

Bath and North East Somerset Core Strategy

Sustainability Appraisal Report

Annex L:

Locational alternative appraisal matrices

Stage 1 District-wide locational sequence assessments

Stage 2 Bath environ assessments
Keynsham environ assessments
South East Bristol assessments

Stage 3 Site specific assessments

Stage 4 Growth level assessments

**Bath and North East Somerset Core Strategy
Sustainability Appraisal Report Annex L:**

Locational alternative appraisal Matrices

Stage 1 District-wide locational sequence assessments

Broad locational options assessed

- Option 1 Urban extensions to Bath
- Option 2 Urban extensions to Keynsham
- Option 3 Urban extensions to South East Bristol
- Option 4 Urban extensions to Midsomer Norton and Radstock
- Option 5 Large expansions to rural villages
- Option 6 Identify a land for a new town
- Option 7 No urban extensions

Significance criteria

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

Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone Help development viability and deliverability	++	Identification of specific areas for residential development around Bath would help meet identified needs for Bath where the district's major economic activity is planned and to allow the workforce to live closer to where they work. The city is already a significant importer of labour with around a net 12,000 people in-commute every day to work. Greenfield development is likely to be more viable compared to brownfield therefore it could provide more certainty for the delivery of affordable housing and could enable steady housing delivery alongside the key regeneration areas. The need for affordable housing is greatest in Bath. Development viability in parts of Bath is high offering a good opportunity to secure high levels of affordable housing.	++	Keynsham is well located between Bath and Bristol accessible by public transport. Identification of specific areas in Keynsham would help meet the needs for Keynsham and Bath as well as Bristol allowing people to live closer to where they work. Greenfield development is likely to be more viable compared to brownfield, therefore more certainty for the delivery of affordable housing and could enable steady housing delivery alongside the key regeneration areas.	+	Whilst residential development in the south east of Bristol would help meet identified needs at the sub-regional level and allow the workforce to live closer to Bristol, the sub-regional centre, this location is not so well placed to meet the housing needs of the District's key economic centre of Bath. Greenfield development is likely to be more viable compared to brownfield therefore could provide more certainty for the delivery of affordable housing and could enable steady housing delivery alongside the key regeneration areas.	+	Identification of specific areas in the Somer Valley helps to meet the needs for the Somer Valley and the needs of the wider district. Greenfield development is likely to be more viable compared to brownfield therefore could provide more certainty for the delivery of affordable housing and could enable steady housing delivery alongside the key regeneration areas. Viability in this area constrains the level of affordable housing that can be achieved	+	Identification of specific areas in rural villages helps to meet the needs for the needs of the wider district. However, in order to take strategic levels of development, significant investment is required to improve infrastructure, facilities and self-containment. it is likely that high reliance on car will continue	++	Identification of a new settlement would help meet the needs for the district. Greenfield development is likely to be more viable compared to brownfield therefore could provide more certainty for the delivery of affordable housing and could enable steady housing delivery alongside the key regeneration areas.	--	Major negative impact not meeting district needs including affordable housing. Mitigation: Seek housing provision outside the district. Early review of the Plan.
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	+/?	There are good opportunities to integrate new development with existing communities although some areas are likely to be physically separated from existing communities. Mitigation: Careful linkages to existing communities and creating social infrastructure to support stronger and cohesive communities through masterplanning.	+/?	There are good opportunities to integrate new development with existing communities although some areas are likely to be physically separated from existing communities. Mitigation: Careful linkages to existing communities, masterplanning to support stronger and more cohesive communities.	+/?	Some areas are likely to be physically separated from existing communities. A high level of new development will impact significantly on the small community at Whitchurch Mitigation: Careful linkages to existing communities, masterplanning to support stronger and more cohesive communities. The development should be closely coordinated to avoid undermining regeneration at south Bristol.	+/?	Large scale development will be difficult to integrate in the smaller towns in this area. Some areas are likely to be physically separated from existing communities. Mitigation: Careful linkages to existing communities, masterplanning to support stronger and more cohesive communities.	-	Major development at rural villages likely change the character of communities. Mitigation: Some areas are likely to be physically separated from existing communities. Careful linkages to existing communities, masterplanning to support stronger and more cohesive communities.	+/?	The location is likely to be physically separated from existing communities. Mitigation: Careful linkages to existing communities, masterplanning to support stronger and more cohesive communities..	+	Although it is a generalisation, the integration of new developments with existing communities through the redevelopment of relatively smaller urban brownfield sites is generally easier to integrate than new communities in urban extensions with nearby existing communities.
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning.	0	Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning.	0	Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning.	0	Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning	0	Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning	0	Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning	0	Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning

Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	++	Good access to training facilities in Bath. Potential for on-site facilities improving accessibility to new and existing communities.	++	Due to its location on the A4 corridor, it's accessible to various training facilities in Bath and Bristol. Potential for on-site facilities improving accessibility to new and existing communities.	++	Good access to training facilities in Bristol. Potential for on-site facilities improving accessibility to new and existing communities.	+	Norton Radstock College offers a good range of courses. The strategic levels of development with appropriate on-site facilities will improve accessibility for new as well as existing communities.	-	The strategic levels of development with appropriate on-site facilities will improve accessibility for new as well as existing communities. Mitigation: Careful linkages to existing training facilities and consider on-site provision.	?	The location is likely to be physically separated from existing training facilities. Mitigation: Careful linkages to existing training facilities and consider on-site provision.	+	Focusing development on urban areas presents opportunities for walking and cycling to existing facilities.
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid Reduce poverty and income inequality Provide a diverse range of employment opportunities in a variety of sectors	++	Development at Bath will be well located to a range of existing and future employment opportunities. Bath is a sub-regional growth centre and contains one of the West of England Enterprise Areas. Residential development at Bath will meet the greater demand for housing at the City. eg there are already a net 12k in-commuters into bath everyday. There are also good public transport links to Bristol for a range of employment opportunities. Good access to Bath and Bristol means that residents should have access to a wide range of work opportunities. This should have a positive effect on reducing poverty and income inequality. In theory the location could provide some space for employment land. Construction of more housing will create jobs in the short term.	++	Relatively good access to Bath and Bristol means that residents should have access to a wide range of work opportunities. It could improve the employment offer in Keynsham too. This should have a positive effect on reducing poverty and income inequality. In theory the location could provide some space for employment land. Construction of more housing will create jobs in the short term. Keynsham's location in proximity to both Bath & Bristol also makes it favourable location for new businesses, creating more employment opportunities.	+	Good access to Bristol means that residents should have access to a wide range of work opportunities. This should have a positive effect on reducing poverty and income inequality. In theory the location could provide some space for employment land. This would benefit new communities and existing communities in Bristol. Construction of more housing will create jobs in the short term.	+/-	New development contributes to the local economy creating opportunities for more jobs in general as well as in the construction sector in the short term. However, due to low and diminishing availability of jobs, and the difficulties in attracting new employment it is likely to increase out commuting. Without significant investment to create jobs, it would have a negative impact. Mitigation: Careful linkages to existing employment opportunities including use of sustainable modes of travel and consider on-site provision.	-/?	New development contributes to local rural economy, creating opportunities for more jobs in general as well as in the construction sector in the short term. However, due to low availability of jobs in rural villages, it is likely to increase out commuting. Without an adequate investment to create jobs and to improve public transport, it would have a negative impact. Mitigation: Careful linkages to existing employment opportunities including use of sustainable modes of travel and consider on-site provision.	-/?	New development contributes to local economy creating opportunities for more jobs in general as well as in the construction sector in the short term. However, the location will most likely be isolated from existing employment centres and will increase out commuting. Without an adequate investment to create jobs and to improve public transport, it would have a negative impact. Mitigation: Careful linkages to existing employment opportunities including use of sustainable modes of travel and consider on-site provision.	+/-	Focusing development on urban areas presents opportunities to access existing employment opportunities. The strategy directs jobs growth to the main settlements within the district, including in the Somer Valley addressing the local employment issues. Even though this option does not allow to meet the affordable housing need, it will still meet the overall market housing needs identified by the SHMA to provide 11,000 jobs However, this is based on the low migration scenario and does not meet the affordable housing needs and potentially negative impact on economic development. Mitigation Early review of the Plan.
Objective 8: Build a strong, competitive economy and enable local businesses to prosper*	Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness	++	New development in Bath will contribute to the vitality and viability of the city centre and to building a strong economy in Bath. Bath is a key centre within West of England and integral to the LEP economic growth strategy with the identification of an Enterprise Area. Building homes close to Bath, a major economic	++	Keynsham is well located between Bath and Bristol, accessible by public transport. It will contribute to wider economic growth in the district as well as at the sub-regional level. New development around Keynsham will also contribute to the vitality and viability	+	New development in south east of Bristol will contribute to the vitality and viability of Bristol city and contribute towards local centres, rather than directly contributing to economic development in the district. Building homes close to Bristol, a major sub-regional economic centre could contribute to reducing	+	New development will contribute to the local economy creating opportunities for more jobs in general. However, due to current availability of jobs, it is likely to increase out commuting. Without adequate investment to create jobs, it would have a negative impact. New development in this area will contribute to wider economic development in	+	It will contribute to wider economic growth in the district. However a significant investment is needed to improve sustainable modes of transport to commute to major employment centres.	+	It will contribute to wider economic growth in the district. However significant investment is needed to improve sustainable modes of transport to commute to major employment centres.	--	Not providing sufficient levels of housing, particularly for the workforce would hinder economic growth. This will have an impact on employment opportunities in the district. Mitigation Early review of the Plan.

	opportunities arising		centre could contribute to encouraging the use of sustainable modes of travel. It could also reduce commuting time and fuel cost.		of Keynsham creating a stronger business centre and increasing self-containment.		carbon emissions by encouraging the use of sustainable modes of travel. It could also reduce commuting time and fuel cost.		the district. However, significant investment is needed to create more jobs in the SV and improve sustainable modes of transport for commuting to major employment centres.							
	Contribute to the vitality and viability of town centres.															
	Support a prosperous rural economy															
Objective 9: Increase availability of local produce and materials	Meet needs locally	-	In principle, greenfield development leads to loss of agricultural land, therefore all are scored negatively.	-	In principle, greenfield development leads to loss of agricultural land, therefore all are scored negatively.	-	In principle, greenfield development leads to loss of agricultural land, therefore all are scored negatively.	-	In principle, greenfield development leads to loss of agricultural land, therefore all are scored negatively.	-	In principle, greenfield development leads to loss of agricultural land, therefore all are scored negatively.	-	In principle, greenfield development leads to loss of agricultural land, therefore all are scored negatively.	0	Neutral impact.	
	Support local food producers															
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive	++	Development around Bath has a major positive contribution due to accessibility of public transport including the Great Western main railway line. Careful linkages need to be considered to encourage walking and cycling through masterplanning. Travel within the city is sustainable with a relatively high proportion of travel being by sustainable modes of transport. There is a programme of significant investment in public transport in Bath	++	Keynsham is well linked with a good public transport by rail but especially by bus to Bath and Bristol. Careful linkages need to be considered to encourage walking and cycling through masterplanning.	+	Development at the south east of Bristol has good accessibility to Bristol by public transport rather than to Bath or Keynsham. Careful linkages need to be considered to encourage walking and cycling through masterplanning.	+/?	Public transport links within the area and to other towns & settlements are not as good as in the north of the District. Recent investments in the Greenway has improved cycling opportunities between some of the towns Mitigation: Careful linkages need to be considered to encourage walking and cycling through masterplanning. Due consideration should be given to improve bus services.	-	Public transport links from the villages to larger urban areas is not as good as between larger urban areas. Some villages lie on public transport routes and fare better. Significant investment to improve public transport is needed if improvements are to be made and this cannot be assured. Mitigation: Careful linkages need to be considered to encourage walking and cycling through masterplanning. Due consideration should be given to improve bus services.	?	The location is likely to be physically separated from existing communities and employment centres. Significant investment to improve public transport is needed to avoid the needs for new major infrastructure. Mitigation: Careful linkages need to be considered to encourage walking and cycling through masterplanning. Due consideration should be given to provide adequate bus services.	+	The affordability of public transport is not an issue dealt with by the Core Strategy. It is addressed by the Joint Local Transport Plan (links between the Core Strategy and JLTP are made in the objective). Focusing development on urban areas presents opportunities to access existing services and facilities by sustainable mode of travel.	
	Promote sustainable transport to reduce the need for major transport infrastructure															
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	++	Providing homes within and adjoining the city where a range of employment, services and facilities are available can will maximise use of public transport and encourage cycling and walking, contributing to reducing the need and desire to travel by car.	++	Keynsham performs well as it is located between Bath and Bristol with good public transport and cycle network reducing the need to travel by car.	+	Providing homes near Bristol where a range of employment, services and facilities are available will maximise use of public transport and encourage cycling and walking, reducing the need and desire to travel by car.	+/-	There is a significant and increasing imbalance between jobs and homes in this area which has resulted in a high proportion of out-commuting for work. The opportunities for job generation are more difficult here than in the north of the District and so significant levels of new housing is likely to exacerbate this imbalance and worsen out-commuting. This area is not well located. Some level of development will help enhance services and facilities offered by Midsomer Norton and Radstock town centres accessible by sustainable modes of transport. Therefore there is potential to reduce the need to travel,	-	Strategic levels of new development could offer some services and facilities on site reducing the need to travel, however it is likely that people will travel to Bath or other centres for jobs, key services and facilities. Mitigation: Due consideration should be given to improve bus services. Improve broadband to facilitate homeworking	-	A new town in an isolated location is likely to lead to an increase in the need and desire to travel by car. Mitigation: Due consideration should be given to provide adequate bus services.	0	By directing new development to existing main settlements, the strategy should encourage walking and cycling by locating new jobs and housing close to existing workforces, facilities and services.	

								however in general, it will increase the need to travel to Bath, Bristol or other centres for employment and other services. Mitigation: Due consideration should be given to improve bus services.							
Objective 12: Protect and enhance local distinctiveness	<p>Protect and enhance landscape and townscape</p> <p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed.</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>	--	<p>The location is highly sensitive. Development could have a major negative impact on the quality and character of the landscape and would be difficult to mitigate because of the openness and distinctive characteristics of the landscape around Bath. Development would be beyond the clearly defined edge of the city and this would result in the urbanisation of the landscape setting of the World Heritage Site.</p> <p>The development could have a major negative impact on the Cotswold AONB including its natural beauty, tranquillity, and distinctive character.</p> <p>The development is within the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl, preserving the setting and special character of Bath and in safeguarding the countryside from encroachment.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	-	<p>The location is of moderate sensitivity. Development could result in the extension of the urban area into the distinctive river valleys around the edges of Keynsham which is likely to have minor negative impact.</p> <p>The effect on views from the Cotswold AONB would be minor because any new development would be seen in the context of existing development.</p> <p>The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	-	<p>The location is of moderate sensitivity. Development could result in the extension of the urban area into the distinctive tributary valleys of the River Avon and the Chew valley and affect the distinctive character of the existing villages. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	-/?	<p>The location is of moderate sensitivity. Development could result in intrusion into the distinctive green hillsides around the existing developed areas and could have a negative impact on the distinctive character of the villages, towns and open landscape.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	-/?	<p>It depends on the location, however development is likely to be of high or moderate sensitivity.</p> <p>Development could result in intrusion into the distinctive open countryside around the existing developed areas and could have a negative impact on the distinctive character of the villages and on the Mendips and Cotswold Areas of Outstanding Natural Beauty.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	-/?	<p>It depends on the location, however development is likely to be of high or moderate sensitivity.</p> <p>Development could result in intrusion into the distinctive open countryside around the existing developed areas and could have a negative impact on the distinctive character of the villages and on the Mendips and Cotswold Areas of Outstanding Natural Beauty.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	+	By prioritising brownfield development over Greenfield development, the spatial strategy will encourage the regeneration of brownfield sites and reduce the need to develop areas which are potentially harmful to the landscape quality and character.

<p>Objective 13: Protect and enhance the district's historic, environmental and cultural assets</p>	<p>Maintain and enhance cultural and historical assets</p>	<p>--</p>	<p>The location is highly sensitive. Development could have a major negative impact on the historic environment including the World Heritage Site and its setting, scheduled ancient monuments, conservation areas and their settings, listed buildings and their settings, other local heritage assets and their setting and the remains of known Iron Age and Roman occupation.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	<p>--</p>	<p>The location is of moderate sensitivity.</p> <p>Provided care is taken to avoid impact on the conservation areas of Queen Charlton and Keynsham and avoiding other heritage assets development is unlikely to result in a significant negative impact.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	<p>-</p>	<p>--</p>	<p>Parts of the area are highly sensitive associated with the Maes Knoll and Wansdyke Scheduled Ancient Monuments, the Queen Charlton Conservation Area and a number of listed buildings. Elsewhere the location is moderately sensitive. The development could have a negative impact if these heritage assets or their setting are significantly affected.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	<p>-/?</p>	<p>It depends on the location.</p> <p>Some areas are highly sensitive associated with Scheduled Ancient Monuments, Conservation Areas and a number of historic parks and listed buildings. The development could have a negative impact if these heritage assets or their settings are significantly affected.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	<p>-/?</p>	<p>It depends on the location.</p> <p>Some areas are highly sensitive associated with Scheduled Ancient Monuments, Conservation Areas and a number of historic parks and listed buildings. The development could have a negative impact if these heritage assets or their setting are significantly affected.</p> <p>Mitigation: Further assessments required to identify the areas with potential mitigation.</p>	<p>0</p> <p>By prioritising brownfield development over Greenfield development, the spatial strategy will encourage the regeneration of brownfield sites and reduce the need to develop areas which are potentially harmful to the historic environment.</p>
<p>Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed.</p>	<p>--</p>	<p>The location is particularly ecologically sensitive. Its consists mainly of agricultural land, including areas of priority habitat in close proximity to a SAC, and major areas within Strategic Nature Areas. Some land has specific protection being designated as (or close to) SAC; SSSI; SNCI; RIGS. Some areas were subject to HRA screening, however, but further screening is necessary.</p> <p>Mitigation Further screening is necessary Constrain the level of development and number and the size of urban extensions.</p>	<p>--</p>	<p>The location mainly consists of agricultural fields, within a major transport corridor. Some land has protection or is close to protected ecological sites such as SNCI; RIG and LNR, and some areas include or are adjacent to priority habitats. Land in the north west includes part of a strategic nature area. The location is 6.5km from Avon Gorge SAC and 8 km from the west of the Bath & Bradford on Avon SAC 5km sustenance zone. The area was subject to some HRA screening and no issues were identified.</p> <p>Mitigation Constrain the level of development and number and the size of urban extensions. Further screening is necessary</p>	<p>-</p>	<p>--</p>	<p>The location is ecologically sensitive. It consists mainly of agricultural land, including some areas within 4km of SAC sites. Some land has specific protection being designated as (or close to) SAC;SSSI; SNCI; RIGS.The location also includes some priority habitat. And land within a Strategic Nature Areas. Some land has specific protection being designated as (or close to) SAC;SSSI; SNCI; RIGS. Some areas were subject to HRA screening, Some further may be necessary.</p> <p>Mitigation Constrain the level of development and number and the size of urban extensions. Further screening is necessary</p>	<p>-/?</p>	<p>It depends on the location.</p> <p>Mitigation Constrain the level of development and number and the size of urban extensions. Further screening is necessary</p>	<p>-/?</p>	<p>It depends on the location.</p> <p>Mitigation Further screening is necessary</p> <p>It depends on the location and nature of brown field site. Some brownfield sites support important habitat and species.</p> <p>Mitigation Further screening is necessary</p>	

