high quality housing				
Objective 4	Increase availability of affordable and specific needs housing				
Objective 5	Promote stronger and more cohesive communities				
Objective 6	Reduce anti-social behaviour, crime and the fear of crime				
Objective 7	Improve the availability and provision of training				
Objective 8	Ensure communities have access to a wide range of employment opportunities				
Objective 9	Enable local businesses to prosper				
Objective 10	Promote vibrant city, town, local and village centres				
Objective 11	Increase availability of local produce and materials				
Objective 12	Ensure everyone has access to high quality and affordable public transport and promote cycling and walking				
Objective 13	Reduce the need and desire to travel by car				
Objective 14	Protect and enhance local distinctiveness				
Objective 15	Protect and enhance the district's historic environment				
Objective 16	Encourage and protect habitats and biodiversity.				
Objective 17	Protect and enhance the district's cultural assets				
Objective 18	Reduce pollution and greenhouse gas emissions				
Objective 19	Encourage sustainable construction				
Objective 20	Ensure the development of sustainable and/or local energy sources and energy infrastructure				
Objective 21	Reduce vulnerability to, and manage flood risk				
Objective 22	Encourage careful and efficient use of natural resources				
Objective 23	Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				

Table 22 Some notes to assist SA Objectives

Sustainability Appraisal Objectives		Explanation of the detailed question (where not obvious)
Objective 1	Improve accessibility to community facilities and local services.	Accessibility: includes the provision of facilities and geographical accessibility. Community facilities: including educational establishments, libraries, GP surgeries, shops and art /leisure facilities.
Objective 2	Improve the health and well-being of all communities.	This objective includes the promotion of healthy exercise such as walking and cycling and the provision of Greenspace.
Objective 3	Meet identified needs for sufficient and high quality housing	Identified needs: according to RSS and other housing studies. High quality housing: measured against the government guidelines.
Objective 4	Increase availability of affordable and specific needs housing.	
Objective 5	Promote stronger and more cohesive communities.	Promoting a culture of respect and understanding between communities with a common sense of belonging.
Objective 6	Reduce anti-social behaviour, crime and the fear of crime.	
Objective 7	Improve the availability and provision of training.	
Objective 8	Ensure communities have access to a wide range of employment opportunities.	Range of employment opportunities: Building upon a diversity of employment sectors to provide jobs requiring a range of skills in the local area.
Objective 9	Enable local businesses to prosper.	Through provision of appropriate employment space, supporting an active labour market.
Objective 10	Promote vibrant city, town, local and village centres.	Centres with high footfall levels and engaged citizens, attracted by, for example, provision of required services.
Objective 11	Increase availability of local produce and materials.	Support the ability of local producers to compete in an international market Local as in: low in transportation miles or produced regionally
Objective 12	Ensure everyone has access to high quality and affordable public transport and promote cycling and walking.	High quality: frequency, compliant to accessibility standards and clean. Alter the car / cyclist / pedestrian priority relationship.
Objective 13	Reduce the need and desire to travel by car.	Good access to local services and employment, improve other modes of transport as feasible alternatives
Objective 14	Protect and enhance local distinctiveness.	Local distinctiveness: the character and appearance of rural and urban areas. (Landscape/townscape)
Objective 15	Protect and enhance the district's historic environment.	
Objective 16	Encourage and protect habitats and biodiversity.	Biodiversity: The number and variety of organisms found within our geographic region.
Objective 17	Protect and enhance the district's cultural assets.	
Objective 18	Reduce pollution and greenhouse gas emissions.	Pollution: contamination of air, water or soil by substances harmful to living organisms, light from built up areas emitted into the atmosphere at night, continuous noise loud enough to be annoying or physically harmful and heat from hot water

		discharged into waterways and lakes from industrial buildings endangering aquatic life. Components of the atmosphere that contribute to the green house effect including water vapour, carbon dioxide, methane, nitrous oxide and ozone.
Objective 19	Encourage sustainable construction.	Including responsible siting and orientation of buildings, choice of materials, generation and handling of waste.
Objective 20	Ensure the development of sustainable and/or local energy sources and energy infrastructure.	
Objective 21	Reduce vulnerability to and manage flood risk	
Objective 22	Encourage careful and efficient use of natural resources	Natural resources; include land, water and minerals. Minimise consumption, collect and reuse water. By maintaining long term reserves of stone and encouraging the salvaging and recycling of local stones such as lias. Encourage re-use of existing buildings and adaptable architecture.
Objective 23	Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	

4.4 Interrelations between SEA Directive Issues and SA Objectives

- 4.4.1 The SEA Directive requires under Article 5 (1) and Annex 1 that the Environmental Report prepared as part of the Strategic Environmental Assessment is to include information on the likely significant effects on the environment.
- 4.4.2 In order to check that the SA will properly address these issues Table 23 assesses the extent to which the Sustainability Objectives relate to these factors. In each case a number of SA objectives relate to each SEA Directive issue.