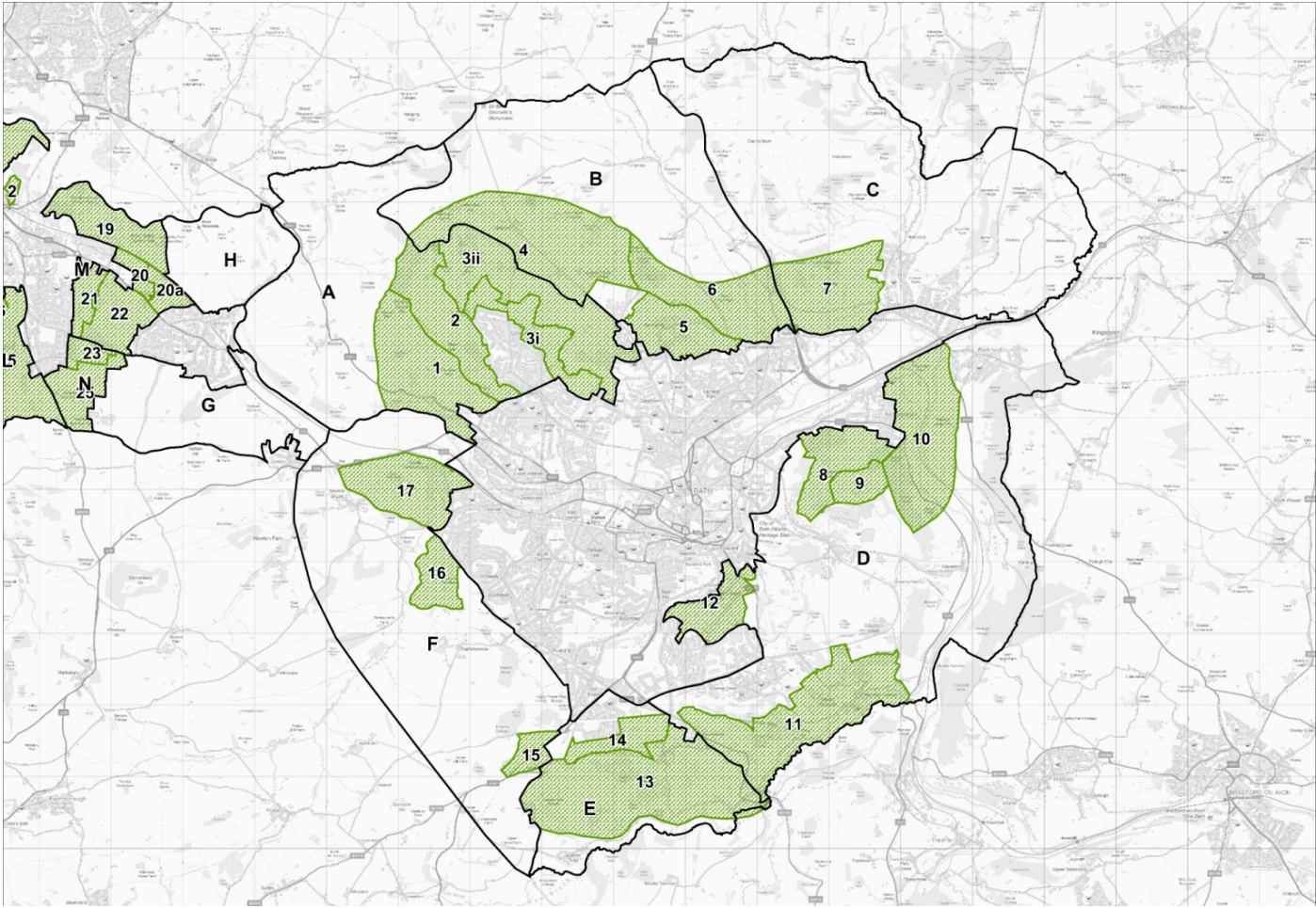
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	--	The location may cause pressure on the A4/A36 due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. any development has the potential to cause water pollution and land contamination. Mitigation: Modern sustainable construction practice should be applied to minimise the impact.	--	The location may cause pressure on the A4 due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. any development has the potential to cause water pollution and land contamination. Mitigation: Modern sustainable construction practice should be applied to minimise the impact.	--	The location may cause pressure on the key transport network due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. any development has the potential to cause water pollution and land contamination. Mitigation: Modern sustainable construction practice should be applied to minimise the impact.	--	The location may cause pressure on the key transport network due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. any development has the potential to cause water pollution and land contamination. Mitigation: Modern sustainable construction practice should be applied to minimise the impact.	--	Large scale development in the rural environment has the potential to cause noise, water pollution and land contamination. The prominence of the location could also lead to light pollution. Mitigation: Modern sustainable construction practice should be applied to minimise the impact.	--	Large scale development in the rural environment likely has the potential to cause noise, water pollution and land contamination. The prominence of the location could also lead to light pollution. Mitigation: Modern sustainable construction practice should be applied to minimise the impact.	0	By directing development into existing areas, to brownfield sites, the spatial strategy will maximise opportunities for new residents to access work, education, facilities and service via walking, cycling and public transport, minimising the impact to achieve this objective.
Objective 16: Encourage sustainable construction	Development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals	+	All new development within the district will need to adhere to council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution	+	All development within the district will need to adhere to council's planning policies related to sustainable design and construction. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective	+	All development within the district will need to adhere to council's planning policies related to sustainable design and construction. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective.	+	All development within the district will need to adhere to council's planning policies related to sustainable design and construction. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective	+	All development within the district will need to adhere to council's planning policies related to sustainable design and construction. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective.	+	All development within the district will need to adhere to council's planning policies related to sustainable design and construction. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective.	+	All development within the district will need to adhere to council's planning policies related to sustainable design and construction. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective	+	All development within the district will need to adhere to council's planning policies related to sustainable design and construction. The redevelopment of brownfield sites could potentially have less opportunity for decentralised renewable energy/local carbon design compared with large scale urban extensions.
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of)	Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	Apart from some areas along the river and tributaries, the majority of the land around Bath is Flood Zone 1 and passes the sequential test. It provides flexibility to respond to	0	Apart from some areas along the river and tributaries, the majority of the land at west, South and East of Keynsham is Flood Zone 1 and passes the sequential test. It	0	Apart from some areas along the river and tributaries such as the north par of Hicks Gate, the majority of the land south east Bristol is Flood Zone 1 and passes the sequential test. It	0	Apart from some areas along the river and tributaries, the majority of the green field land is Flood Zone 1 and passes the sequential test. It provides flexibility to respond to potential brownfield	0/?	It depends on the location. Mitigation The risk based sequential approach should be taken to select development areas.	0/?	It depends on the location. Mitigation The risk based sequential approach should be taken to select development areas.	0/?	Some areas along the river and tributaries are at the risk of flooding, particularly regeneration areas in Bath. New development must be safe without increasing risk elsewhere.

climate change)	Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)		potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Sustainable drainage and climate change adaptation measures should be considered through masterplanning.		sequential test. It provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Sustainable drainage and climate change adaptation measures should be considered through masterplanning.		provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Sustainable drainage and climate change adaptation measures should be considered through masterplanning.		delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Sustainable drainage and climate change adaptation measures should be considered through masterplanning.					Mitigation: The risk based sequential approach should be taken. Ensure appropriate defence and mitigation measures are implemented as part of development.	
Objective 19: Encourage careful and efficient use of natural resources	Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals	-	The location introduces development to green fields so cannot be considered as conserving land. It is likely to increase water demand and use of natural resources in construction. Mitigation: Careful management is needed for the use of natural resources. Any development of green field sites should be of the highest quality design and construction to the maximum standards technically possible to ensure that best use is made of this land.	-	The location introduces development to green fields so cannot be considered as conserving land. It is likely to increase water demand and use of natural resources in construction. Mitigation: Careful management is needed to for the use of natural resources.	-	The location introduces development to green fields so cannot be considered as conserving land. It is likely to increase water demand and use of natural resources in construction. Mitigation: Careful management is needed to for the use of natural resources.	-	The location introduces development to green fields so cannot be considered as conserving land. It is likely to increase water demand and use of natural resources in construction. Mitigation: Careful management is needed to for the use of natural resources.	-	The location introduces development onto green field so cannot be considered as conserving land. It is likely to increase water demand and use of natural resources in construction. Mitigation: Careful management is needed to for the use of natural resources.	-	The location introduces development onto green fields so cannot be considered as conserving land. It is likely to increase water demand and use of natural resources in construction. Mitigation: Careful management is needed to for the use of natural resources.	0	It prioritises the redevelopment of brownfield land ahead of Greenfield land which supports the conservation and wise use of land.
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	+	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time.	+	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time.	+	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time.	+/-	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. However, the Somer Valley is not located strategically in terms of highways network so a potential increase in waste mileage may result. Mitigation Due consideration should be given to the location of waste facilities sites.	+/-	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. However, rural villages are not located strategically in terms of highways network so a potential increase in waste mileage may result. Mitigation Due consideration should be given to the location of waste facilities sites.	+/-	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. Depending on the location, it potentially increases waste mileage. Mitigation Due consideration should be given to the location of waste facilities sites.	0	All new development within the district will need to adhere to policies in the LDF related to waste management.

Summary conclusion:

Option 1 Bath performs best in achieving SA objectives, then option 2 Keynsham. Even though the development at the South East of Bristol is more closely linked to Bristol, Option 3 also performs well in the wider context. Option 4 urban extensions to Midsomer North and Option 5 rural village expansions show more negative impacts and are unlikely to be able to accommodate the strategic levels of development. However small scale development will help to meet local need and provide some flexibility to the Plan. Option 6, creating a new settlement could contribute well, however, it depends on the location. Option 7 (without new greenfield development sites) performs best in the natural and historic environmental objectives, however, it does not meet the identified housing needs which cannot be mitigated. Therefore it is recommended that further assessment is carried out for Bath, Keynsham and SE Bristol to identify the broad location of new development through Stage 2 assessment.

Locational alternative appraisal Matrices
Stage 2 Bath environ assessments



Location of land cells

LOCATION OF LAND CELL	Sub Area i	
Land Cell A Situated to the north west of Bath between the government offices/ Lansdown racecourse and the River Avon	Area 1	Kelston Slopes
	Area 2	Weston Slopes (South)
	Area 3i & 3 ii	Weston Slopes (North)
Land Cell B Situated north of Bath, between the Government offices and village of Upper Swainswick.	Area 4	Landsown Plateau MOD Endsleigh
	Area 5	Charlcombe Valley
	Area 6	Lam Brook Valley
Land Cell C Situated to the north east of Bath and incorporates Solsbury Hill Fort and Northend.	Area 7	Little Solsbury Hill
Land Cell D* Located to the east of Bath and incorporates the University Campus. The River Avon runs along the eastern edge following its southward turn.	Area 8	Bathhampton (Upper Slopes
	Area 9	Bathhampton Down
	Area 10	River Avon Valley
	Area 11	The Midford Way
	Area 12	Perrymead
Land Cell E Situated to the south of Bath and incorporates the villages of Southstoke and Combe Hay	Area 13	Cam Valley
	Area 14	Odd Down
Land Cell F Situated southwest of Bath and incorporates the villages of Newton St. Loe and Englishcombe	Area 15	Odd Down
	Area 16	Haycombe
	Area 17	West of Twerton

Significance criteria: Unless otherwise stated, the effects are over the short, medium and long term.

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

SEA/SA Objectives	Detailed questions: Does the policy/ proposal ---	Score	Commentary
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably	++	<p>In general, strategic levels of development with appropriate on-site facilities (such as primary schools and open space) in all cells can potentially contribute towards improving access to community facilities in adjacent areas.</p> <p>Cell A Secondary Schools: Broadly, the area close to the city boundary benefits from its proximity to Oldfield School, Kingswood School and Royal High School. St Marks School is not in close proximity. Retail and other services: good access to Weston and city centre.</p>
	Increase access to and participation in community and cultural facilities and activities	++	<p>Cell B Broadly, the area close to the city boundary benefits from its proximity to St Marks School, Kingswood School and Royal High School. The City of Bath College would cater for post 16 education. Retail other services: access to Larkhall or city centre.</p>
		++	<p>Area 4 (The MoD Ensleigh site)The Vision in the MoD Concept Statement states that ‘Given the size of the MoD site, its peripheral location and the lack of existing facilities, the aim of delivering a sustainable place requires a keen sense of the additional opportunities that might be in the areas adjacent to the site. This is essential in order to secure a development capacity that can support the related infrastructure and facilities required to deliver a more sustainable community and lifestyle.’</p>
		+	<p>Cell C This area is less well located with regard to accessibility to a secondary school. Demand in Batheaston is likely to be met at St. Marks CE Secondary School. The City of Bath College would cater for post 16 education. Retail and other services: access to Morrisons. Batheaston local centre or city centre.</p>
		+	<p>Cell D Some parts have good access to Ralph Allen School and Monkton Combe School. To the north west is King Edwards School. Retail other services: access to Morrisons, Bathampton and Combe Down local centres and city centre.</p>
		+	<p>Cell E The area has good access to St Gregory’s Catholic School, Ralph Allen School and Culverhay Secondary School. Retail: access to Tesco, Combe Down local centre or city centre.</p>

		+	<p>Cell F The area has good access to Culverhay Secondary School, St Gregory’s Catholic School and Ralph Allen School and Oldfield School, Retail and other services: access to Southdown local centre or city centre.</p>
<p>Objective 2: Improve the health and well-being of all communities</p>	<p>Improve Health Reduce Health inequalities</p>		<p>In general, development adjacent to the existing city boundary will benefit from health facilities such as RUH, Walk-in Centres and GPs as well as other services such leisure/fitness centres.</p>
	<p>Promote healthy lifestyles, especially routine daily exercise</p>	<p>++ ++ + + + +</p>	<p>Strategic level of development with appropriate level of on-site facilities (such as GPs and open space) in all cells can potentially contribute towards improving access to community facilities in adjacent areas as well as connecting existing areas to the countryside by linking or improving public footpath and cycle network.</p> <p>Cell A Good access to the Royal United Hospital, particularly by public transport, foot and bike for those without access to a car. Good access to Weston and Newbridge GP surgery. It is well located to access countryside and Bath city centre to encourage walking and cycling.</p> <p>Cell B Good access to the Royal United Hospital, particularly by public transport, foot and bike for those without access to a car. Closest GP surgeries are St James Surgery or Grosvenor Place Surgery. It is well located to access countryside and Bath city centre to encourage walking and cycling.</p> <p>Cell C Good access to the Royal United Hospital, particularly by public transport for those without access to a car. Closest GP surgery is Batheaston Medical Centre. It is well located to access countryside and Bath city centre to encourage walking and cycling, particularly newly proposed national cycle network joining the River Avon Trail at Bathampton.</p> <p>Cell D Good access to the Royal United Hospital, particularly by public transport. Good access to the Pulteney Practice, Combe Down and Widcombe Surgeries. It is well located to access countryside, the river Avon Trail and the national cycle network.</p> <p>Cell E Good access to the Royal United Hospital, particularly by public transport. The closest GP surgery is Combe Down surgery. It is well located to access countryside and Bath city centre to encourage walking and cycling.</p> <p>Cell F Good access to the Royal United Hospital, particularly by public transport, foot and bike those for without access</p>

			to a car. Area 14 is located close to the Odd Down Park and Ride. Good access to Rush Hill and Weston Surgeries. It is well located to access countryside, River Avon and Bath city centre to encourage walking and cycling.
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone Help development viability and deliverability	++	<p>Identification of specific areas for residential development in Bath would help to meet identified needs for Bath where major economic activity is planned.</p> <p>Greenfield development is likely to be more viable compared to brownfield therefore it could provide more certainty for the delivery of affordable housing and could enable steady housing delivery alongside the key regeneration areas.</p> <p>Cells A – F All perform equally well and present opportunities to address existing housing needs including affordable housing responding to the Strategic Housing Market Assessment.</p>
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	++ ++ + +/- +/- +/-	<p>Cell A The location is close to Weston and Newbridge communities. It could have a positive effect if the location contributes to improving community facilities in these adjacent communities. Careful consideration is required through masterplanning. Development close to the existing settlement boundary particularly Area 3 may be integrated well to the existing communities.</p> <p>Cell B Area 4 The MoD Enleigh site is located Area 4 (SHLAA Lans 5). The MoD concept statement refers to the potential benefit of creating a more sustainable community and lifestyle by including the area adjacent to the site. This will secure a development capacity that can support the provision of related infrastructure and facilities.</p> <p>Areas 5 and 6 The southern part is close to the Fairfield Park and Larkhall communities. It could have a positive effect if the location contributes to improving community facilities in these adjacent communities.</p> <p>Cell C Apart from the area close to Batheaston, the location is likely to be physically separated from existing communities.</p> <p>Cell D It could have a positive effect if the location contributes to improving community facilities in the adjacent communities, particularly in Bathwick, Widcombe and Combe Down.</p> <p>Cell E Apart from Area 14, the location is likely to be physically separated from existing communities.</p>

		+	<p>Area 14 The location is close to the communities in south Bath. It could have a positive effect if the development contributes to improving community facilities in these adjacent communities.</p>
		-	<p>Cell F The location is likely to be physically separated from existing communities and development is likely to be isolated.</p>
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning. Therefore a neutral performance is recorded for all Cells A – F .
Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	+	<p>In theory development at a strategic level could provide some space for employment land which could help to increase skills in the area. Also good access to Bath and Bristol means that residents should have access to a wide range of training opportunities.</p> <p>All cells perform well and present opportunities to contribute to this objective. However some areas are more closely located to key education / training facilities.</p> <p>Cells A Good access to Bath Spa University and RUH.</p> <p>Cells D Good access to Bath University.</p> <p>Cells F Good access to Bath Spa University.</p>
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid	Give everyone in the region access to satisfying work opportunities, paid or unpaid	++	<p>In theory development at a strategic level could provide some space for employment land which could help to create employment opportunities. Also good access to Bath and Bristol means that residents should have access to a wide range of job opportunities paid or unpaid. Construction of more housing will create jobs in the short term.</p> <p>All cells perform well and present opportunities to contribute to this objective.</p>
	Reduce poverty and income inequality		
	Provide a diverse range of employment opportunities in a		

	variety of sectors		
Objective 8: Build a strong, competitive economy and enable local businesses to prosper*	<p>Increase the circulation of wealth within the local authority area</p> <p>Reduce vulnerability of the economy to climate change and harness opportunities arising</p> <p>Contribute to the vitality and viability of town centres.</p> <p>Support a prosperous rural economy</p>	++	<p>Identification of specific areas for residential development in Bath would help to meet identified needs for Bath where the district's major economic activity is planned and to allow workforce to live close to where they work. This will have a major positive effect.</p> <p>Building homes close to Bath helps to reduce commuting time and encourage use of sustainable modes of travel to work which help reduce fuel cost.</p> <p>Construction of more housing will have a positive effect in the short term.</p>
Objective 9: Increase availability of local produce and materials	<p>Meet local needs locally</p> <p>Support local food producers</p>	-	<p>Cells A – F</p> <p>In principle, greenfield development leads to loss of agricultural land, therefore all Cells are scored negative.</p>
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<p>Make public transport, cycling and walking easier and more attractive</p> <p>Promote sustainable transport to reduce the need for major transport infrastructure</p>	<p>++</p> <p>++</p>	<p>In general, development adjacent to the Bath city boundary benefits from accessing the existing public transport network, such as bus services to Bath and Bristol as well as the Great Western Rail to more regional / national destinations. Also potential to link and improve the network of cycle paths and footpaths available in and around Bath, contributing to implementing the B&NES Green Infrastructure Strategy (GI).</p> <p>Cell A</p> <p>The southern extent of Cell A, in the Newbridge Area is in close proximity to the national cycle network (NCN4) and GI corridor (River Avon). Good access to Newbridge and Lansdown Park and Ride.</p> <p>Cell B</p> <p>Lansdown Park and Ride is located within Area 4. Potential to further improve the Park and Ride. Greater potential for infrastructure provision when considered with the MoD site.</p>

		++	<p>Cell C The southern extent of Cell C is in close proximity to GI corridor (River Avon) and National Cycle Network (NCN 48).</p> <p>++</p> <p>Cell D Good access to the national cycle network (NCN4)</p> <p>++</p> <p>Cell E Good access to the national cycle network (NCN24). Odd Down Park and Ride is located close to Cell E</p> <p>++</p> <p>Cell F Good access to the national cycle network (NCN24). Odd Down Park and Ride.</p>
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	++	Strategically, development adjacent to Bath city boundary will contribute to achieving this objective. Providing homes near the city centre where a range of employment, services and facilities are available will maximise use of public transport.
Objective 12: Protect and enhance local distinctiveness	<p>Protect and enhance landscape and townscape</p> <p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed.</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>	<p>--</p> <p>-</p> <p>--</p> <p>--</p> <p>--</p>	<p>The appraisal is supported by 'Rural landscapes for Bath an North East Somerset – A Landscape Character Assessment' and Regional Spatial Strategy Urban Extension Environmental Capacity Appraisal Land within the AONB surrounding Bath (March 2007) and the update.</p> <p>Cell A Within AONB. High impact on the open rural landscape character and views across and from within the valley. Due to the high visual prominence of this area there is low potential for mitigation. However, development on the lower slopes would only have a medium impact (Area 3i) therefore the area is assessed separately below.</p> <p>Area 3i (SHLAA XX) Medium impact. It retains a significant rural landscape and the rural skyline on the upper slops which frame the city. Development restricted to lower slopes and extending up from the existing built edge of Weston would have a low to medium impact on wider views.</p> <p>Cell B Area 5 Within AONB. High landscape and visual impacts, low potential for mitigation given the visual prominence of the area.</p> <p>Area 6 Within AONB. High impact on open rural character. High impact on views. Low potential for effective</p>

mitigation given prominence of area. Isolated from the city.

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Cell C

Within AONB. High Impact on character and views due to prominence of hillside. Low potential for mitigation

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Cell D

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Area 8

Within AONB. High impact on landscape character and views given prominence of sites. Very low potential for mitigating development on prominent slopes.

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Area 9

Within AONB. High impact on landscape character. High impact on local views and medium impact on more distant views. It is not possible to mitigate effectively the loss of the open plateau character.

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Area 10

Within AONB. High impacts on landscape and views. Low potential to mitigate the loss of this open rural landscape with heavily wooded slopes.

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Area 11

Within AONB. High impact on landscape and views due to prominence of hillsides. The potential for mitigation is low given the loss of the well wooded character and rural views.

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Area 12

Within AONB. High impact on character of valley which contributes to Bath's special characteristics. High impact on views within and around the valley. Low potential for mitigation due to topography and overlooking of the valley.

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Cell E (Area 13)

Within AONB. High impact on landscape character and features. High impact on views. Low potential to mitigate urban development with no connection to the urban area.

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Cell E (Area 14)

West side

Within AONB -High impact on rural character and hedgerows. High impact on views from a wide rural area due to prominent location of site at edge of plateau where there is presently no connection with the urban area. Medium visual impact on Sulis Manor which would lose its rural outlook to the west. Medium visual impact on footpath users.

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East side

Within AONB -Low to medium impact on landscape character. Low impact on rural character because the area is well related to the urban area given the location of housing on three sides. Low visual impact. High potential for mitigating development. Low potential to mitigate significant change of views from footpaths.

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Cell F (Area 15)

Outside AONB. Development in this area would have a high landscape and visual impact which could not be fully mitigated due to its prominence on the skyline and the sloping nature of the site. Development would affect the setting of the Cotswold AONB.

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Area 16

Outside AONB. Development in this area would have a high landscape and visual impact on the rural Newton Brook valley which could not be fully mitigated due to the distinctive landform.

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Area 17

Outside AONB. Development would have a high landscape and visual impact which would be difficult to mitigate due to the area's prominence on the skyline and because of the openness of the landscape. Development would affect the setting of the Cotswold AONB.

<p>Objective 13: Protect and enhance the district's historic, environmental and cultural assets</p>	<p>Maintain and enhance cultural and historical assets</p>	<p>--</p> <p>-</p> <p>--</p> <p>--</p> <p>--</p>	<p>Cell A (Area 1 -3 except 3i) Potentially a very damaging effect on historic environment including any buried archaeological remains. Some concerns about the visibility of any development and its impact on the setting of the Listed Buildings on Lansdown Road and the Bath Main Conservation Area. There are different degrees of impact on the WHS setting.</p> <p>Development in this area would have a high impact on the distinctively rural character of the setting of the WHS. However, development on the lower slopes would only have a lesser impact (Area 3i) on the character of the WHS and its setting therefore the area is assessed separately below.</p> <p>Area 3i (SHLAA) Development on the lower slopes immediately adjacent to the urban edge would have a high localised impact but would have a lesser impact on the character of the World Heritage Site and its setting if: a strong urban edge were maintained; a substantial area of the upper slopes were left with its rural character providing the green setting and skyline for the city; and the development were of a scale and design that integrates it into the local character.</p> <p>Cell B Area 4 and 5 Potentially a very damaging effect on historic environment including any buried archaeological remains. Serious concerns about the visibility of any development and its impact on the setting of the Listed Buildings on Lansdown Road and the Charlcombe and Upper Swainswick Conservation Areas.</p> <p>Development on the plateau would alter the rural character of this part of the setting of the WHS and extend the city out away from the bowl in which it sits, thereby newly revealing the urban area to a wide area of countryside.</p> <p>Cell C Development of the area could potentially have a very damaging effect on any buried archaeological remains, including Prehistoric to Roman finds and medieval field systems. Serious concerns about the visibility of any development in this area and its impact on the setting of Little Solsbury Hill (SAM).</p> <p>WHS and its setting Development in this area would have a high impact on this strongly rural natural feature, and would urbanise what is a key natural landmark in a gateway area to the World Heritage Site. This area is not connected to the urban area and development would be very intrusive to the rural setting of the World Heritage Site. It would be very difficult to mitigate development in this area due to its prominence.</p> <p>Cell D (Areas 8, 9, 10, 11 and 12) Historic Environment</p>
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		<p>Development of the area could potential have a very damaging effect on any buried archaeological remains in what is a highly significant historic landscape with monuments recording human occupation for four millennia. There are serious concerns about the visibility of any development in this area and its impact on the settings of Bathhampton Camp (SAM), areas of Ancient Woodland, Claverton Manor (Historic Park and Garden), Listed Buildings and the main Bath Conservation Area.</p> <p>-- Area 8 Development in this area would have a high impact on the rural character of this hillside, and would urbanise this key natural feature that forms a dramatic environment in this area due to its prominent nature and the incongruity of urban development in a rural environment.</p> <p>-- Area 12 Development in this area would have a high impact on the rural hidden character of this valley, and would be detrimental to the character of the World Heritage Site as an urban site with a very rural feel. The prominent nature of the site, visible to key views from a wide area, would make it very difficult to mitigate the impact of development here.</p> <p>-- Cell E (Area 13 and 14) Historic Environment Development of the area could potentially have a very damaging affect on any buried archaeological remains, including known Roman and Prehistoric occupation in the area. There are serious concerns about the visibility of development and its impact on the setting of the Wansdyke (SAM). Previous residential development to the west of the area has placed considerable pressure on the Wansdyke, and has led to serious erosion of the monument. Furthermore, there are concerns about the overall housing density and the impact on the rural setting of the South Stoke Conservation area to the south. Rejection recommended on the grounds of negative impact.</p> <p>-- Area 13 Development in this area would have a high impact on the rural character and make the city newly visible to a wide area of countryside, urbanising the area. The development would not visually appear to be part of the city. The prominent nature of this area would make it very difficult to mitigate development here, particularly considering the steep topography.</p> <p>- Area 14 With the exception of the southwest corner, development in this area would have medium impact on the rural setting of the World Heritage Site, due to the existing largely urban feel of the section of the city's edge as long as development stops before the edge of the plateau.</p>
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		--	<p>Cell F Development of the area could potentially have a very damaging affect on any buried archaeological remains, including known Roman and Prehistoric occupation in the area. There are serious concerns about the visibility of development and its impact on the setting of the Wansdyke (SAM).</p> <p>The area lies outside what is essentially a landscape pinchpoint at the entrance to the city and development here will create a largely separated settlement area, rather than a true urban extension. This would disrupt the well defined urban edge to the WHS, bringing the city out into the countryside surrounding the city.</p> <p>This would be a significant negative impact on the integrity of the WHS and its setting, changing its visual and physical character to a detrimental degree.</p>
<p>Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed.</p>	--	<p>(Based desktop review of information held) The Bath area includes a number of components of the Bath & Bradford on Avon Special Area of Conservation (SAC) designated primarily for horseshoe bat interest. The area includes key foraging areas and flight lines for the SAC bats. Any development must be assessed under the Habitat Regulations, and should seek to ensure no harm to the integrity of the SAC. Assuming roost protection, the greatest potential for harm is typically greatest where impacts to semi-natural habitat occur within the sustenance zones of protected roosts. A 5km sustenance zone is considered here, and any loss, damage or disturbance to semi-natural habitat should be avoided. English Nature Report no 174 states a management objective for feeding areas for greater horseshoe bats to 'restrain creeping urbanization into the 3-4 km area around breeding sites by opposing building developments through planning procedures'.</p> <p>The area is also associated with a number of Strategic Nature Areas (SNAs). These are areas identified as the best in the region to conserve, create and connect wildlife habitat at a landscape scale and as such loss of semi-natural habitat from the SNAs would be difficult to mitigate.</p> <p>Sites of Nature Conservation Importance (SNCI); Local Nature Reserves (LNR) and priority habitat preclude development unless material factors override their interest, harm to their nature conservation is minimised and compensation of at least equal nature conservation value is made.</p> <p>Cell A The South East section of this cell falls within the 5km sustenance zone of the Bath & Bradford on Avon SAC, and most of the cell lies within Strategic Nature Area (SNA - 04). The cell contains a number of Sites of Nature Conservation Importance (SNCIs); priority habitats and priority species, including large tracts of species rich</p>

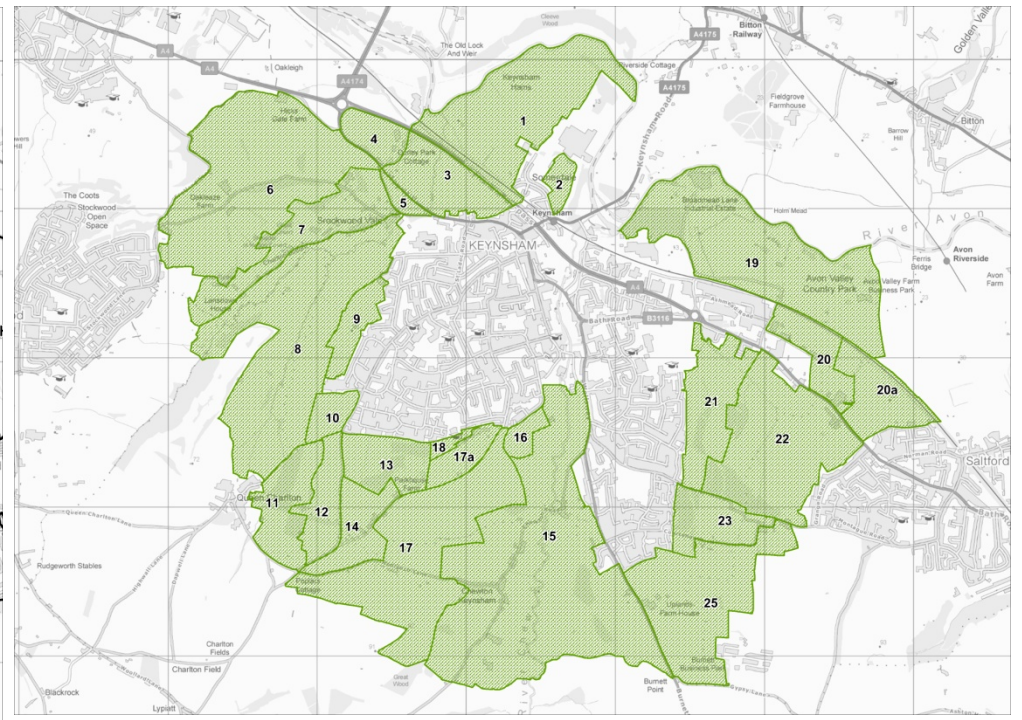
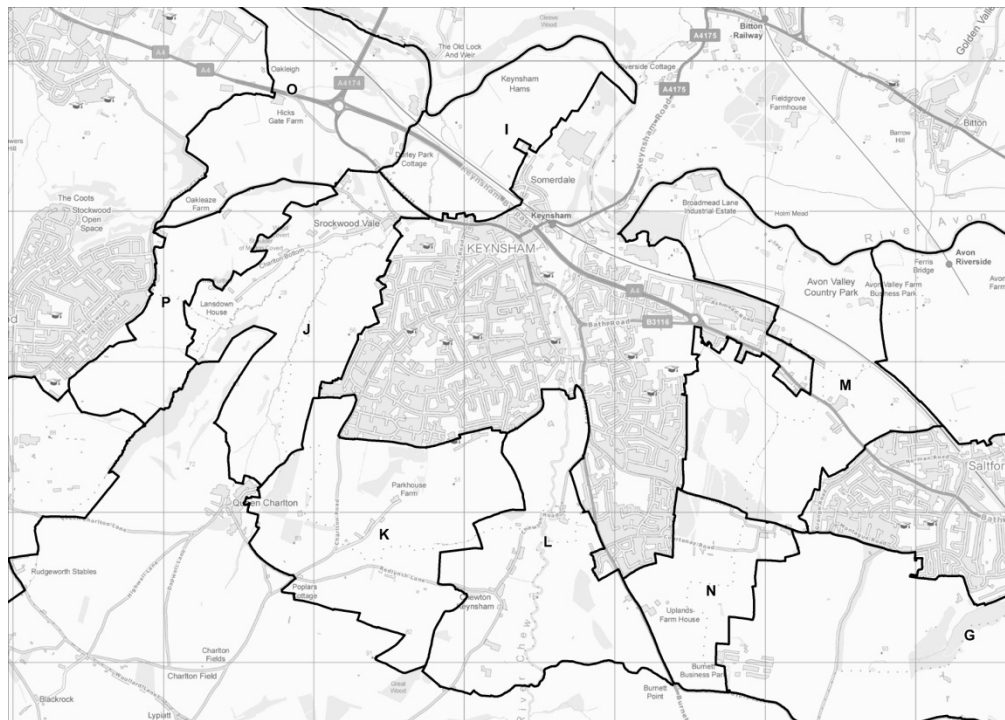
			<p>grassland. Development within the SNA would cause habitat loss and significant habitat fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts through development of land outside the SNA boundary from resultant increased urban fringe pressures. There would be further impacts on SNCIs; priority habitats, and priority species. There would be a significant risk of damage to SAC bat foraging and commuting conditions.</p> <p>-- Area 3i) Development within the SNA covered sections would cause habitat loss and significant habitat fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts through development of non-SNA designated land through the resultant urban fringe pressures. Development of the eastern side of the area could also impact on the SNCI. Development of fields containing species rich grassland would lead to loss or deterioration of this priority habitat, as could potentially be the case with particular hedgerows. Development on the Western edge of the areas would impact upon the immediate foraging grounds of a sizeable pipistrelle roost in that area, and impacts to SAC bat foraging and commuting are likely. Walk over reviews suggest that the western 2/3s of the area could be of greatest importance to foraging and commuting SAC bats.</p> <p>-- Area 3ii) The majority of this area is within the SNA, development would therefore cause habitat loss and significant habitat fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts through development of non-SNA designated land through the resultant urban fringe pressures. Development could also impact on the SNCIs and priority habitat within this area. Impacts to SAC bat foraging and commuting conditions are likely.</p> <p>-- Cell B (Area 4, 5, and 6) The southern half of this cell lies within the 5km sustenance zone of the Bath & Bardford on avon SAC. It is largely covered by a Strategic Nature Area (SNA-04) and contains a number of Sites of Nature Conservation Importance (SNCIs) and priority habitats and species, including species-rich grassland and broad-leaved woodland. Development within the SNA would cause habitat loss and significant habitat fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts through development of land outside the SNA boundary from resultant increased urban fringe pressures. Development could also impact on the SNCIs and priority species and habitats. Impacts to SAC bat foraging and commuting conditions are likely.</p> <p>-- Cell C The majority of this cell falls within the 5km sustenance zone of the Bath & Bradford on Avon SAC. It is largely</p>
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		<p>within a Strategic Nature Area (SNA), and is centred around a large Site of Nature Conservation Importance (SNCIs) and contains priority habitats and species.</p> <p>Area 7 Development within the SNA would cause habitat loss and significant habitat fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts through development of land outside the SNA boundary from resultant increased urban fringe pressures. There would be further impacts on SNCIs and priority habitats. Impacts to SAC bat foraging and commuting conditions are likely.</p> <p>-- Cell D (Area 8, 9, 10, 11 and 12) The cell lies well within the 5km sustenance zone for the Bath & Bradford on Avon SAC, containing a number of the SAC sites and forming part of the main feeding areas for SAC bats. It is largely covered by a Strategic Nature Area (SNA -05) and contains a mosaic of Sites of Nature Conservation Importance (SNCIs), ancient woodlands and priority habitats and species.</p> <p>Development within the SNA would cause habitat loss and significant habitat fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts on adjoining land from urban fringe pressures. There would be further impacts on SNCIs and priority habitats. Development could significantly impact on the foraging grounds of bats associated with the Combe Down, Browns Folly and Bathampton elements of the Bath and Bradford on Avon SAC. Radio tracking and other foraging studies of the Combe Down SAC bats indicate that Area 11 was a key foraging area for them. The studies showed Area 12 is also used.</p> <p>-- Cell E (Area 13 and 14) The cell lies well within the 5km sustenance zone for the SAC bats being within 1km of the Bath and Bradford Special Area of Conservation (SAC), and forms part of the main feeding area for the bats. It is largely covered by a Strategic Nature Area (SNA -01) and contains Sites of Nature Conservation Importance (SNCIs), ancient woodlands and priority habitats and species, including species-rich grassland and broad-leaved woodland. The cell lies</p> <p>Development within the SNA would cause habitat loss and significant habitat fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts on adjoining land from urban fringe pressures. There would be further impacts on SNCIs and priority habitats. Development could impact on the foraging grounds of bats associated with the Combe Down, Browns Folly and Bathampton elements of the Bath and Bradford on Avon SAC. Radio tracking and other foraging studies of the Combe Down bats indicates that Area 13 is a key foraging area, and that the southern boundary area 14 is important for foraging and commuting SAC bats. The main plateau of area 14 lies outside of the SNA and is not associated with SNCIs or priority habitat.</p>
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		--	<p>Cell F</p> <p>The majority of this cell lies within the 5km sustenance zone for the Bath & Bradford on Avon SAC and key flight corridors for the bats have been identified running through the area, focussed mostly in the south-east corner. The cell is partially covered by a Strategic Nature Area (SNA) in the south east corner which also contains 3 ancient woodlands. A number of Sites of Nature Conservation Importance (SNCIs) are found close to the urban edge together with priority habitats and species. Carr's wood local nature reserve (LNR) lies in the north east corner of the cell.</p>
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	--	<p>The location would cause pressure on the existing road network due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p> <p>Therefore all Cells A - F have a negative impact on achieving this objective.</p>
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p> <p>Therefore all Cells A - F have a positive impact to achieve this objective.</p>
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large-scale development will provide a opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective.</p> <p>Therefore all Cells A - F have a positive impact on achieving this objective.</p>

	Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals		
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	+	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. Construction site waste management plan will be required. Cells A – F All perform positively since appropriate waste management can be integrated through masterplanning. However, Area 14 is located close to the strategic residual waste facility site allocated through the Joint Waste Core Strategy.
<p>Summary conclusion It is recommended that Area 3ii, Area 4, Area 14 and Area 17 to be assessed in more detail through the Stage 3 assessment. Other areas are not considered most sustainable to accommodate the strategic levels of development, but there may be some smaller areas on the edges of Bath could contribute better achieving SA objectives. These will be considered through a Placamaking DPD.</p>			

Locational alternative appraisal Matrices
Stage 2 Keynsham environ assessments



Location of land cells

Landscape Character Areas (LCA)	Sub Area identified in Assessment of Environmental Capacity
Cell I Lower Avon Valley	Area 1
	Area 2
	Area 3
Cell J Charlton Valleys	Area 5
	Area 7
	Area 8
	Area 9
Cell K Queen Charlton Plateau	Area 10
	Area 11
	Area 12
	Area 13
	Area 14
	Area 17
	Area 17a
	Area 18
Cell L Chew Valley	Area 15
	Area 16
Cell M Lower Avon Valley	Area 19
	Area 20
	Area 20a
	Area 21
	Area 22
Cell N Newton St Low - Ridges and Valleys	Area 23
	Area 25

SEA/SA Objectives	Detailed questions: Does the policy/proposal ---	Score	Commentary
Objective 1: Improve accessibility to community facilities and local services	<p>Help everyone access basic services easily, safely and affordably</p> <p>Increase access to and participation in community and cultural facilities and activities</p>	<p>++</p> <p>++</p> <p>+</p> <p>+</p> <p>-</p> <p>+</p>	<p>In general, strategic levels of development with appropriate on-site facilities (such as primary schools and open space) in all cells can potentially contribute towards improving access to community facilities in adjacent areas.</p> <p>Cell I Good accessibility to Keynsham town centre.</p> <p>Area 1 and 2: Good opportunities to link with the Somerdale scheme.</p> <p>Cell J East part of Areas 7/8 and Area 9 Keynsham Town Centre can be accessed on foot in just over 20 minutes along good footpaths segregated from the highway, but this distance may deter some people from doing so. This centre can be accessed by cycle in less than 20 minutes. Good frequent bus service to the town centre. The northern part of the site has limited access to Queens Road local centre but the southern part is relatively close. In general, strategic level of development with appropriate level of on-site facilities (such as primary schools and open space) can contribute positively towards improving access to community facilities in adjacent areas.</p> <p>Cell K Areas 13, 17a and 18 K2 development sites will include community facilities and links to those in adjacent neighbourhood areas. Relatively distant to the town centre.</p> <p>Areas 10, 11, 12, 14 and 17: Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School and has limited connections to the neighbouring residential area. Walking to local amenities or employment areas is not possible within 20 minutes. Current accessibility to public transport from the site is poor. However, within 30 minutes' walk and bus it is possible to get into central Keynsham. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service into the site with convenient bus stops.</p> <p>Cell L Area 15 and 16 The north part of the area is in close proximity to the town centre. However, large part of the area has poor accessibility to the town centre. There is some potential to improve community facilities and services within the development which benefit existing communities.</p>

		<p>++</p> <p>++</p> <p>+/-</p>	<p>Cell M Areas 19, 20 and 20a: Good accessibility to Keynsham town centre and Salford centre. The River is an important recreational resource and the Avon walkway runs on the northern bank. The Avon Valley Country Park also provides some leisure activities.</p> <p>Areas 21 and 22: Good accessibility to Keynsham town centre and Salford centre. To the west of the site are the playing fields of Wellsway Secondary School; while to the south/south east is the Manor Road Community Woodland. Western part of site is relatively close (under 500m) to Chandag Road Local Centre.</p> <p>Cell N Areas 23 and 25 This is a peripheral location without easy access to local facilities. Walking to local amenities or employment areas is not possible within 20 minutes. It is possible to cycle into central Keynsham within 20 minutes. It is possible to reach the centre of Keynsham by bus in less than 30 minutes. No local services and facilities such as shops or schools are within close proximity. Depending on the scale of development, there is some potential to provide community facilities and services within the development which benefit to the existing communities. In order to be sustainable, the development should either include new facilities or maximise links to existing provision.</p>
<p>Objective 2: Improve the health and well-being of all communities</p>	<p>Improve Health Reduce Health inequalities</p> <hr/> <p>Promote healthy lifestyles, especially routine daily exercise</p>	<p>++</p>	<p>In general, development adjacent to Keynsham boundary will benefit from health facilities such as GPs as well as other services such as leisure/fitness centres in Keynsham. Will also benefit from good public transport to Bath and Bristol.</p> <p>Strategic level of development with appropriate level of on-site facilities (such as GPs and open space) in all areas can potentially contribute towards improving access to community facilities in adjacent areas as well as connecting existing area to countryside by linking or improving public footpath and cycle network.</p> <p>All cells All cells are within the practice area for St Augustine’s Medical Practice, West View Surgery, Temple House Practice and Severn Way Surgery. All are accepting new patients.</p> <p>Cell I Areas 1-3 Within walking distance of St Augustine Surgery, chemists, opticians the leisure centre and various community facilities in the town centre. Good access to River Avon Trail. Footpath network into Bristol. Sports pitches at the Fry Club, Keynsham Town football club and Keynsham rugby club. Broadlands School to the north with community facilities outside school hours.</p> <p>Cell J</p>