Table 23: Interrelationship between SEA Directives and SA Objectives

SEA Directive issues	SA objective
Biodiversity	Objective 14,16,18,21,22
Population	Objective 1, 2, 5
Human Health	Objective 1, 2, 5, 12, 17, 18
Fauna	Objective 16, 18, 21,22
Flora	Objective 16, 18, 21, 22
Soil	Objective 22
Water	Objective 19, 21, 22
Air	Objective 12, 13, 18, 19, 20, 22
Climatic Factor	Objective 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23
Material Assets	Objective 1, 3, 4, 8
Cultural heritage	Objective 14, 15, 17
Landscape	Objective 14, 15

5. Consultation (Task A5)

- 5.1.1 The scoping report has been submitted to the consultation bodies with environmental responsibilities. Consultation bodies are;
- English Heritage
 - Environment Agency
 - Natural England (formerly Countryside Agency and English Nature)
- 5.1.2 Other stakeholders likely to have an interest in the Sustainability Appraisal of the Local Development Framework are also consulted. These stakeholders include;
- Government Office for the South West
 - Bath & North East Somerset Primary Care Trust
 - Bath Chamber of Commerce
 - Bristol Water
 - Highways Agency
 - South West of England RDA (West of England)
 - South West Regional Assembly
 - Wessex Water
 - West of England Partnership
- 5.1.3 Further and wider consultation with stakeholders will take place when the draft Sustainability Appraisal Report is made available with the draft Development Plan Documents.
- 5.1.4 The Consultation was carried out for 5 weeks from 28th June to 2nd August 2007.
- Contact:
 E mail: planning_policy@bathnes.gov.uk
 Planning Policy, Planning Services
 Bath & North East Somerset Council
 Trimbridge House, Trim Street,
 Bath BA1 2DP
- 5.1.5 If you have any questions or would like clarification on any aspect of the report, please contact Kaoru Jacques on 01225-477288 or e-mail to kaoru_jacques@bathnes.gov.uk.

Consultation Questions asked

Question 1	Are there any other plans or programmes relevant to the DPDs and SA that have not been included within this review?
Question 2	Is the baseline data appropriate to the DPDs and SA?
Question 3	Is there any other relevant baseline data?
Question 4	Are there any inaccuracies or anomalies in the data?
Question 5	Do you agree that these are the key issues for the SA of the DPDs?
Question 6	Do you have any comments about the SA Objectives?
Question 7	Do you have any comments about the proposed timetable?
Question 8	Do you have any comments about the proposed structure of the SA report?

6. The next steps

6.1 The next stages of the SA

- 6.1.1 Once any amendments have been made to the scope of the sustainability appraisal in the light of any comments received, work will commence on Stages B, C and D of the appraisal process.

Table 24:

SA Stage	Tasks	Proposed Timetable	
		Core Strategy	Site Allocations DPD
Stage A Evidence gathering	Consultation on Scoping Report	June 2007	June 2007
Stage B Developing and refining options and assessing effects	B1: Testing the DPDs' objectives against the SA framework B2: Developing the DPDs' options B3: Predicting the effects the DPDs B4: Evaluating the effects of the DPDs B5: Considering ways of mitigating adverse effects and maximising beneficial effects. B6: Proposing measures to monitor the significant effects of implementing the DPDs	Oct 2007 -	Feb 2008 -
Stage C: Preparing the Sustainability Appraisal Report	C1: Preparing the SA Report.	April 2008	Sep 2008
Stage D: Consulting on the preferred options of the DPD and SA Report	D1: Public participation on the draft DPD and the SA Report. D2: Assessing significant changes D3: Making decisions and providing information	June-July 2008	Nov – Dec 2008
State E Monitoring the significant effects of implementing the DPDs	Adoption	July 2010	March 2011

7. Proposed Structure of the SEA/SA Report

7.1 Proposed Structure

7.1.1 The table below suggests a structure for the SEA/SA report in accordance with relevant guidance.

Table 25

Structure of report	Information to include
1. Summary and outcomes	1.1 Non-technical summary 1.2 Outcome Statement 1.3 How to comment on the report
2. Background	2.1 Purpose of the SA and the SA Report 2.2 Plan objectives and outline of contents 2.3 Compliance with the SEA Directive/Regulations
3. Appraisal Methodology	3.1 Approach adopted to the SA 3.2 Undertaking and Consulting on the SA 3.3 Difficulties encountered in compiling information or carrying out the assessment
4. Sustainability objectives, baseline and context	4.1 Links to other strategies, plans and programmes and sustainability objectives 4.2 The baseline characteristics 4.3 Difficulties in collecting baseline data 4.4 The SA Framework 4.5 How were the SA objectives developed
5. Draft DPDs' issues and options	5.1 Main strategic options considered and how they were identified 5.2 Comparison of the sustainability effects of the options 5.3 How sustainability issues were considered in choosing the preferred option 5.4 Other options considered and why these were rejected 5.5 Proposed mitigation measures
6. Draft DPDs' objectives	6.1 significant sustainability effects of the preferred objectives 6.2 How sustainability problems were considered in developing the plan objectives 6.3 Proposed mitigation measures 6.4 Uncertainties and risks
7. Implementation	7.1 Links to other tier of plans and programmes and the project level 7.2 Proposals for monitoring 7.3 Next Steps
8. Conclusions	