		+	<p>Area 9 and the East part of Area 7 and 8 Within walking distance of West View Surgery and chemists, opticians the leisure centre and various community facilities in the town centre. Broadlands School to the north with community facilities outside school hours. Public rights of way to Stockwood Vale and Queen Charlton.</p>
		+	<p>Cell K Area 10 Has some access to the existing facilities but fairly isolated. Within walking distance to Castle Primary School with some community facilities outside school hours, public rights of way to Stockwood Vale and Queen Charlton to the west and the Community Woodland to the south. Walking distance to Queens Road Local Centre. There is some potential to improve community facilities and services within the development which benefit existing communities.</p>
		+/-	<p>Areas 11, 12, 14 and 17: Within walking distance to Castle Primary School with some community facilities outside school hours. Some public right of way routes. Access to the Community Woodland to the north. Overall provision for walking and cycling is limited. Potential benefits linking with new development south east of Keynsham (K2) and to provide some facilities and services for the communities in Queen Charlton.</p>
		+	<p>Areas 13, 17a and 18: Within walking distance of Temple House Practice and Keynsham Health Centre. Within walking distance to Castle Primary School with some community facilities outside school hours. Access to the Community Woodland. Walking distance to Queens Road Local Centre although route is not good. Future facilities to be included in K2 development including playing pitches, play areas and local shops.</p>
		+/-	<p>Cell L Areas 15-16 The north part of the area has good accessibility to Temple House Practice/Keynsham Health Centre and the town centre. Southern part of the area is very isolated with no access to facilities. Area has links to the public rights of way network and lies on a key green infrastructure route southwards along the River Chew.</p>
		+/-	<p>Cell N Area 23 and 25 No health facilities close to the site. Potential for on-site health facilities depends on the level of development. Good accessibility to public footpath network and the Community Woodland.</p>
		++	<p>Cell M Area 20 and 21 Good access to recreational facilities, services in the town centre and countryside. Also benefits from good public</p>

			<p>transport to access facilities and services in Bath and Bristol. Manor Road (to the south of the area) is a cycle route identified in the Local Plan, as is the A4. The site could support a mix of residential and employment and is adjacent to existing employment areas encouraging sustainable travel to work, beneficial to health and well-being. Walking distance to Severn Way Surgery.</p> <p>Area 20a and 22 As above but in a slightly more peripheral location.</p> <p>Area 19 As above but with the disadvantage of being north of the railway line with the reduction in routes to local facilities/the town centre that this brings.</p>
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	<p>Help make suitable housing available and affordable for everyone</p> <p>Help development viability and deliverability</p>		<p>Whilst Keynsham is not in the Bath Housing Market Area, identification of specific areas for residential development in Keynsham would help to meet identified needs for Keynsham as well as Bath where major economic activity is planned. It also contributes to housing requirements for Bristol meeting wider regional objective.</p> <p>Greenfield development is likely to be more viable compared to brownfield therefore it could provide more certainty for the delivery of affordable housing and could enable steady housing delivery alongside the key regeneration areas in Keynsham and Bath.</p> <p>++ All perform equally well and present opportunities to address existing housing needs including affordable housing.</p>
Objective 4: Promote stronger more vibrant and cohesive communities	<p>Promote stronger more cohesive communities</p>		<p>Cell I Area 1, 2 and 3 There is a potential benefit linking with the Somerdale development and town centre</p> <p>Cell J East part of Areas 7/8 and Area 9 It will be difficult to integrate the northern part of the area into the existing residential area of Keynsham because access is limited by the existing housing which forms a continuous barrier. The southern part of the area has more scope to achieve linkages to the existing development and therefore better integration is considered possible. Careful linkages to existing communities in Queens Charlton or K2 development will need to be considered. Masterplanning should address this issue in more detail.</p> <p>Cell K Areas 10, 11, 12, 14 and 17: Careful linkages (pedestrian, cycle and vehicular) to existing communities are required to the existing K2 development sites (which are planned to include local shops, school etc) and the existing residential development to the north to be able to create a strong, vibrant and cohesive community. A</p>

			<p>vehicular access to K2b would be a positive outcome for that development (giving that site a second access which is what the community have campaigned for). Educational requirements need to be met.</p> <p>Cell L Area 15 and 16 The north part of the area is in close proximity to the Town Centre. Careful linkage to existing communities in Keynsham.</p> <p>Cell M Areas 19 and 20: There is a potential to link with existing communities. Careful linkages to existing communities in Keynsham and Saltford.</p> <p>++ Areas 21 and 22: There is a potential to link with existing communities. Careful linkages to existing communities in Keynsham and Saltford.</p> <p>+ Cell N Area 23 and 25 Careful linkages to existing communities are required. New local facilities such as a local shop would support a stronger community.</p>
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	<p>Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning.</p> <p>All perform equally well and present opportunities to contribute to this objective.</p>
Objective 6: Improve the availability and provision of training	Give everyone access to learning, training, skills and knowledge	+ ++	<p>In general, strategic levels of development could provide some space for employment land which could help to increase skills in the area. Also good access to Bath and Bristol means that residents should have access to a wide range of training opportunities.</p> <p>All cells perform well and present opportunities to contribute this objective. However some areas are more closely located to A4 Bus corridor or Keynsham Station which allows better access to travel to Bath and Bristol.</p> <p>Area 1, 2 and 3, 19, 20, 20a, 21 and 22</p>
Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or	Give everyone in the region access to satisfying work opportunities, paid or unpaid	++	<p>In general, strategic levels of development could provide some space for employment land which could help creating employment opportunities. Also good access to Bath and Bristol means that residents should have access to a wide range of job opportunities paid or unpaid.</p> <p>All cells perform well and present opportunities to contribute to this objective.</p>

unpaid	Reduce poverty and income inequality	++	Cell M Area 19, 20 and 20a Good access to the town centre and Broadmead Lane Industrial Estate. The south part of the area is close to Ashmead/Pixash Industrial Estate.
	Provide a diverse range of employment opportunities in a variety of sectors		
Objective 8: Build a strong, competitive economy and enable local businesses to prosper*	Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising Contribute to the vitality and viability of town centres. Support a prosperous rural economy	++	Keynsham is well located to Bath and Bristol connected well with public transport by both bus and train. Identification of specific areas for residential development in Keynsham would help to meet identified needs for Bath where the district's major economic activity is planned. Keynsham Town Centre. This will have a major positive effect. In general, strategic levels of development could provide some space for employment land which could help creating employment opportunities. Construction of more housing will create jobs in the short term. Cell M Area 19, 20 and 20a The west part of the area is close to Broadmead Lane Industrial Estate which may provide some opportunities to expand the employment land. It also close to the land allocated for strategic residual waste facility site through the Joint Waste Core Strategy. New development in this area jointly may help addressing some constraints to bring the development forward.
		++	
Objective 9: Increase availability of local produce and materials	Meet local needs locally	-	In principle, greenfield development leads to loss of agricultural land, therefore all Cells are scored negative. Cell M Area 19 Contains large area of land within Agricultural Land Class 2 which is described by the NPPF as amongst the best and most versatile. Cell J Area 8 Contains area of land within Agricultural Land Class 2 which is described by the NPPF as amongst the best and most versatile. Cell L Area 15 All land within Agricultural Land Class 3 and 4. Class 4 is not amongst the best and most versatile land.
	Support local food producers	--	
		--	
		+/-	

<p>Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>Make public transport, cycling and walking easier and more attractive</p> <p>Promote sustainable transport to reduce the need for major transport infrastructure</p>	<p>++</p> <p>+</p> <p>+/-</p> <p>+/-</p> <p>+/-</p> <p>++</p>	<p>Cell I Area 1, 2 and 3 Within walking distance of the town centre and the public transport facilities that this has, including bus and rail.</p> <p>Cell J Area 9, and the East part of Area 7 and 8 Linkages are possible to established walking and public transport networks and the site could provide the basis for sustainable travel behaviour through the extension of existing bus services and links to local pedestrian/cycle routes.</p> <p>Cell K Areas 13, 17a and 18: High standard of pedestrian and cycling access to neighbouring estate required where there are existing bus routes. Safer Route to Schools, etc. High standard direct pedestrian/cycling connection required between the two K2 sites.</p> <p>Areas 10, 11, 12, 14 and 17: Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School and has limited connections to the neighbouring residential area. Walking to local amenities or employment areas is not possible within 20 minutes. Current accessibility to public transport from the site is poor. However, within 30 minutes' walk and bus it is possible to get into central Keynsham. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service.</p> <p>Cell L Area 15 and 16 The east part of the area has access to Wellsway bus route links to town centre and directly to Bristol (but not Bath). The Two Rivers Way (public right of way) runs through the base of the valley with extensive views within the valley. The B3116 runs along the top of the eastern side and an estate road skirts around the North West. No public transport access to the south of the cell area.</p> <p>Cell M Good access to the existing public transport network; a number of bus services run along the A4 and the neighbouring residential areas offering services between Bristol, Bath, Keynsham, Salford and a number of local towns and villages. It is possible to travel to central Bristol from the site in 30 minutes by bus. Also potential to</p>
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			<p>link and improve the network of cycle paths and footpaths. Manor Road (to the south of the area) is a cycle route identified in the Local Plan, as is the A4.</p> <p>Cell N Area 23 and 25 It is possible to reach the centre of Keynsham by bus in less than 30 minutes. Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use. A number of long distance bus services operate on the B3116 and Courtenay Road, including the 178 (Bristol-Bath), 668 (Totterdown-Midsomer Norton), 665 (Keynsham-Saltford) and 683 (Keynsham-Wells). There is currently no footpath provision in the vicinity of the site which needs to be rectified.</p>
Objective 11: Reduce the need and desire to travel by car	Reduce the need/desire to travel by car	++	<p>Cell I Area 1, 2 and 3 Within walking distance of the town centre and the public transport facilities that this has, including bus and rail.</p>
		+	<p>Cell J Area 9, and the East part of Area 7 and 8 It is possible to reach the centre of Keynsham and the edge of Bristol city centre, and the employment opportunities these areas possess in less than 30 minutes by bus from the vicinity of the area. Linkages are possible to established walking and public transport networks and the site could provide the basis for sustainable travel behaviour through the extension of existing bus services and links to local pedestrian/cycle routes. However, development of this site will nonetheless result in a relatively high number of vehicular trips due to its location on the edge of Keynsham.</p>
		+/-	<p>Cell K Areas 13, 17a and 18: High standard of pedestrian and cycling access to neighbouring estate required where there are existing bus routes. Safer Route to Schools, etc. High standard direct pedestrian/cycling connection required between the two K2 sites. Some employment land included as part of K2 allocation.</p>
		+/-	<p>Areas 10, 11, 12, 14 and 17: Development here is likely to result in a relatively high number of vehicular trips due to the location of the area with respect to public transport services and walking/cycling distances into Keynsham and Bristol. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service into the site with convenient bus stops.</p>
		+/-	<p>Cell L Area 15 and 16</p>

The east part of the area has access to Wellsway bus route links to town centre and directly to Bristol (but not Bath). The Two Rivers Way (public right of way) runs through the base of the valley with extensive views within the valley. The B3116 runs along the top of the eastern side and an estate road skirts around the North West. No public transport access to the south of the cell area.

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Cell M

Good access to the existing public transport network and potential to improve. Local centre and town centre is accessible by bike and foot. Development has potential to encourage living and working in the same locality and the nearby employment area could further reduce vehicular trips.

+/-

Cell N

Area 23 and 25

This is a peripheral location without easy access to local facilities and high car use would be expected. Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use.

<p>Objective 12: Protect and enhance local distinctiveness</p>	<p>Protect and enhance landscape and townscape</p> <p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed.</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>	<p>--</p> <p>-</p>	<p>The appraisal is supported by 'Rural landscapes for Bath and North East Somerset – A Landscape Character Assessment' and 'Landscape Capacity Study of the fringes of Keynsham (2000) and the update which provide more detailed analysis.</p> <p>Cell I (areas 1 and 3)</p> <p>The location is of moderate sensitivity. This is a flat wide floodplain of the River Avon. The area is large and very open and there are views right across it. The large fields are bounded by post and wire fences and there is very little vegetation. There are no roads within the area, but there are major roads nearby and the railway, on an embankment forms the southern boundary. The area is well contained between woodland on a steep hillside behind the river, Cadbury's factory, the railway and major roads. Some of the factory buildings are a distinctive feature within views while some detract from the character of the area. Development could result in the extension of the urban area into the distinctive River Avon valley floor. Development would be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment. Development would have a high negative impact on landscape character.</p> <p>Cell J</p> <p>The eastern part (including areas 9 and 10) is of low to moderate sensitivity. The tributary valley of the River Avon and the edges of the plateau are of greater sensitivity. Development could result in the extension of the urban area into the distinctive valley and setting of the Queen Charlton conservation area. Development is likely to have a minor negative impact provided it avoids intruding significantly into views from Queen Charlton and the tributary valleys of the River Avon. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p>
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--	<p>Cell L (areas 15 and 16)</p> <p>The location is of high sensitivity. The Chew valley south of Keynsham provides a distinctive character to the area and includes the designated historic park and garden of Chewton Court with its grade II listed Chewton Place, the Chewton Keynsham packhorse bridge Scheduled Ancient Monument and part is within the setting of the Keynsham conservation area. Development in this area would have a high negative impact.</p>
-	<p>Cell K</p> <p>The location is of low to moderate sensitivity. Development more closely related to the existing developed area of Keynsham (areas 13, 17a, 18 and parts of 10.12 and 14) would have a lower negative impact. The parts towards the south and east (areas 17 and parts of 14) which are more closely associated with the distinct Chew Valley character and to the west (areas 11, and parts of 10 and 12) which is more closely related to the Avon tributary valleys and the setting of Queen Charlton are of greater sensitivity and development would have a greater negative impact. Development could result in the extension of the urban area into the distinctive valley landscape of the Chew Valley. Development is likely to be minor negative impact provided any development avoids intruding significantly into the more sensitive parts where the impact would be moderate to high negative. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p>
-	<p>Cell M</p> <p>The location is of low to moderate sensitivity. The open valley of the River Avon to the north of the railway (area 19) is of greater sensitivity because of the distinct valley floor character and the proximity to the Cotswold Area of Outstanding Natural Beauty. Development could result in the extension of the urban area into the distinctive River Avon valley which is likely to be moderate negative impact, Elsewhere (areas 20, 20a, 21 and 22) the impact would be low negative. The effect on views from the Cotswold AONB would be minor because any new development would be seen in the context of existing development provided the open character of the River Avon valley north and east of the railway is maintained. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p>

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Cell N

The location is of low sensitivity to the northern part of the area (**area 23 and part of area 25**) and of moderate sensitivity to the southern part of the area (**part of area 25**). The character of the northern and western part of the area is strongly influenced by existing housing, but the east and northern part of the area has a more remote feel and attractive rural character. The use of part of the area for 'horsiculture' creates a neglected 'urban fringe' character. The area of community woodland is a significant landscape feature and would provide a strong landscape framework to any development. The southern part of the area is more prominent in views appearing on the skyline. The northern part (**area 23 and part of area 25**) is of low detrimental impact and the southern part (**part of area 25**) is of moderate negative impact.

<p>Objective 13: Protect and enhance the district's historic, environmental and cultural assets</p>	<p>Maintain and enhance cultural and historical assets</p>	<p>-- - -- - --</p>	<p>Cell I (areas 1 and 3)</p> <p>The location is of moderate sensitivity increasing to high sensitivity relating to buried Roman remains. This is a flat wide floodplain of the River Avon. The area is large and very open and there are views right across it. The large fields are bounded by post and wire fences and there is very little vegetation. There are no roads within the area, but there are major roads nearby and the railway, on an embankment forms the southern boundary. The area is well contained between woodland on a steep hillside behind the river, Cadbury's factory, the railway and major roads. Some of the factory buildings are a distinctive feature within views while some detract from the character of the area. Development could result in the extension of the urban area into the distinctive River Avon valley floor. Development would be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment. Development would have a high impact on moderate to high negative impact.</p> <p>Cell J</p> <p>The part to the east (including areas 9 and 10) is of low to moderate sensitivity. The tributary valley of the River Avon and the edges of the plateau are of greater sensitivity. Provided care is taken to avoid impact on significant landscape or heritage assets, including the tributary valleys of the River Avon and the setting of the Queen Charlton conservation area, development is unlikely to result in a significant negative impact.</p> <p>The part to the west (including areas 7 and 8) is of moderate sensitivity resulting from the distinct character of the tributary valleys of the River Avon and the proximity of the Queen Charlton conservation area. Development of the area could potentially have a very damaging effect on any buried archaeological remains. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment. The overall landscape and visual impact of development would be moderate to high with only limited potential for mitigation.</p> <p>Cell K</p> <p>The location is of low to moderate sensitivity. Provided development relates closely to the existing development of Keynsham (areas 13, 17a, 18 and parts of 10.12 and 14) avoiding impact on significant landscape or heritage assets, including the Chew valley and the setting of the Queen Charlton conservation area development would have a low negative impact. Development could result in the extension of the urban area into the distinctive valley landscape of the Chew Valley which would be a moderate to high negative impact.</p> <p>Cell L (areas 15 and 16)</p> <p>The location is of high sensitivity. The Chew valley south of Keynsham provides a distinctive character to the area and includes the designated historic park and garden of Chewton Court with its grade II listed Chewton Place, the Chewton Keynsham packhorse bridge Scheduled Ancient Monument and part is within the setting of the Keynsham conservation area. Development in this area would have a high negative impact.</p>
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<p>Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed.</p>	<p>--</p> <p>--</p> <p>0</p> <p>--</p> <p>0</p> <p>-/?</p> <p>-/?</p> <p>-/?</p> <p>-/?</p>	<p>(Based desktop review of information held)</p> <p>The Keynsham area comprises largely intensively managed agricultural land and lies within a main transport corridor between Bristol and Bath. The location is 7km to the east of Avon gorge SAC, and 3.5km to the west of the Bath & Bradford on Avon SAC 5km sustenance zone. The northern boundary comprises the River Avon Corridor which is an SNCI and is associated with areas of priority habitat. The area is not within a strategic nature area reflecting a broader lack of high quality semi-natural habitats. The river Chew bisects the area running north south, and comprises another SNCI. The river SNCIs are associated with a number of priority, and European protected species (including various bats; otter). The area is characterized with some important hedgerows and includes Manor Road Community Woodland Local Nature Reserve.</p> <p>CELL I</p> <p>To the north of the road and rail corridor the land in this cell is mapped as Priority Habitat (Coastal and floodplain grazing marsh) and is bounded by the River Avon SNCI and river SNA. Land to the south of road rail corridor is intensively managed land, typically of lower ecological interest, other than the Charlton bottom SNCI which runs through the cell. Otters have been recorded here.</p> <p>Areas 1-3</p> <p>-- Area 1 is of high ecological value, development here would result in significant habitat loss, disturbance and fragmentation, and could impact on priority species..</p> <p>0 Area 2 is amenity land of no known ecological importance.</p> <p>-- Area 3 includes a linear SNCI and habitat of a priority species; it would need to be protected from development.</p> <p>CELL J Areas 5,7,8,9</p> <p>This cell is largely agricultural land and includes a number of different SNCIs and some important hedgerows. There are no records of priority or European protected species within the cell.</p> <p>-/? Area 5 is intensively managed and of no known ecological interest other than the boundary hedgerow which should be retained.</p> <p>-/? Area 7 includes a mix of built development; intensively managed agricultural land and some semi-natural habitats including Stockwood vale woods SNCI and priority habitat. Valued ecological features could be protected and sustained subject to good ecological site master planning.</p> <p>-/? Area 8 includes areas of intensively managed agricultural land with some SNCIs, including Charlton Bottom SNCI, and some priority habitat. Valued ecological features could be protected and sustained subject to good ecological site master planning.</p> <p>-/? Area 9 is intensively managed agricultural land but is immediately adjacent to an SNCI and includes good field</p>
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			<p>hedgerows. Valued ecological features could be protected and sustained subject to good ecological site master planning.</p> <p>-/? CELL K (areas 10,11,12,13,14,17a,17) This cell and sub-cells are largely intensively managed agricultural land of limited recorded ecological interest. Great crested newt, a European protected and priority species is recorded here, but there should be opportunity to avoid impacts to this species subject to site master planning.</p> <p>-- Areas 13 includes a recently planted community woodland. Area 17 is recorded as supporting Great Crested Newts.</p> <p>-/? CELL L (areas 16;15) is largely intensively managed agricultural land, but there are a number of SNCIs, including the River Chew SNCI and SNA, and a number of priority species have been recorded here (otter; bats). There are also networks of hedgerows and woodland copses. Valued ecological features could be protected and sustained subject to good ecological site master planning.</p> <p>-/? CELL M (areas 19,20,20a,22,23) This is a large cell that comprises a mix of recreational land, intensively managed agricultural land, some priority habitat to the north (coastal and floodplain grazing marsh) and some important hedgerows across the middle of the site. The cell also includes Manor Road Community woodland LNR. Valued ecological features could be protected and sustained subject to good ecological site master planning.</p> <p>-/? CELL N Areas 23;25 This cell comprises intensively managed agricultural land, with limited ecological interest recorded. There are a few important hedgerows within the cell, and a record for a European protected species (serotine bat). Valued ecological features could be protected and sustained subject to good ecological site master planning.</p>
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution		<p>The location may cause pressure on the A4 due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. any development has the potential to cause water pollution and land contamination. How ere this is minimised with modern construction practice.</p> <p>-- Therefore all have a negative impact to achieve this objective.</p>
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction		<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p> <p>+ Therefore all Cells A – F have a positive impact to achieve this objective.</p>

	Minimise consumption and extraction of minerals		
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution	+	All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide a opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective. Therefore all Cells A – F have a positive impact to achieve this objective.
Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)	Reduce vulnerability to, and manage flood risk (taking account of climate change) Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)	-- 0 0/- 0	The appraisal is supported by Strategic Flood Risk Assessments Level 1 for B&NES and Level 2 for Keynsham. Appropriate drainage and climate mitigation measures need to be considered properly. The land in Flood Zone 1 passes the sequential test and provides flexibility to respond potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Cell I Areas 1 and 3 The entire area is located within flood zone 3b therefore residential development is not appropriate. The Exception Test is required if there are no reasonably available sites in Flood Zone 1 or 2. Or only water compatible uses are acceptable. Area 2 This area is within flood zone 1 and residential development is appropriate considering flood risk. Cell J Areas 7 and 8 The area at the lower part of the Valley is within flood zone 3 and affected by climate change. The Exception Test is required if there are no reasonably available sites in Flood Zone 1 or 2. The rest of the area is within flood zone 1 and residential development is appropriate considering flood risk. Cell K Areas 9 and 10

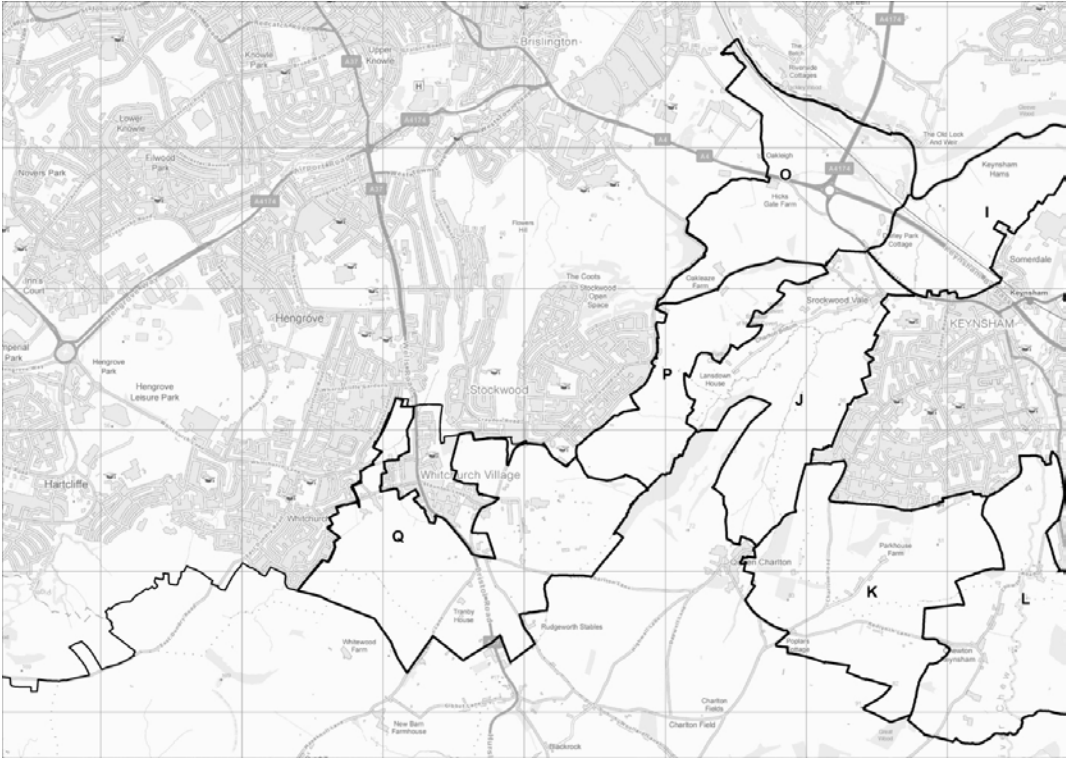
		<p>These areas are within flood zone 1 and residential development is appropriate considering flood risk.</p> <p>0 Areas 11, 12, 13, 14, 17, 17a and 18: The areas are within flood zone 1 and residential development is appropriate considering flood risk.</p> <p>0/- Cell L Area 15 River Chew runs through the center of Area 15. The land around the River is within flood zone 2 and 3. The rest of the area is within flood zone 1.</p> <p>0 Area16 This area is within flood zone 1.</p> <p>0/- Cell M Areas 19 The north part of the area around River Avon is within flood zone 2 and 3. The sequential and exception test are required according to NPPF. The south part of the area is within flood zone 1.</p> <p>0 Area 20 and 20a This area is within flood zone 1.</p> <p>0/- Areas 21 There are a small area at the north west of the area 21 is within flood zone3. The rest of the area is within flood zone 1.</p> <p>0/- Area 22 There is potentially increased risk of flooding taking into account climate change around Manor Road Community Wood.</p> <p>0 LCA 6 Areas 23 and 25 This area is within flood zone 1.</p>
<p>Objective 19: Encourage careful and efficient use of natural resources</p>	<p>Promote the conservation and wise use of land</p>	<p>In general, identifying development area on the greenfield does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</p> <p>- Therefore all have a negative impact to achieve this objective.</p>

	Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals		
Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Reduce waste not put to any use	+	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. Construction site waste management plan will be required. All perform positively since appropriate waste management can be integrated through masterplanning. However, Area 19 is located close to the strategic residual waste facility site allocated through the Joint Waste Core Strategy.
Summary conclusion			
<p>It is recommended that the land at east part of Cell J (the east part of Area 8, 9 and 10), Cell K (Areas 14 and 17) Cell N (South of Area 25), and Cell M (Areas 19, 21 and 23) to be assessed in more detail through the Stage 3 assessment.</p> <p>Other areas are not considered most sustainable to accommodate the strategic levels of development, but there may be some smaller areas on the edges of Keynsham could contribute better achieving SA objectives. These will be considered through a Placamaking DPD.</p>			

Locational alternative appraisal Matrices
Stage 2 South East Bristol

Assessment Options

- Hicks Gate (Explain the back ground – Bristol contingency) Zone O
- The land east of Stockwood Zone P
- The land around Whitchurch Zone Q



SEA/SA Objectives	Detailed questions: Does the policy/proposal ---	Score	Commentary
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably	+/-	<p>In general, strategic level of development with appropriate on-site facilities (such as primary schools and open space) will contribute meeting this objective for new and existing communities in adjacent area.</p> <p>Whitchurch Development in the Whitchurch area would benefit from improvements to facilities within south Bristol, although this is dependent on securing a good public transport services into these areas and the city centre.</p>
	Increase access to and participation in community and cultural facilities and activities	+/-	<p>Stockwood Limited services available in Stockwood. On site facilities could contribute to improve accessibility to community facilities and services to new and existing communities.</p> <p>Hicks Gate This area has good access to Bristol facilities and services due to good public transport accessibility. However, the immediate area that this area would be an extension to consists of bulky retails, light industrial warehousing and distribution, this is not entirely compatible with residential development. The future residential community here would be isolated and potentially discouraged walking beyond the location.</p> <p>Bristol Core Strategy set a contingency plan which Hicks Gate Area is allocated for. Inclusion of sites within their boundary would increase the numbers of dwellings provided in this area. It also has the advantage of nearby primary and secondary schools, existing employment, a Park and Ride site, and a major bus route. Development in this area will require joint working with Bristol City Council to achieve a successful sustainable urban extension rather than creating an isolated community.</p>
	Improve Health Reduce Health inequalities Promote healthy lifestyles, especially routine daily exercise	+/-	<p>In general, development adjacent to existing city boundary will benefit from health facilities such as Hospital, Walk-in Centres and GPs as well as other services such leisure/fitness centres. However, all locations are remote from Bristol city centre therefore improvement on the bus services is essential.</p> <p>Strategic level of development with appropriate on-site facilities (such as GPs and open space) would potentially contribute to improve access to community facilities in adjacent areas.</p> <p>Whitchurch Potentially good access to the proposed new south Bristol hospital. Potential to improve public footpath and cycle network for the discussed railway line to be used as a green link into Bristol.</p> <p>Stockwood Limited availability of health related facilities in Stockwood. Careful consideration should be given to balance the</p>

		+/-	<p>pressure on the existing facilities from new housing development and the benefits of large development with on-site facilities.</p> <p>Hicks Gate It is located along the major public transport and good access to health services and facilities in Bristol, Keynsham and Bath. However, it may not encourage walking and cycling to access employment, services and facilities due to its isolated location. Good on-site provision is necessary.</p>
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	<p>Help make suitable housing available and affordable for everyone</p> <p>Help development Viability and deliverability</p>	+	<p>All Cells; Positive contribution to achieve this objective. Identification of specific areas for residential development in south east of Bristol would help to meet identified needs for Bristol and the wider area in the West of England. Greenfield development is likely to be more viable compared to brownfield therefore it could provide more certainty for the delivery of affordable housing. It is likely that new residents here would be seeking to work in Bristol therefore less contribution to meet the needs of Bath and North East Somerset.</p>
Objective 4: Promote stronger more vibrant and cohesive communities	Promote stronger more cohesive communities	+/-	<p>Whitchurch Bristol City Council has identified South Bristol as a major area for regeneration in their Core Strategy and greenfield development in the immediate vicinity could threaten these regeneration aspirations. However, new development could provide additional facilities, employment and improved public transport. Careful linkages to the communities in south Bristol as well as Whitchurch.</p>
		+/-	<p>Stockwood Bristol City Council has identified South Bristol as a major area for regeneration in their Core Strategy and greenfield development in the close vicinity could threaten these regeneration aspirations. New development could provide additional facilities and services and improve public transport. Careful linkages to the communities in Stockwood.</p>
		+/-	<p>Hicks Gate The surrounding land use consists of bulky retail, light industrial warehousing and distribution, this is not entirely compatible with residential development and the residential community there would be relatively isolated. This may prevent to achieve this objective. To promote stronger more cohesive communities, due consideration is given through masterplanning and it will be essential to work jointly with Bristol City Council (BCC).</p>
Objective 5: Reduce anti-social behaviour, crime and the fear of crime	Reduce crime and fear of crime	0	<p>Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning.</p>

<p>Objective 6: Improve the availability and provision of training</p>	<p>Give everyone access to learning, training, skills and knowledge</p>	<p>+ +/- +</p>	<p>In theory development at a strategic level could provide some space for employment land which could help to increase skills in the area. All locations present opportunities to contribute this objective.</p> <p>Whitchurch Limited facilities available in Whitchurch. Good access the training facilities in Bristol, but the improvement to public transport is essential.</p> <p>Stockwood Limited facilities available in Stockwood. Good potential to access the training facilities in Bristol city centre, but the improvement to public transport is essential.</p> <p>Hicks Gate Good access to variety of training opportunities in Bath and Bristol.</p>
<p>Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid</p>	<p>Give everyone in the region access to satisfying work opportunities, paid or unpaid</p> <p>Reduce poverty and income inequality</p> <p>Provide a diverse range of employment opportunities in a variety of sectors</p>	<p>+ + +</p>	<p>In theory development at a strategic level could provide some space for employment land which could help creating employment opportunities. Also locating on the edge of Bristol means that residents should have access to a wide range of job opportunities paid or unpaid.</p> <p>Whitchurch Good access employment opportunities in Bristol, but the improvement to public transport is essential.</p> <p>Stockwood Good access employment opportunities in Bristol, but the improvement to public transport is essential.</p> <p>Hicks Gate Good access to variety of training opportunities in Bath and Bristol by public transport.</p>
<p>Objective 8: Build a strong, competitive economy and enable local businesses to prosper*</p>	<p>Increase the circulation of wealth within the local authority area</p> <p>Reduce vulnerability of the economy to climate change and harness opportunities arising</p>	<p>++ +</p>	<p>Whitchurch New development in this location will contribute sub-regional economy rather than directly contributing to the economy and local business in B&NES. Residential development would help to meet identified needs for Bristol where major economic activities are planned and to allow workforce to live closer to Bristol.</p> <p>Potential for new employment on-site might be limited compared to Hicks Gate due to its remote location on the edge of Bristol. Careful considerations should be given to regeneration in south Bristol.</p> <p>Stockwood Potential for new employment on-site might be limited compared to other locations due to its remote location on the edge of Bristol.</p>

	Contribute to the vitality and viability of town centres. Support a prosperous rural economy	++	Hicks Gate Good location along A4 and great potential to increase employment provision when considered with the adjacent land in Bristol. New development in this location will contribute sub-regional economy rather than directly contributing to the economy and local business in B&NES.
Objective 9: Increase availability of local produce and materials	Meet local needs locally	-	In principle, greenfield development leads to loss of agricultural land, therefore all scored as a minor negative.
	Support local food producers		
Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	Make public transport, cycling and walking easier and more attractive	+/?	In general, development adjacent to the Bristol city boundary benefits from accessing the existing public transport network, such as bus services to Bristol as well as the Great Western Rail to more regional / national destinations. Also potential to link and improve the network of cycle paths and footpaths available in and around Bristol. Whitchurch The successful development is dependent a major transport improvement on existing network and new infrastructure therefore there is some uncertainty.
	Promote sustainable transport to reduce the need for major transport infrastructure	+/?	Stockwood It is remote from the city centre. It requires significant improvement to public transport to and from Bristol centre.
			+/-

<p>Objective 12: Protect and enhance local distinctiveness</p>	<p>Protect and enhance landscape and townscape</p> <p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed.</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>	<p>--/-</p> <p>--</p> <p>--</p>	<p>Whitchurch Cell Q The location is generally of moderate sensitivity increasing to high sensitivity within the setting of the Maes Knoll and Wansdyke Scheduled Ancient Monuments, towards the edge of the plateau bounding the Chew Valley and the historic landscape around Whitchurch including the grade II* listed Lyons Court Farm and Church of St Nicholas.</p> <p>The assets and aspects of significance including the Scheduled Ancient Monument, the historic landscape around Whitchurch and the interface with the distinctive landscape of the Chew valley contributes to the distinctiveness of this part of the Dundry plateau area. Development of the site area affecting these would have a high negative impact on these aspects of significance and on the local distinctiveness of Whitchurch and this part of the Dundry plateau. Elsewhere the impact would be low negative.</p> <p>Stockwood Cell P The location is of moderate sensitivity resulting from the distinct character of the tributary valleys of the River Avon, the proximity of the Queen Charlton conservation area and a number of grade II listed buildings at the edge of Stockwood. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment. The overall landscape and visual impact of development would be moderate to high with only limited potential for mitigation.</p> <p>Hicks Gate Cell O The location is of low to moderate sensitivity The southern part towards the skyline at Stockwood Lane is of greater sensitivity. Development could result in development intruding into skyline views. Development is likely to be minor negative impact provided any development avoids intruding significantly into these more sensitive views. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p>
<p>Objective 13: Protect and enhance the district's historic, environmental and cultural assets</p>	<p>Maintain and enhance cultural and historical assets</p>	<p>--/-</p>	<p>Whitchurch Cell Q The location is generally of moderate sensitivity increasing to high sensitivity within the setting of the Maes Knoll and Wansdyke Scheduled Ancient Monuments, towards the edge of the plateau bounding the Chew valley and the historic landscape around Whitchurch including the grade II* listed Lyons Court Farm and Church of St Nicholas. .</p> <p>The assets and aspects of significance including the Scheduled Ancient Monument, the historic landscape around Whitchurch and the interface with the distinctive landscape of the Chew valley contributes to the distinctiveness of this part of the Dundry plateau area. Development of the site area affecting these would have a high negative</p>

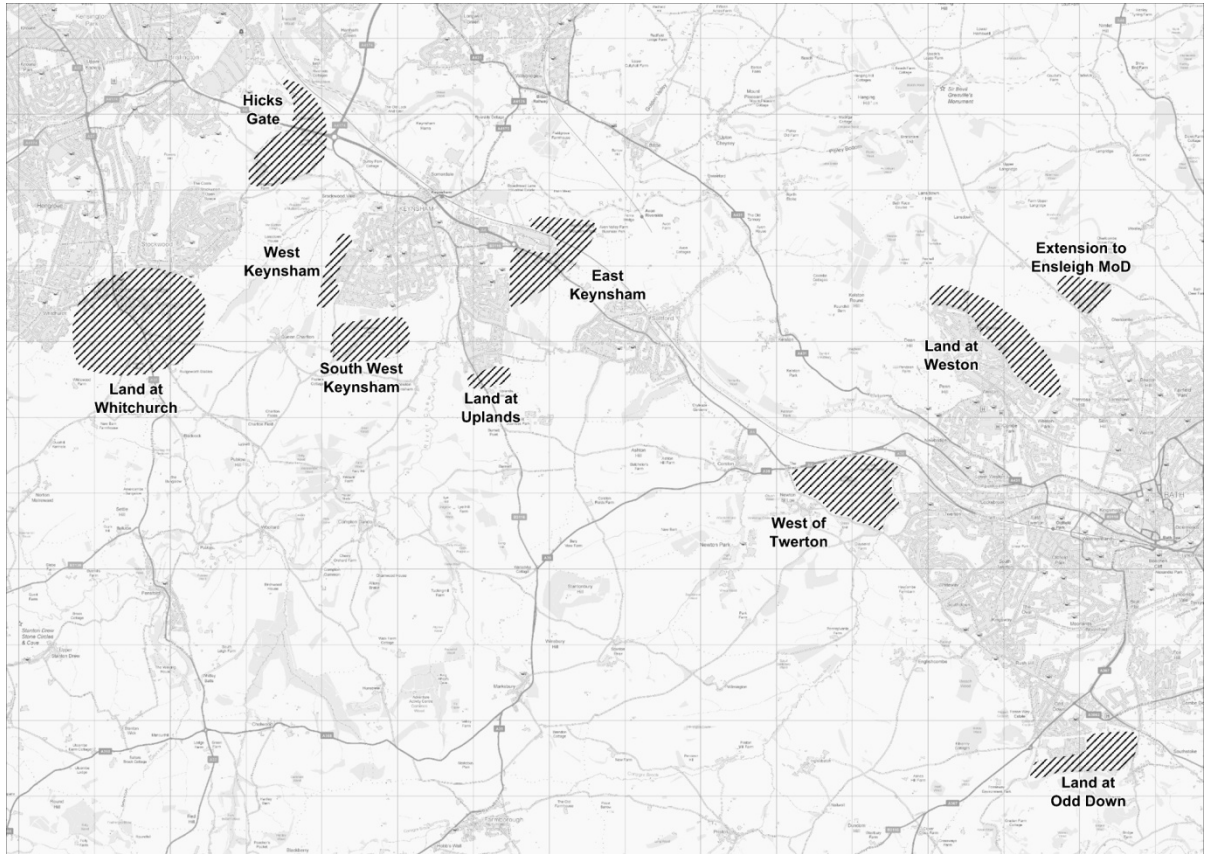
		<p>--</p> <p>-</p>	<p>impact on these aspects of significance and on the local distinctiveness of Whitchurch and this part of the Dundry plateau. Elsewhere the impact would be low negative.</p> <p>Stockwood Cell P</p> <p>The location is of moderate sensitivity resulting from the distinct character of the tributary valleys of the River Avon, the proximity of the Queen Charlton conservation area and a number of grade II listed buildings at the edge of Stockwood. Development of the area could potentially have a very damaging effect on any buried archaeological remains, including the known Prehistoric and Roman occupation in the area, including the possible henge monument at Durley Hill. Development could impact on the setting of Fox's Wood (Registered Historic Park & Garden). The overall landscape and visual impact of development would be moderate to high with only limited potential for mitigation.</p> <p>Hicks Gate Cell O</p> <p>The location is of low to moderate sensitivity The southern part towards the skyline at Stockwood Lane is of greater sensitivity. Development could result in development intruding into skyline views. Development is likely to be minor negative impact provided any development avoids intruding significantly into these more sensitive views.</p> <p>Mitigation</p> <p>Further environmental assessment is necessary.</p>
<p>Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed.</p>	<p>-/0</p> <p>-/0</p>	<p>(Based desktop review of information held)</p> <p>The SE Bristol area is largely intensively managed agricultural or recreational land. It is about 6.5km from the Avon gorge SAC, and whilst close to SNA 04 is not within an SNA. The area is adjacent to a couple of SNCIs and has a few SNCIs area within it, and it includes some areas with strong hedgerow networks and a few priority habitat and species.</p> <p>Whitchurch Cell Q</p> <p>This is a large area of intensively managed agricultural land. It does include small section of SNCIs in the north of the area, and also includes some linear priority habitat and hedgerow networks. There are also records for priority species on site (brown hare; sky lark). Valued ecological features could be protected and sustained subject to good ecological site master planning. Preliminary HRA screening for an urban extension at this location concluded no likely significant effects on Natura 2000 sites.</p> <p>Stockwood Cell P (including area 6)</p> <p>This area comprises largely agricultural and recreational land (Stockwood Vale golf course). It includes an SNCI, and a network of hedgerows and copses of, at least, local ecological value. Valued ecological features could be protected and sustained subject to good ecological site master planning.</p>

		-/0	<p>Hicks Gate Cell O This area centers on a major road junction and road corridor which divides the area into quite discrete sections.</p> <p>The north west quadrant includes land which is ecologically sensitive, including part of an SNCI, it abuts the River Avon SNCI and SNA, it includes records for lesser Horseshoe bats, and areas of priority habitat. Within this area and to the south of the railway corridor the area is largely intensively managed land with limited recorded ecological interest. (Land to the north of the railway corridor should be excluded)</p> <p>The north east quadrant is virtually all SNCI and priority habitat, is bounded by the River Avon SNA and SNA, and is ecologically sensitive. (This should be excluded).</p> <p>Land within the south eastern and western quadrants are less sensitive. There are networks of hedgerows and copses which should be retained and the land is adjacent to a BCC local wildlife network designation, and Wildlife Trust reserve. Development should retain and enhance a wildlife network function across and beyond the site, and retain valued ecological features. Preliminary HRA screening for an urban extension at this location concluded no likely significant effects on any Natura 2000 sites.</p> <p>Mitigation: Ecological mitigation plan is necessary.</p>
Objective 15: Reduce land, water, air, light, noise pollution	Minimise land, water, air, light, noise pollution	--	<p>The location would cause pressure on the existing road network due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p> <p>Therefore all have a major negative impact to achieve this objective.</p> <p>Mitigation Mitigation measures are necessary at the masterplanning process.</p>
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p>

<p>Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure</p>	<p>Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution</p>	<p>+</p>	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. This should lead to a positive effect on the SA objective.</p>
<p>Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>0</p>	<p>Greenfield sites within Flood Zone 1 provide flexibility responding to non-delivery or late delivery risks on some of the regeneration sites within Flood Zone 2 and 3. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3).</p> <p>Whitchurch The Whitchurch location does not lie within an area at risk of flooding (It is entirely within flood zone 1) and has passed the sequential test. As materplanning progresses, climate change adaptation measures should be highlighted.</p>
	<p>Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)</p>	<p>0</p>	<p>Stockwood The Stockwood location does not lie within an area at risk of flooding (It is entirely within flood zone 1) and has passed the sequential test. As materplanning progresses, climate change adaptation measures should be highlighted.</p>
		<p>0/-</p>	<p>Hicks Gate The majority of the area is flood zone 1 but small along the River Avon are at higher risk of flooding (flood zone 2/3). This would have a negative effect on the objective.</p> <p>Mitigation The sequential approach should be taken within the area and flood zone 3 should be avoided accordingly to the NPPF.</p>
<p>Objective 19: Encourage careful and efficient use of natural resources</p>	<p>Promote the conservation and wise use of land</p>	<p>-</p>	<p>In general, identifying development area on the greenfield does not contribute to promoting the conservation of land. Therefore all have a major negative effect on achieving this objective. Particulary for Whitchurech, the Greenfield development in the immediate vicinity could threaten the regeneration aspirations in south Bristol therefore, without further details, it cannot be considered as the best use of land.</p>

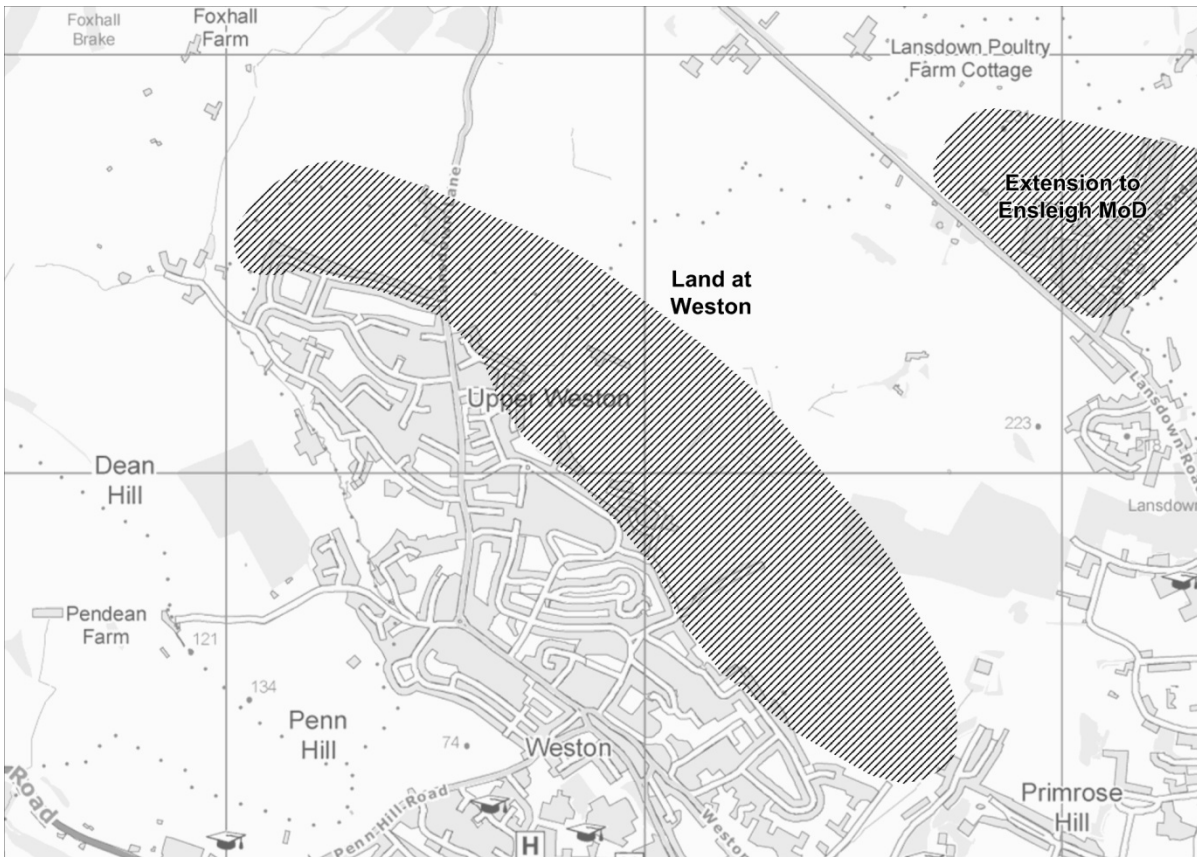
	<p>Keep water consumption within local carrying capacity limits (taking account of climate change)</p> <p>Minimise consumption and extraction of minerals</p>		<p>Mitigation: Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</p> <p>Careful management is needed to for the use of natural resources.</p>
<p>Objective 20: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<p>Reduce waste not put to any use</p>	<p>+</p>	<p>Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. This should lead to a positive effect on the SA objective.</p>
<p>Summary conclusion</p> <p>It is recommended that the land around Whitchurch and Hicks Gate to be assessed in more detail through the Stage 3 assessment. The land east of Stockwood is not considered most sustainable to accommodate the strategic levels of development.</p>			

Locational Assessments
Stage 3 Site specific assessments



Map shows broad areas considered, not site allocations

Edge of Bath: Land at Weston (Approx: 75 ha)
Capacity considered: up to 1500 homes
Capacity recommended: 300 homes



Map shows broad areas for consideration, not site allocation

Objectives	Sub-questions: Does the policy/proposal ---	Score	Commentary
Objective 1 Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	++	Good access to the city centre and Weston village local centre (within a 20 mins walk), hospital (within a 20 mins walk) and city centre. New primary school trigger is minimum 500 homes so primary school places need to be met from a combination of sites in this area. Existing primary school is currently due to be expanded maximising capacity to respond to existing demand.
Objective 2 Improve the health and well-being of all communities	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	++	Good access to hospital and healthcare facilities. Good access to recreational facilities and the countryside including Cotswold Way and public rights of way, which will be retained. The locations provides opportunities to encourage walking and cycling
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	++	This location makes an important contribution to boost housing supply to address housing needs including affordable housing and provide housing choice and flexibility in response to the Strategic Housing Market Assessment.
Objective 4 Promote stronger more	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	++	Potential to contribute to strengthening the local centre and vitality of community facilities in

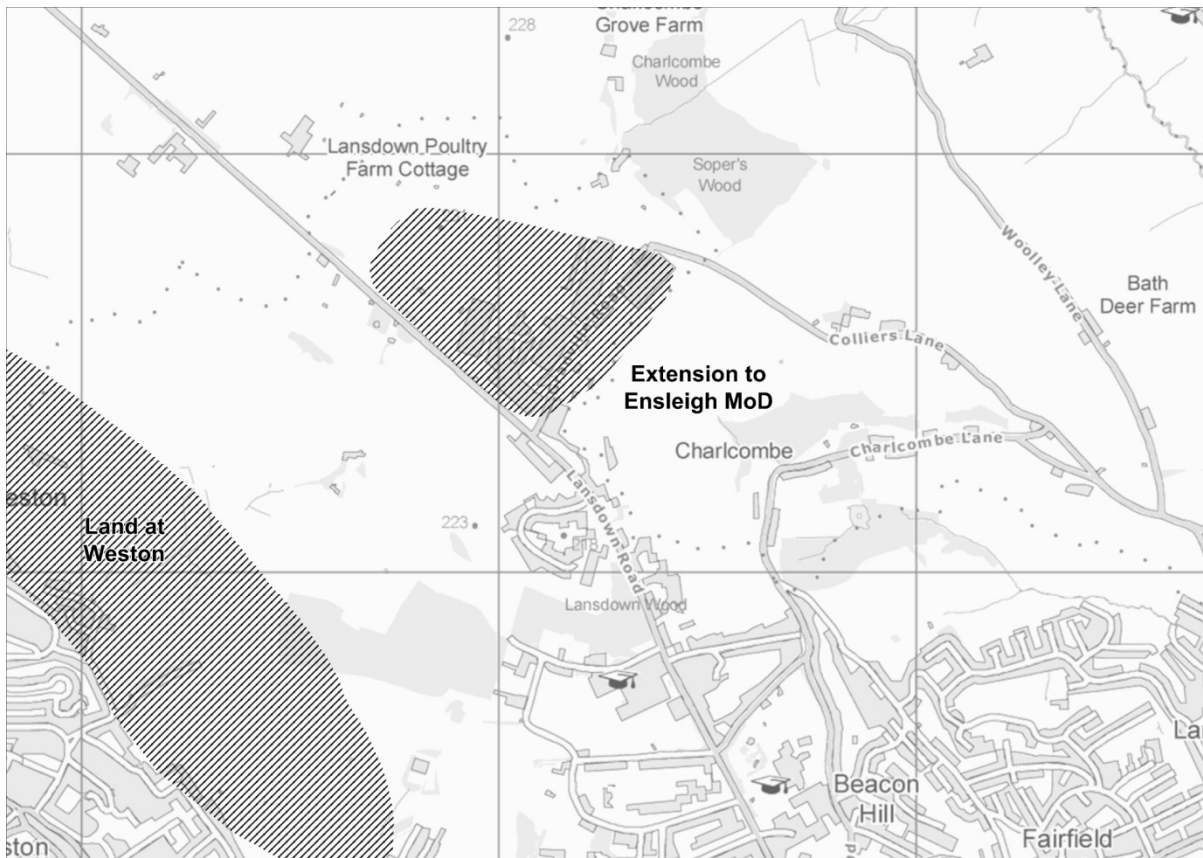
vibrant and cohesive communities			Weston. Careful consideration of and links to the existing communities is required through development masterplanning.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is related to the layout of the development, which can be dealt with appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+	Good access to a variety of training facilities in the city and RUH.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	++	Good access to variety of employment opportunities in Bath with good public transport/pedestrian/cycle links. Significant job generation is proposed as part of the Bath Riverside City of Ideas Enterprise Area
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	++	It helps to meet identified needs for Bath where the district's major economic activity is planned and to allow workforce to live closer to where they work. This will have a major positive effect. There may be opportunities for additional local employment provision at this location.
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore all Cells are scored negative.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	++	Weston has an established pattern of sustainable travel. Good access to the existing public transport network, about 15 mins to reach Weston and the edge of Bath city centre and 30 mins to reach Bath city centre. Also potential to link and improve the network of cycle paths and footpaths available in and around Bath. There are no designated formal cycle ways near to the site however once on Lansdown Lane it takes less than 20mins to cycle into Bath city centre.
Objective 11 Reduce the need and desire to travel by car	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	++	Good access to the existing public transport and potential to improve. Local centre and city centre accessible by bike and foot. Local junction will need review but no major infrastructure required.
Objective 12 Protect and enhance local distinctiveness	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. 	-/--	The site area is highly environmentally sensitive. It is wholly within the Cotswold Area of Outstanding Natural Beauty, the majority is within the World Heritage Site while the remainder is immediately contiguous with it and within its setting. Approximately half the site

	<ul style="list-style-type: none"> • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 		<p>area is within the Bath conservation area and the rest forms part of its setting.</p> <p>Particular aspects of significance include:</p> <ul style="list-style-type: none"> • The effect on containment of the development including from key viewpoints such as from the Cotswold Way at Dean Hill, • The effect on the open green setting of the city in particular views to the green hillside from the city and • The effect on the natural beauty of the Area of Outstanding Natural Beauty and on the views to and from the Cotswold escarpment and on the tranquillity and opportunity for quiet recreation. <p>Development in this site area would have a negative impact on the rural landscape and views and the purposes for designation of these assets. Development of the site area further north up the middle slopes would have a high negative impact.</p> <p>Mitigation: Limiting development to the lower parts of the slope closely connected to existing development would reduce the effect on these aspects providing development is contained by a strong hedgerow/ tree belt.</p> <p>Mitigate the visual/landscape impact on the AONB, World Heritage Site and its setting, Bath Conservation Area, surrounding countryside and rural character.</p> <p>Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits are embedded in the development process at an early stage.</p>
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	<p>-/--</p>	<p>The site area is highly sensitive.</p> <p>The majority is within the World Heritage Site while the remainder is immediately contiguous with it and within its setting and approximately half the site area is within the Bath conservation area and the rest forms part of its setting. There are also a number of listed buildings and historic parks and gardens close by.</p> <p>Mitigation</p> <p>Limiting development to the lower parts of the slope closely connected to existing development would reduce the effect on these aspects providing development is contained by a strong hedgerow/ tree belt. Development of the site area further north up the middle slopes would</p>

			have a high negative impact.
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	--	<p>The Environmental Capacity Ecology Results (desk top) High Importance; High/Medium Impact</p> <p>The eastern section of this area lies within the 5km sustenance zone of the Bath & Bradford on Avon Bat SAC, and the area includes habitat features of importance to SAC bats . Development within the SNA covered sections would cause significant habitat loss & fragmentation in an area of high ecological importance and reduce the area of strategic capacity for habitat restoration and enhancement. It is likely that the SNA would suffer indirect impacts through development of non-SNA designated land through the resultant urban fringe pressures. Development of the eastern side of the area could also impact on the SNCI. Development of fields containing species rich grassland would lead to loss or deterioration of this priority habitat, as could potentially be the case with particular hedgerows. Development on the Western edge of the area would impact upon the immediate foraging grounds of a sizeable pipistrelle roost in that area. Walk over reviews suggest habitats of potential importance to SAC bats and so impacts to the SACs are likely. Development requirements are needed.</p> <p>Mitigation: Development requirements to protect key bat foraging and commuting features; protected sites and priority species.</p>
<p>Objective 15 Reduce land, water, air, light, noise pollution</p>	<ul style="list-style-type: none"> • Minimise land, water, air, light, noise pollution 	--	<p>Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice. Furthermore access to public transport reduces the need to rely on private car and hence limits car related pollution</p> <p>Mitigation Mitigation measures are necessary through the masterplanning process.</p>
<p>Objective 16 Encourage sustainable construction</p>	<ul style="list-style-type: none"> • Help development that demonstrates sustainable design and construction • Minimise consumption and extraction of minerals 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p>

			<p>Mitigation: Residential development will be required to meet a minimum of Code for Sustainable Homes level 4 (or be zero carbon by 2016).</p>
<p>Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure</p>	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and 'greenhouse' emissions • Promote sustainable energy generation and distribution 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. Potential to link new development to RUH District Heating opportunity area should be explored.</p> <p>On site renewable energy will be a part of Code 4 or higher requirement, but further opportunities should be considered through the Placemaking DPD.</p>
<p>Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+	<p>Within flood zone 1. It passes the sequential test and provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3).</p> <p>There is existing surface water flood issues in Weston and there are hydrological issues related to development of the lower slopes. Appropriate drainage as well as climate change adoption design should be a precondition of development and incorporated through masterplanning. These issues also limit development capacity</p>
<p>Objective 19 Encourage careful and efficient use of natural resources</p>	<ul style="list-style-type: none"> • Promote the conservation and wise use of land • Keep water consumption within local carrying capacity limits (taking account of climate change) • Minimise consumption and extraction of minerals 	-	<p>In general, identifying development area on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</p>
<p>Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<ul style="list-style-type: none"> • Reduce waste not put to any use 	0	<p>Construction site waste management plan will be required</p>
<p>In general the SA identifies positive contributions towards the social and economic objectives, but major negative impact on the environmental objectives such as protecting and enhancing landscape value. However the SA identifies that development on the lower parts of the slopes closely connected to existing development would reduce the effect on these aspects, providing development is contained by a strong hedgerow and tree belt.</p>			

Edge of Bath: Land North of Ensleigh MoD site (Approx: 23 ha)
Capacity considered: up to 80 – 400 homes
Capacity recommended: 120 homes



Map shows broad areas for consideration, not site allocation

		Score	Commentary
<p>Objective 1 Improve accessibility to community facilities and local services</p>	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	++	<p>The Vision in the MoD Ensleigh Concept Statement states that ‘Given the size of the MoD site, its peripheral location and the lack of existing facilities, the aim of delivering a sustainable place requires a keen sense of the additional opportunities that might be in the areas adjacent to the site. This is essential in order to secure a development capacity that can support the related infrastructure and facilities required to deliver a more sustainable community and lifestyle.’</p> <p>The capacity of the MoD Ensleigh site (300 dwellings) can be increased by additional 120 dwellings by the inclusion of this additional land. This also enables a primary school to be provided on site, rather than putting pressure on the existing school nearby.</p> <p>The location has good access to sports and recreational facilities on Lansdown. Royal High School playing field may need to be re-provided.</p>

Objective 2 Improve the health and well-being of all communities	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	++	Good access to hospital and local healthcare facilities, recreational facilities, city centre and countryside including Cotswold Way.
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	++	Presents opportunities to address existing housing needs including affordable housing responding to the Strategic Housing Market Assessment.
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	++	Additional developments will contribute to greater potential for community facilities and services at this location relating to the MoD Enslough development. Careful consideration is required through masterplanning.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is related to the layout of the development, which can be dealt appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+	New residents have good access to training opportunities in Bath.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	++	Excellent current and future access to variety of employment opportunities in Bath.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	++	It helps to meet identified needs for Bath where the district's major economic activity is planned and to allow workforce to live close to where they work. Furthermore some potential for on-site employment.
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	++	Good access to the existing public transport network. There are wide footways on both sides of the carriageway on the approach into Lansdown to allow walking. It is possible to walk to Charlcombe and the further reaches of the Lansdown area towards the city centre in 20 mins. About 30-40 mins by foot and 20mins by bike to the city centre. There are no designated

			cycle routes along the Lansdown road corridor into Bath city centre. Potential to link and improve the network of cycle paths and footpaths available in and around Bath. Also potential for cycle and pedestrian link to Weston.
Objective 11 Reduce the need and desire to travel by car	<ul style="list-style-type: none"> Reduce the need/desire to travel by car 	++	<p>Good access to the existing public transport and potential to improve. 500 meters from the Lansdown Park and Ride. Local centre and city centre is accessible by bike and foot. It is possible to reach Bath city centre in 30mins on foot.</p> <p>Local network and junction will need review, but no major infrastructure required.</p>
Objective 12 Protect and enhance local distinctiveness	<ul style="list-style-type: none"> Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. Value and protect diversity and local distinctiveness including rural ways of life 	-/--	<p>The site area is highly sensitive.</p> <p>It adjoins the Cotswold AONB, it is within the World Heritage Site and adjoins the Bath conservation area and is within its setting.</p> <p>Particular aspects of significance include:</p> <ul style="list-style-type: none"> The effect on containment of development from extending further onto the plateau north of the city, The effect on the open green setting of the city from key views such as approaching the city from the north, views from the city to the south including from Prior Park and from Little Solsbury Hill to the east The effect on the natural beauty of the Area of Outstanding Natural Beauty in particular on the views to and from the surrounding area and on the tranquillity and opportunity for quiet recreation. <p>Development in this site area would have a negative impact on the rural landscape and views and the purposes for designation of these assets.</p> <p>Mitigation Limiting development to the eastern field would reduce the effect on these aspects providing development is contained by the existing hedgerow/ tree belt. Development of the site area within the western field would have a high negative impact.</p> <p>Mitigate the visual/landscape impact on the AONB, World Heritage Site and its setting, Bath Conservation Area, surrounding countryside including Soper's Wood ancient woodland and rural character.</p> <p>Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related</p>

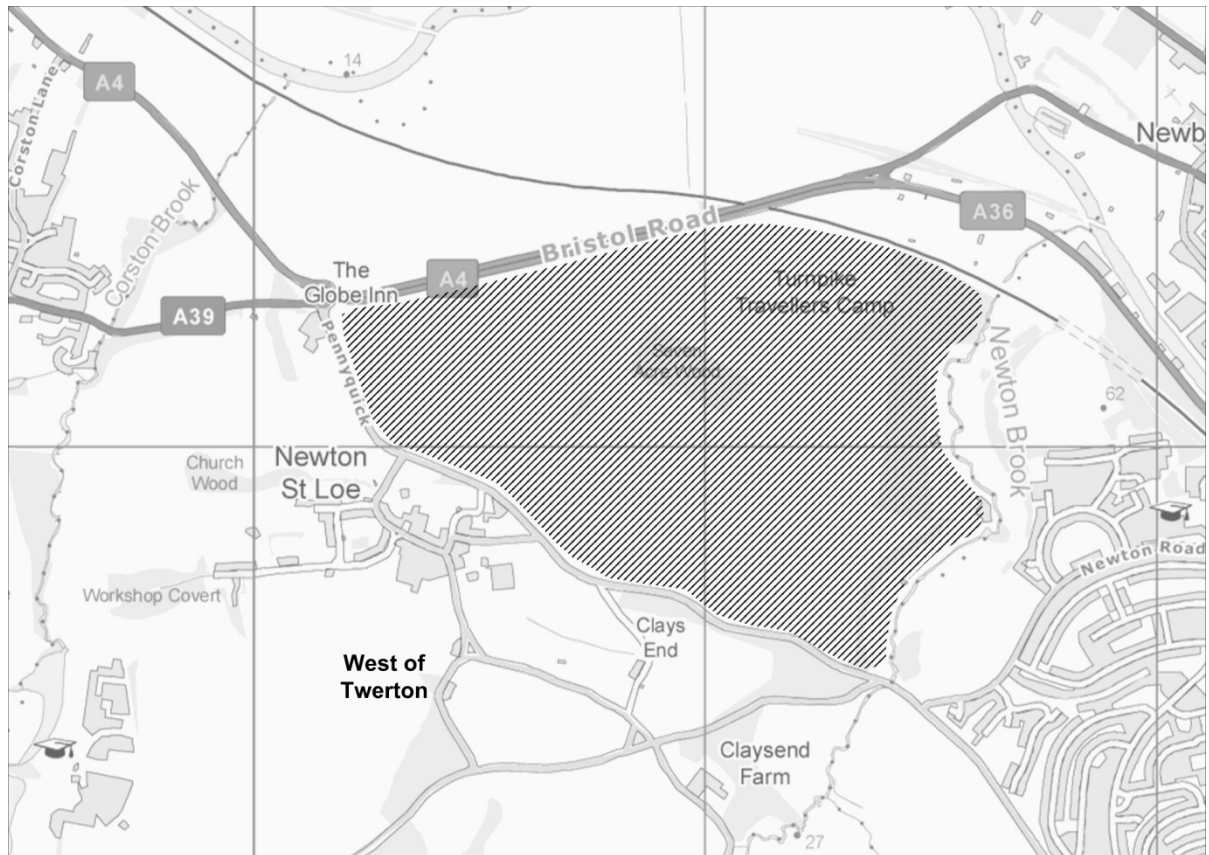
			benefits are embedded in the development process at an early stage.
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> Maintain and enhance cultural and historical assets 	-/--	<p>The site area is highly sensitive. It is within the World Heritage Site and adjoins and is contiguous with the Bath conservation area and forms part of its setting. There are also the grade I listed Beckford's Tower and mortuary chapel to the south and grade II Charlcombe Grove Farmhouse to the north.</p> <p>Mitigation</p> <p>Limiting development to the eastern field would reduce the effect on these aspects providing development is contained by the existing hedgerow/ tree belt. Development of the site area within the western field would have a high negative impact.</p> <p>Respond to the setting of Beckford's Tower and undertake detailed work in terms of mitigating impacts and enhancing heritage assets at this locality.</p>
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> Protect and enhance habitats and species (taking account of climate change) Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	--	<p>This site lies within the 5km sustenance zone of the Bradford on Avon Bat SAC, however there are limited habitat features of significance for SAC bats. The site is largely developed and or intensively managed as amenity / recreational land, and these areas generally have limited ecological value. However, areas of the sports pitches fall within a grassland SNCI, and the site includes tree lines of value; damage to the special interest and features should be avoided. Development requirements needed.</p> <p>Mitigation : Avoid or adequately compensate for SNCI impacts.</p>
<p>Objective 15 Reduce land, water, air, light, noise pollution</p>	<ul style="list-style-type: none"> Minimise land, water, air, light, noise pollution 	--	<p>Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p> <p>Mitigation Mitigation measures are necessary at the masterplanning process.</p>
<p>Objective 16 Encourage sustainable construction</p>	<ul style="list-style-type: none"> Help development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p>

<p>Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure</p>	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and 'greenhouse' emissions • Promote sustainable energy generation and distribution 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. However, it is unlikely that CHP would be viable on this site.</p>
<p>Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+	<p>Within flood zone 1. It passes the sequential test and provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as design for climate change should be incorporated through masterplanning.</p>
<p>Objective 19 Encourage careful and efficient use of natural resources</p>	<ul style="list-style-type: none"> • Promote the conservation and wise use of land • Keep water consumption within local carrying capacity limits (taking account of climate change) • Minimise consumption and extraction of minerals 	-	<p>In general, identifying development area on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</p>
<p>Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<ul style="list-style-type: none"> • Reduce waste not put to any use 	0	<p>Construction site waste management plan will be required.</p>
<p>The SA identifies Major contributions towards social objectives in terms of the ability of new development to generate support for the provision of facilities and services and enables comprehensive redevelopment of the MoD site and the adjoining land provides the opportunity to provide some new employment space contributing well to the economic objectives. Major negative impact on the environmental objectives, however limited development to the eastern field would reduce the effect on these aspects providing development is contained by the existing hedgerow and tree belt. With adequate compensation for SNCI impacts, the capacity of 120 homes is recommended.</p>			

Edge of Bath: West of Twerton (whole area approx 75 ha, small area 21 ha)

Capacity considered: up to 2,000 homes for whole site and 250 – 350 homes for smaller area (the south part of the site)

Capacity recommended: nil



Map shows broad areas for consideration, not site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
<p>Objective 1 Improve accessibility to community facilities and local services</p>	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	+/-	<p>Isolated from the main urban area of Bath with poor access to the local centre in Twerton and Newton St Loe. Adequate facilities and services would need to be provided on-site to meet the needs of a new community therefore the scale of development needs to be considered carefully. Negative impact if the level of development does not provide necessary facilities and services. In terms of undertaking walking trips for access to employment or other local amenities there is limited access to Pennyquick, but without footway provision. Should the site come forward for development careful consideration would have to be given to pedestrian facilities. The smaller site below the ridge line has insufficient capacity to generate the necessary range of facilities</p>
<p>Objective 2 Improve the health and well-being of all communities</p>	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	+/-	<p>Located close to hospital and recreational facilities in Bath, but not well connected by sustainable mode of transport. The topography of the location is likely to discourage walking and cycling.</p>

Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	++	Opportunities to address existing housing needs including affordable housing responding to the Strategic Housing Market Assessment.
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	+/-	The location is physically separated from Twerton by the Newton Brook Valley. New community is likely to be isolated and difficult to integrate to existing communities.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is mainly related to the layout of the development, which can be dealt with appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+	This location would perform well in providing access to learning due to its location close to Bath Spa University. It requires improvement to public transport to access opportunities in Bath city centre.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	+	Generally good access to a variety of employment opportunities in Bath.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	++	It helps to meet identified needs for Bath where the district's major economic activity is planned and to allow workforce to live close to where they work.
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	+/-	Also potential to link and improve the network of cycle paths and footpaths available in and around Bath. The site offers opportunities to utilise existing Public Rights of Way network which cross the site. It is possible to walk to Newton St Loe and to the western side of Twerton within 20 mins. However there is a lack of pedestrian facilities. Should the site come forward for development careful consideration would have to be given to pedestrian facilities. There is a lack of dedicated cycling facilities adjacent to the site, however Pennyquick does offer opportunities for good cycle access into Newton St Loe, Twerton and central Bath.

			National Cycle route 4 is located approximately 1 km to the north of the site, on NCN4 strategic traffic free routes links to Bristol and Bath. Less than 20mins to the Bath city centre by cycle.
Objective 11 Reduce the need and desire to travel by car	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	+/-	The site is poorly located with respect to bus services and is too remote from Bath city centre for walking to be an attractive choice for commuters. Access to the site is therefore likely to be primarily based on the private car. There are no public transport services currently serving the site, however the No.5 operates within close proximity. It may be possible to extend this service on to the site although it depends on the scale of development to justify commercial extension of the service. It is not currently possible to reach Bath city centre within 30 mins, but it is possible to reach Lower Weston and Odd Down in 30 mins by bus.
Objective 12 Protect and enhance local distinctiveness	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	--	<p>The site area is highly sensitive.</p> <p>It is close to the Cotswold Area of Outstanding Natural Beauty. The Cotswold escarpment which is one of the key aspects of significance directly faces the slopes on the southern side of the Avon valley occupied by the site area. The World Heritage Site boundary follows Newton Brook along the eastern boundary of the site area. The site area is an important part of the setting of the World Heritage Site. Development in this site area would have a major negative impact on the open rural landscape, on views and on the purposes for designation of these assets.</p> <p>Particular aspects of significance include:</p> <ul style="list-style-type: none"> • The effect on containment of development including seen from key viewpoints such as from the Cotswold Way at Dean Hill, the key routes into Bath from the west (the A4 Bristol Road and the Kelston Road) and the grade II*listed Kelston Manor and associated Kelston Park designated historic park and garden. • The effect on the open green setting of the city in particular views to the green hillside which forms an important green backdrop from the city and significant viewpoints and the effect on the distinctive settlements including closing the gap between Corston and Bath in many views • The effect on the quality and character of the approach to the city along the A4 Bristol Road and the A431 Kelston Road • The effect on buried archaeological remains including Iron Age and Roman occupation, the C18th Newton Park (registered historic park and garden)

			<p>which adjoins the site area to the west and the C18th Kelston Manor and associated parkland (registered historic park and garden)</p> <ul style="list-style-type: none"> • The effect on the Conservation Areas of Kelston (which includes Kelston Park) and Newton St Loe adjoining the site area to the south-west • The effect on the natural beauty of the Cotswold Area of Outstanding Natural Beauty in particular on the views to and from the Cotswold escarpment and on the tranquillity. <p>The assets and aspects of significance at this prominent location to the west of Bath including the World Heritage Site and its setting, the Cotswold Area of Outstanding Natural Beauty, the Conservation Areas, the Historic Parks and Gardens and other heritage assets all contribute to the distinctiveness of Bath and to this western side of Bath in particular. Development of the site area would have a high negative impact on these aspects of significance and on the local distinctiveness of Bath and this western side of Bath.</p>
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	<p>--</p>	<p>The site area is highly sensitive.</p> <p>It is close to the Cotswold Area of Outstanding Natural Beauty. The Cotswold escarpment which is one of the key aspects of significance directly faces the slopes on the southern side of the Avon valley occupied by the site area. The World Heritage Site boundary follows Newton Brook along the eastern boundary of the site area. The site area is an important part of the setting of the World Heritage Site. Development in this site area would have a major negative impact on the district's assets and on the purposes for their designation.</p> <p>Particular aspects of significance include:</p> <ul style="list-style-type: none"> • The effect on containment of development including seen from key viewpoints such as from the Cotswold Way at Dean Hill, the key routes into Bath from the west (the A4 Bristol Road and the Kelston Road) and the grade II*listed Kelston Manor and associated Kelston Park designated historic park and garden. • The effect on the open green setting of the city in particular views to the green hillside which forms an important green backdrop from the city and significant viewpoints and the effect on the distinctive settlements including closing the gap between Corston and Bath in many views • The effect on the quality and character of

			<p>the approach to the city along the A4 Bristol Road and the A431 Kelston Road</p> <ul style="list-style-type: none"> • The effect on buried archaeological remains including Iron Age and Roman occupation, the C18th Newton Park (registered historic park and garden) which adjoins the site area to the west and the C18th Kelston Manor and associated parkland (registered historic park and garden) • The effect on the Conservation Areas of Kelston (which includes Kelston Park) and Newton St Loe adjoining the site area to the south-west • The effect on the natural beauty of the Cotswold Area of Outstanding Natural Beauty in particular on the views to and from the Cotswold escarpment and on the tranquillity and opportunities for quiet recreation. <p>Development of the site area would have a high negative impact on these aspects of significance. In particular it would have a high negative impact on the World Heritage Site and its setting, on the Cotswold Area of Outstanding Natural Beauty, on Conservation Areas, Designated Historic Parks and Gardens and listed buildings including on the distinct landscape character and significant views. Development would extend into the open landscape to the west of the city which forms a key part of the World Heritage Site setting. It is also prominent in views from the Cotswold AONB</p>
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	<p>--</p>	<p>The Environment Capacity Ecology Results (Desk top) High Importance; Moderate/low impact (from assessment of reduced site: the South part of the land)</p> <p>This site is largely arable and intensively managed land with few habitat features of importance. Whilst the site lies largely within the 5km Bradford on Avon Bat SAC sustenance zone, it includes few habitat of importance, and recent SAC bat activity surveys indicate low levels of site us. However, the site area includes part of a geological SSSI, and the eastern boundary abuts Carrs Woodland SNCI and LNR. These protected sites must be safeguarded.</p> <p>Mitigation: Development requirements to protect SSSI; SNCI/LNR & provide habitat connectivity through site.</p>
<p>Objective 15</p>	<ul style="list-style-type: none"> • Minimise land, water, air, 	<p>--</p>	<p>Major negative effects on achieving this</p>

Reduce land, water, air, light, noise pollution	light, noise pollution		<p>objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p> <p>Mitigation Mitigation measures are necessary through the masterplanning process.</p>
Objective 16 Encourage sustainable construction	<ul style="list-style-type: none"> • Help development that demonstrates sustainable design and construction • Minimise consumption and extraction of minerals 	+	All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and 'greenhouse' emissions • Promote sustainable energy generation and distribution 	+	All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes.
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+/-	Newton Brook runs through the area. The area around Newton Brook is within flood zone 2/3 therefore it is not suitable for residential development. If it is necessary, an exception test is required. However, the majority of the area is within flood zone 1 and passes the sequential test. It also provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as climate change adoption design should be incorporated through masterplanning.
Objective 19 Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> • Promote the conservation and wise use of land • Keep water consumption within local carrying capacity limits (taking account of climate change) • Minimise consumption and extraction of minerals 	-	In general, identifying development areas on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> • Reduce waste not put to any use 	0	Construction site waste management plan will be required
<p>A larger site was considered during plan preparation stage fronting the A4. It was identified as a good location for development contributing positively to the social and economic objectives particularly providing some employment use. However the subsequent confirmation by English Heritage of the significance impact that development of this scale and this location would have on World Heritage site and its setting has led to this full site no longer being considered as a reasonable option.</p>			

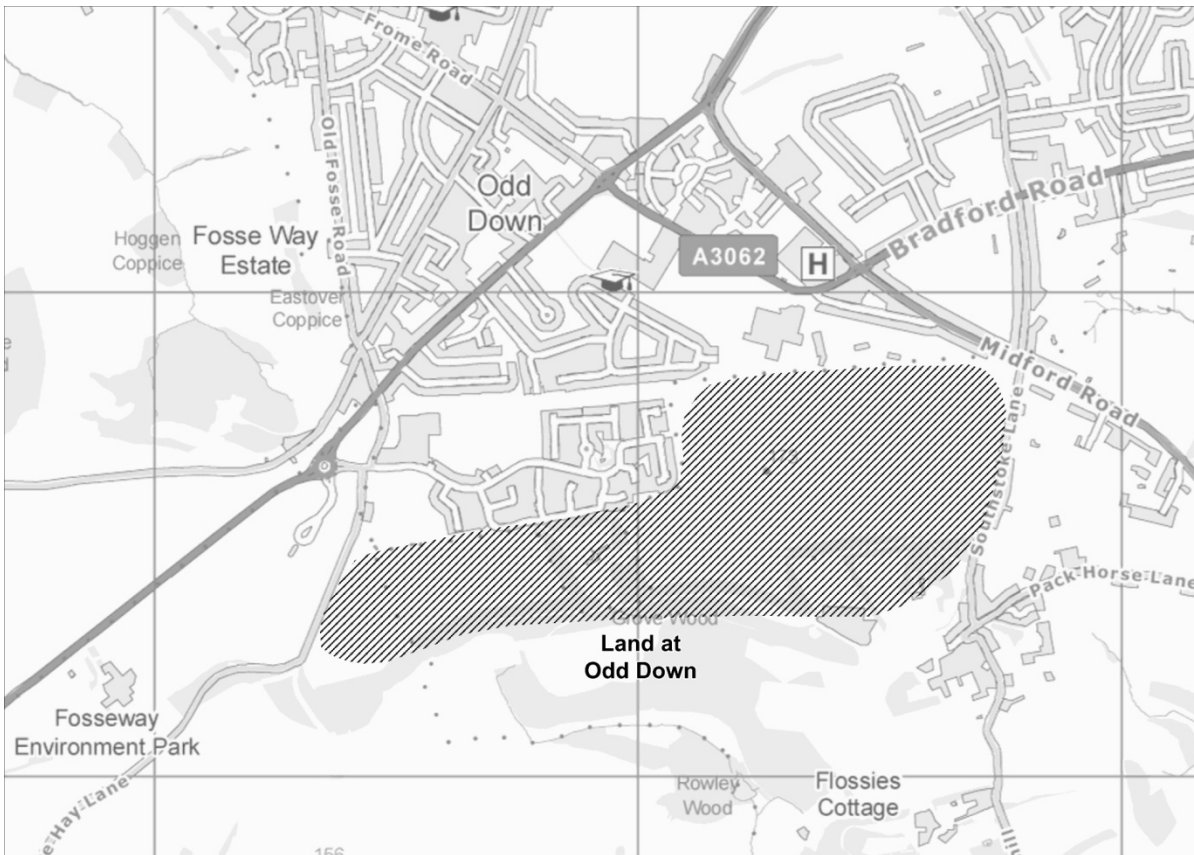
Nevertheless the full site capacity and a smaller site area of approx. 300 homes have been tested against the SA objective. It identifies that the smaller site area does not offer the advances of the larger site such as providing on-site facilities and will be physically isolated from the existing facilities and communities. The high impact on the World Heritage site remains and it does not offer many of the advantages of the larger site.

This site is therefore not recommended as an option for inclusion in the Core Strategy changes.

Edge of Bath: Land adjoining Odd Down (Approx: 45 ha)

Capacity considered: up to 680 homes

Capacity recommended: 300 homes



Map shows broad areas for consideration, not site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
Objective 1 Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	++	Good access to the city centre and Odd Down local centres including schools and shops. In general, strategic level of development with appropriate level of on-site facilities can contribute towards improving access to community facilities in adjacent areas. Educational needs generated by the development must be met by the development; a primary school will need to be provided.
Objective 2 Improve the health and well-being of all communities	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	++	Good access to hospital, recreational facilities, city centre and countryside.
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	++	This location makes an important contribution to boost housing supply to address housing needs including affordable housing and provide housing choice and flexibility in response to the Strategic Housing Market Assessment.
Objective 4 Promote stronger more vibrant and cohesive	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	++	Potential to contribute to strengthening the existing communities in adjacent areas. Careful consideration is required through

communities			masterplanning.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is related to the layout of the development, which can be dealt appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+	Good access to a variety of training opportunities in Bath.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	++	Good access to a variety of employment opportunities in Bath. Potential to provide some employment on site.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	++	Helps to meet identified needs for Bath where the district's major economic activity is planned and to allow the workforce to live closer to where they work.
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. Mitigate through provision of on-site allotments.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	++	Good access to the existing public transport network. Also potential to link and improve the network of cycle paths and footpaths available in and around Bath. The site adjoins the Public Right of Way network to the south of the site. The existing highway provides direct connections into central Bath in less than 20 mins.
Objective 11 Reduce the need and desire to travel by car	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	++	Good access to existing public transport including the Odd Down Park and Ride, with potential to improve. Local centre and city centre is accessible by bike and foot. Within 400 meters of the site there is access to numerous frequent bus services serving Bath, Keynsham and Bristol. It is possible to reach the Bath city centre in 30 mins by bus. Potential for capacity issues on A367 in Bath plus local junctions. Potential highway impacts are likely to be confined to Wells Road/Wellsway and Rush Hill/Pennyquick.
Objective 12 Protect and enhance local	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, 	-/--	The site area is highly sensitive.

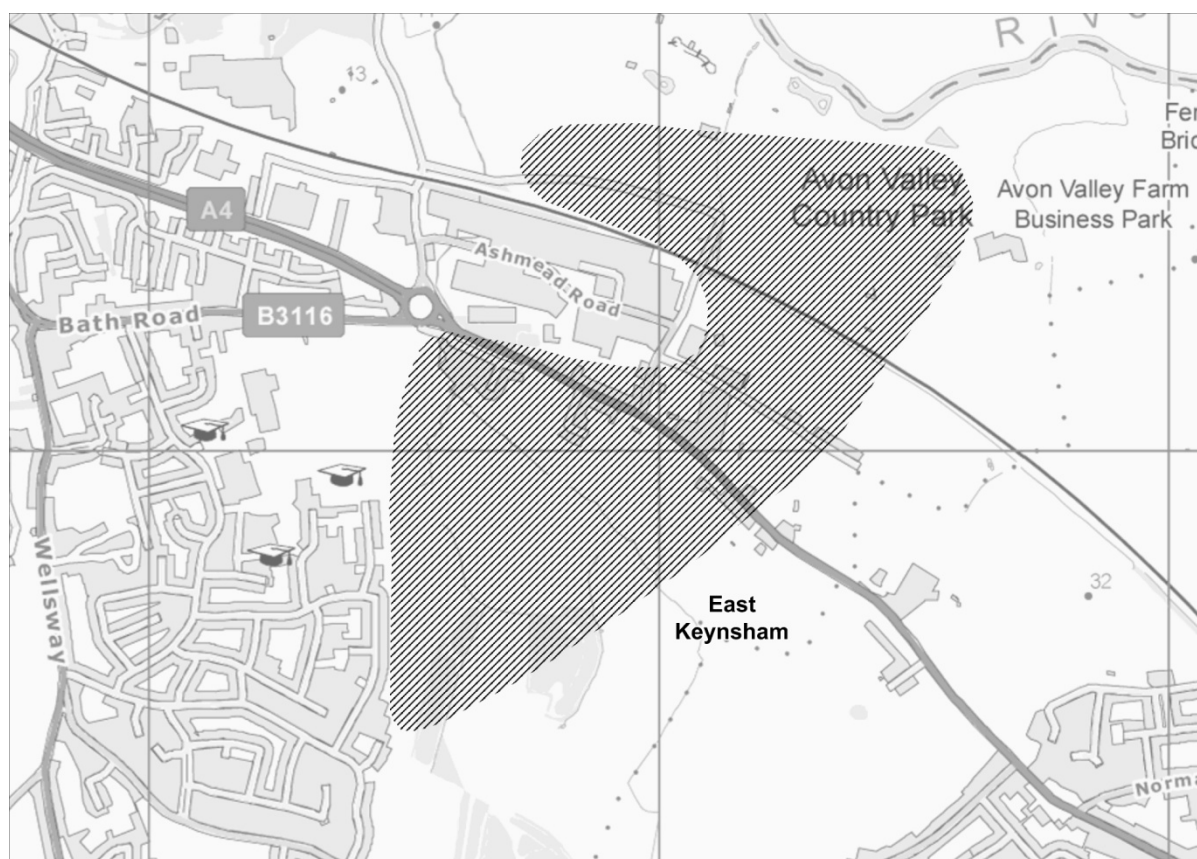
<p>distinctiveness</p>	<p>particularly protected landscape that ensures potential impact of development on AONB landscape character.</p> <ul style="list-style-type: none"> • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	<p>It is within the Cotswold Area of Outstanding Natural Beauty and it adjoins the World Heritage Site and forms a significant part of its setting. It is close to the South Stoke conservation area and is within its setting. The Wansdyke Scheduled Ancient Monument lies along the northern boundary of the site area and its setting is important. Development in this site area is likely to have a negative impact on the rural landscape and views and the purposes for designation of these assets.</p> <p>Particular aspects of significance include:</p> <ul style="list-style-type: none"> • The effect on containment of development from extending further into the plateau. Avoid impact on views of the edge of the city seen from the open countryside to the south, • The effect on the open green setting of the city and the distinctive settlement of South Stoke • The effect on significant heritage assets including the nationally important Wansdyke and other aspects of significance to the World Heritage Site and its setting including on the open character of views from the B3110 Midford Road • The effect on the natural beauty of the Area of Outstanding Natural Beauty in particular on the views to and from the surrounding area and on the tranquillity and opportunity for quiet recreation. <p>The assets and aspects of significance at this sensitive location to the south of Bath including the World Heritage Site and its setting, the Cotswold Area of Outstanding Natural Beauty, South Stoke Conservation Area and other heritage assets all contribute to the distinctiveness of Bath and to this southern side of Bath in particular. Development of the site area would have a high negative impact on these aspects of significance and on the local distinctiveness of Bath and this western side of Bath which could be reduced by containing development to a tight area closely connected with the Sulis Manor development.</p> <p>Mitigation Minimise the visual/landscape impact on the AONB, World Heritage Site and its setting, surrounding countryside and rural character.</p> <p>Mitigate the visual/landscape impact on South Stoke Conservation Area by retaining the physical separation of South Stoke village.</p> <p>Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related</p>
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			benefits are embedded in the development process at an early stage.
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	-/--	<p>The site area is highly sensitive.</p> <p>It is within the Cotswold Area of Outstanding Natural Beauty and it adjoins the World Heritage Site and forms a significant part of its setting. It adjoins the South Stoke conservation area and is within its setting. The Wansdyke Scheduled Ancient Monument lies along the northern boundary of the site area. Development in this site area is likely to have a negative impact on these assets and the purposes for their designation.</p> <p>Particular aspects of significance include:</p> <ul style="list-style-type: none"> • The effect on containment of development from extending further into the plateau. Avoid impact on views of the edge of the city seen from the open countryside to the south, • The effect on the open green setting of the city and the distinctive settlement of South Stoke • The effect on significant heritage assets including the nationally important Wansdyke and other aspects of significance to the World Heritage Site and its setting including on the open character of views from the B3110 Midford Road • The effect on the natural beauty of the Area of Outstanding Natural Beauty in particular on the views to and from the surrounding area and on the tranquillity and opportunity for quiet recreation. <p>Limiting the extent of development to limit significant impact on longer views, the Wansdyke Scheduled Ancient Monument and maintain the separation of South Stoke and the city would reduce the effect on these aspects. New development should be contained by strong structure planting. Development of the site area beyond a tight area closely connected to the Sulis Manor development would have a high negative impact.</p> <p>Mitigation Implement a Management scheme to ensure the enhancement and long-term protection of the Wansdyke Scheduled Ancient Monument and its setting.</p>
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for 	--	<p>The Environment Capacity Ecology Results (desk top) High Importance: Moderate/low impact</p> <p>This site lies within 0.6-0.8km of components of the Bath and Bradford on Avon Bat SAC, and SAC</p>

	local, national and international designated sites are assessed.		<p>bat surveys show that the southern boundary of the site is of particular importance to SAC bats for commuting and foraging. The main plateau of the site was not found to be of importance to SAC bats. The site does include a section of the Wansdyke SNCI, and a small part of the Fullers earth works – South Stoke Complex SNCI. The Fullers earth works – South Stoke Complex SNCI lies immediately adjacent to the southern boundary of the site, and would need to be safeguarded.</p> <p>HRA screening suggests that with adequate mitigation to protect key features of importance and to sustain existing land management to the south, significant impacts to the integrity of the SAC can be avoided.</p> <p>Mitigation There is potential to protect and sustain valued ecological features at this location, subject to housing numbers, good ecological site master planning and adequate ecological provision. 9. An Ecological Mitigation Strategy and Management scheme to maintain and enhance SAC bat foraging areas and commuting routes at the southern edge of the site and beyond. (to include : protection and long term management of the southern linear tree belt; zones of no artificial light adjacent to the protected tree belt, and limited luminescence of 0.1lux of ecological features retained or created within the site, and protection of Priority species).</p>
Objective 15 Reduce land, water, air, light, noise pollution	<ul style="list-style-type: none"> Minimise land, water, air, light, noise pollution 	--	<p>Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p> <p>Mitigation Avoid development of minor areas of potential land instability. Light pollution onto dark landscapes to the south should be minimised. Mitigation measures are necessary at the masterplanning process.</p>
Objective 16 Encourage sustainable construction	<ul style="list-style-type: none"> Help development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals 	+	All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.
Objective 17	<ul style="list-style-type: none"> Reduce non-renewable 	+	All development within the district will need to

Ensure the development of sustainable and/or local energy sources and energy infrastructure	<p>energy consumption and 'greenhouse' emissions</p> <ul style="list-style-type: none"> Promote sustainable energy generation and distribution 		adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. Development should scope potential for and incorporate renewable energy, including investigation of District Heating opportunities (linking to the Odd Down District Heating Opportunity Area).
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> Reduce vulnerability to, and manage flood risk (taking account of climate change) Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+	Within flood zone 1, passes the sequential test. It also provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as design for climate change should be incorporated through masterplanning.
Objective 19 Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals 	-	In general, identifying development area on greenfield site does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	0	Construction site waste management plan will be required. It is located close to the strategic residual waste facility site allocated through the Joint Waste Core Strategy.
<p>A larger site was considered during plan preparation stage fronting the A4 concluded that this was a good location for and cycling access and enabled employment development contributing positively to the social and economic objectives. It was identified that development in this full site area would have a major negative impact on the environmental objectives including the impact on the WHS and its setting. However limited develop to the lower parts of the slop closely connected to existing development would reduce the effect on these aspects providing development is contained by a strong hedgerow and tree belt. Therefore the capacity of 300 homes is recommended.</p>			

Edge of Keynsham: Land adjoining east Keynsham (approx. 78 ha)
Capacity considered: up to 2,200 homes
Capacity recommended: 250 homes



Map shows broad areas for consideration, not site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
Objective 1 Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	++	Well located to encourage travel by public transport services along the A4 and it is possible to walk or cycle into Keynsham town centre, although the distance to the town centre may deter some people from walking. Good access to Salford local centre and Chandag Road local centre (under 500m to the west). To the west of the site are the playing fields of Wellsway Secondary School, and Chandag primary/infants school; while to the south/south east is the Manor Road Community Woodland. In general, strategic levels of development with an appropriate level of on-site facilities (such as primary schools and open space) can contribute positively towards improving access to community facilities in adjacent areas. Potential for better on-site facilities and services benefitting new and existing communities when combined with the area at the west of Salford need to be considered carefully.
Objective 2 Improve the health and well-being of all	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, 	++	Good access to recreational facilities, services in the town centre and countryside. Also benefits from good public transport to access facilities

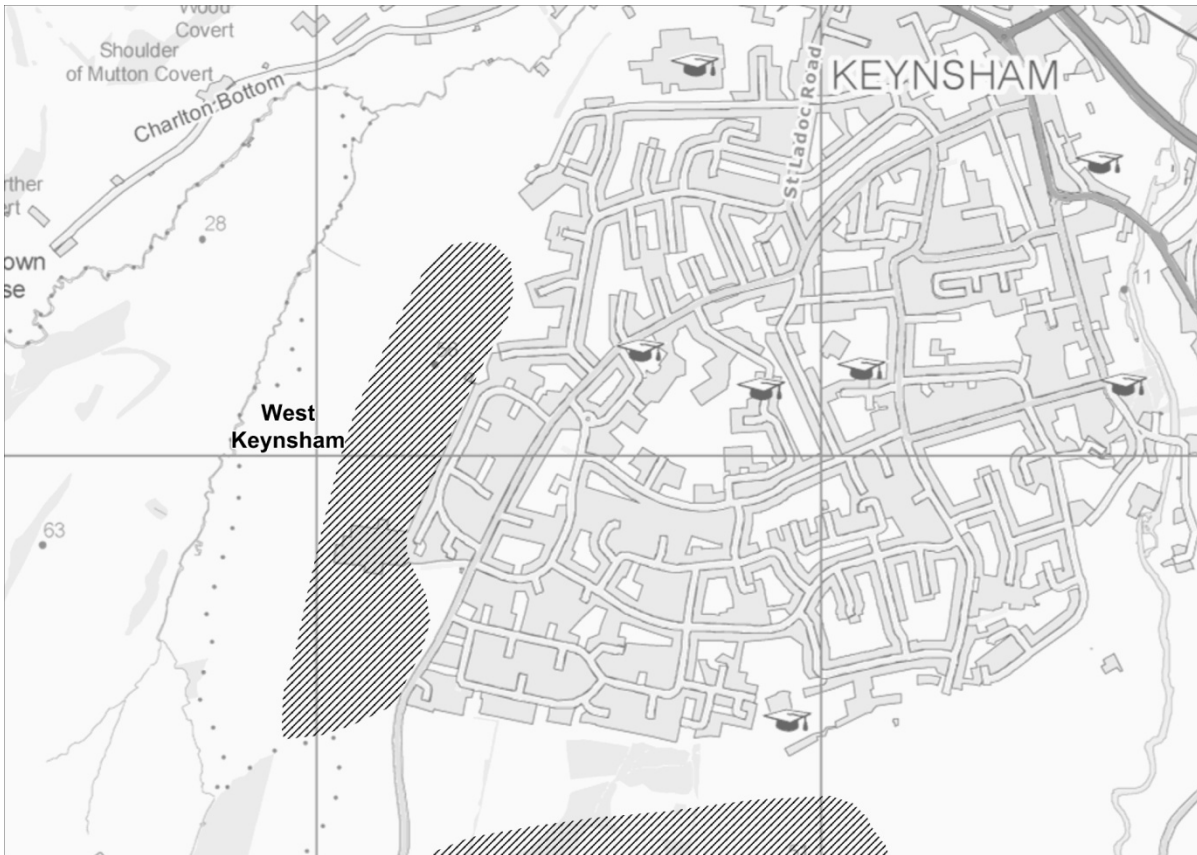
communities	especially routine daily exercise		and services in Bath and Bristol. Manor Road (to the south of the area) is a cycle route identified in the Local Plan, as is the A4. The site could support a mix of residential and employment and is adjacent to existing employment areas encouraging sustainable travel to work, beneficial to health and well-being.
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	++	Provides opportunities to contribute to boosting housing supply to address housing needs including affordable housing and provide housing choice and flexibility in response to the Strategic Housing Market Assessment.
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	++	Potential to contribute to strengthening the existing communities in adjacent areas. Need to retain the identities of Saltford & Keynsham as distinct communities. Potential exists to create pedestrian and vehicle links to the existing urban area of Keynsham. An opportunity exists to enhance and expand the community woodland at Manor Road.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is related to the layout of the development, which can be dealt with appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+	Good access to a variety of training opportunities in Bath and Bristol.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	++	Good access to Keynsham and Saltford centres. Good access to employment areas at Keynsham north of the A4, but this can be difficult to cross for pedestrians. Good opportunity to provide additional employment floorspace. Good access to variety of employment opportunities in Bath and Bristol.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	++	It is a good location for employment and contributes to meeting Keynsham's employment needs. Potential to provide 25-30,000sqm of industrial floorspace. It could also contribute to meeting identified needs for Bath where the district's major economic activity is planned and to allow workforce to access sustainable modes of transport.
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. However, this area is within Agricultural Land Class 3b (which is not amongst the best and most versatile agricultural land) apart from land north of the railway line which is in Class 2 and recognised as being

			amongst the best and most versatile. National policy recommends using areas of poorer quality land for development in preference to that of a higher quality.
<p>Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	++	Good access to the existing public transport network; a number of bus services run along the A4 and the neighbouring residential areas offering services between Bristol, Bath, Keynsham, Salford and a number of local towns and villages. It is possible to travel to central Bristol from the site in 30 minutes by bus. Also potential to link and improve the network of cycle paths and footpaths. Manor Road (to the south of the area) is a cycle route identified in the Local Plan, as is the A4. Access to Bath & Bristol by train.
<p>Objective 11 Reduce the need and desire to travel by car</p>	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	++	Good access to the existing public transport network and potential to improve. Local centre and town centre is accessible by bike and foot. Development has potential to encourage living and working in the same locality and the nearby employment area could further reduce vehicular trips. Access to Bath & Bristol by train
<p>Objective 12 Protect and enhance local distinctiveness</p>	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	-	<p>The location is of low to moderate sensitivity The open valley of the River Avon to the north of the railway is of greater sensitivity because of the distinct valley floor character and the proximity to the Cotswold Area of Outstanding Natural Beauty.</p> <p>Development could result in the extension of the urban area into the distinctive River Avon valley which is likely to be moderate negative impact, The effect on views from the Cotswold AONB would be minor because any new development would be seen in the context of existing development provided the open character of the River Avon valley north and east of the railway is maintained. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p> <p>Keynsham and Salford are currently separated by a much valued area of open countryside. Due consideration should be given to maintain the separate identities of the settlements.</p> <p>Mitigation Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits are embedded in the development process at an early stage.</p> <p>Mitigate the visual/landscape impact on the surrounding countryside and rural character. A landscape buffer between Keynsham and</p>

			Saltford should be maintained and enhanced.
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	-	<p>The location is of low to moderate sensitivity. The open valley of the River Avon to the north of the railway is of greater sensitivity because of the distinct valley floor character and the proximity to the Cotswold Area of Outstanding Natural Beauty.</p> <p>Provided care is taken to avoid impact on significant landscape or heritage assets development is unlikely to result in a significant negative impact</p>
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	0/-	<p>This area comprises a small part of Cell M and includes few recorded features of ecological importance. The area does surround the northern and western sides of Manor Road Community woodland LNR, and includes a small SNCI (this area could be excluded or utilised within Green Infra structure & open space)</p> <p>HRA screening suggests that development at this location is unlikely to have a significant effect on any Natura 2000 site.</p> <p>Mitigation</p> <p>There is potential to protect and sustain valued ecological features at this location, subject to housing numbers, good ecological site master planning and adequate ecological provision.</p>
<p>Objective 15 Reduce land, water, air, light, noise pollution</p>	<ul style="list-style-type: none"> • Minimise land, water, air, light, noise pollution 	--	<p>Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p>
<p>Objective 16 Encourage sustainable construction</p>	<ul style="list-style-type: none"> • Help development that demonstrates sustainable design and construction • Minimise consumption and extraction of minerals 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p>
<p>Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure</p>	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and 'greenhouse' emissions • Promote sustainable energy generation and distribution 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes.</p>
<p>Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with hotter, drier summers (shade, ventilation, ground 	+/-	<p>Majority of the area is in flood zone 1 and passes the sequential test. It provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3).</p>

	conditions etc)		<p>Appropriate drainage as well as design for climate change should be incorporated through masterplanning.</p> <p>Development should avoid the small area of floodplain around the Broadmead watercourse to the north west of the site which is in flood zone 2 and 3. The site drains northwest towards this area and development will probably require attenuation to be provided for surface water run-off. A substantial watercourse corridor is required for brook and subsidiary ditches draining the area. There is potentially increased risk of flooding taking into account climate change around Manor Road Community Wood. Further site specific risk assessment is necessary and sequential approach should be taken directing vulnerable development away from the area with higher risk within the area.</p>
<p>Objective 19 Encourage careful and efficient use of natural resources</p>	<ul style="list-style-type: none"> • Promote the conservation and wise use of land • Keep water consumption within local carrying capacity limits (taking account of climate change) • Minimise consumption and extraction of minerals 	-	<p>In general, identifying development area on greenfield site does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.</p>
<p>Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<ul style="list-style-type: none"> • Reduce waste not put to any use 	0	<p>Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time. This location presents further potential benefits to contributing to the implementation of the strategic residual waste facility allocated through the Joint Waste Core Strategy.</p>
<p>Major positive contributions towards social and economic objectives (objectives 1, 2, 3, 4,7, 8,10 and 11) are identified. This location is well located to encourage travel by public transport and possible to walk or cycle into Keynsham town centre. Good accessibility to employment opportunities in Bath and Bristol as well as Keynsham. It is a good location for employment, potentially extending the Pixash Lane Industrial Estates helping Keynsham to evolve as a more significant business location.</p> <p>This location could have a number of minor negative effects, particularly on environmental objectives. This area is of low to moderate landscape sensitivity. The open valley of the River Avon to the north of the railway is of greater sensitivity because of the distinct valley floor character and the proximity to the Cotswold AONB. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment. HRA screening suggests that development at this location is unlikely to have a significant effect on any Natura 2000 site.</p> <p>Therefore the capacity of 250 homes is recommended.</p>			

Edge of Keynsham: Land adjoining west Keynsham (approx. 20 ha)
Capacity considered: up to 600 homes
Capacity recommended: Nil



Map shows broad areas for consideration, not site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
Objective 1 Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	+	Keynsham Town Centre can be accessed on foot in just over 20 minutes along good footpaths segregated from the highway, but this distance may deter some people from doing so. This centre can be accessed by cycle in under 20 minutes. Good frequent bus service to the town centre. The northern part of the site has limited access to Queens Road local centre but the southern part is relatively close. In general, strategic level of development with appropriate level of on-site facilities (such as primary schools and open space) can contribute positively towards improving access to community facilities in adjacent areas. It needs to be considered holistically with GDS K2 Local Plan allocation sites.
Objective 2 Improve the health and well-being of all communities	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	+	Good pedestrian and cycle links. A public right of way runs east/west through the northern part of the site and connects to a series of routes giving access to the wider countryside, Queen Charlton and towards the town centre. Limited access to the existing health services and facilities. Potential for on-site health facilities depends on the level of

			development.
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	++	Provides opportunities to contribute to boosting housing supply to address housing needs including affordable housing and provide housing choice and flexibility in response to the Strategic Housing Market
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	+/-	It will be difficult to integrate the northern part of the site into the existing community because access is limited by the existing housing which forms a continuous barrier. The southern part of the site has more scope to achieve linkages to the existing development and therefore better integration is considered possible. Careful linkages to existing communities in Queen Charlton or K2 development will need to be considered. Masterplanning should address this issue in more detail.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is mainly related to the layout of the development, which can be dealt with appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+	Good access to variety of training opportunities in Bath and Bristol. It is possible to reach the centre of Keynsham and the edge of Bristol city centre, and the employment training options these areas possess in less than 30 minutes by bus from the vicinity of the area.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	+	It is possible to reach the centre of Keynsham and the edge of Bristol city centre, and the employment opportunities these areas possess in less than 30 minutes by bus from the vicinity of the area There is an element of employment provision in the K2 Local Plan allocation site which would be in walking distance of the southern part of the site.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	+	It is possible to reach the centre of Keynsham and the edge of Bristol city centre, and the employment opportunities these areas possess in less than 30 minutes by bus from the vicinity of the area. An increased population would help to support the shops within Keynsham town centre. There is an element of employment provision in the K2 Local Plan allocation site which would be in walking distance of the southern part of the site.
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. However, the land surrounding the area is in Agricultural Land Class 3.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the 	+	Linkages are possible to established walking and public transport networks and the site could provide the basis for sustainable travel behaviour through the extension of existing bus services and links to local pedestrian/cycle routes.

walking	need for major transport infrastructure		
Objective 11 Reduce the need and desire to travel by car	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	+	It is possible to reach the centre of Keynsham and the edge of Bristol city centre, and the employment opportunities these areas possess in less than 30 minutes by bus from the vicinity of the area. Linkages are possible to established walking and public transport networks and the site could provide the basis for sustainable travel behaviour through the extension of existing bus services and links to local pedestrian/cycle routes. However, development of this site will nonetheless result in a relatively high number of vehicular trips due to its location on the edge of Keynsham.
Objective 12 Protect and enhance local distinctiveness	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	-	<p>The location is of low to moderate sensitivity The tributary valley of the River Avon and the edges of the plateau are of greater sensitivity.</p> <p>Development could result in the extension of the urban area into the distinctive valley and setting of the Queen Charlton conservation area, minor negative impact provided any development avoids intruding significantly into views from Queen Charlton and the tributary valleys of the River Avon. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p>
Objective 13 Protect and enhance the district's historic, environmental and cultural assets	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	-	<p>The location is of low to moderate sensitivity. The tributary valley of the River Avon and the edges of the plateau are of greater sensitivity.</p> <p>Provided care is taken to avoid impact on significant landscape or heritage assets, including the tributary valleys of the River Avon and the setting of the Queen Charlton conservation area, development is unlikely to result in a significant negative impact.</p>
Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	0/-	<p>This site comprises areas 9 and 10 from Cell J.</p> <p>HRA screening suggests that development at this location is unlikely to have a significant effect on any Natura 2000 site.</p> <p>Area 8 includes areas of intensively managed agricultural land with some SNCIs, including Charlton Bottom SNCI, and some priority habitat. Valued ecological features could be protected and sustained subject to good ecological site master planning.</p> <p>Area 9 is intensively managed agricultural land but is immediately adjacent to an SNCI and includes good field hedgerows. Valued ecological features could be protected and sustained subject</p>

			to good ecological site master planning.
Objective 15 Reduce land, water, air, light, noise pollution	<ul style="list-style-type: none"> Minimise land, water, air, light, noise pollution 	--	Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.
Objective 16 Encourage sustainable construction	<ul style="list-style-type: none"> Help development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals 	+	All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> Reduce non-renewable energy consumption and 'greenhouse' emissions Promote sustainable energy generation and distribution 	+	All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes.
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> Reduce vulnerability to, and manage flood risk (taking account of climate change) Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+	Area is in flood zone 1 and passes the sequential test. It provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as design for climate change should be incorporated through masterplanning.
Objective 19 Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals 	-	In general, identifying development area on greenfield site does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	0	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time.

Positive contributions towards social and economic objectives are identified. Keynsham Town Centre can be accessed on foot in just over 20 minutes along good footpaths segregated from the highway, but this distance may deter some people from doing so. Good frequent bus service to the town centre. It will be difficult to integrate into the existing community. It needs to be considered holistically with GDS K2 Local Plan allocation sites.

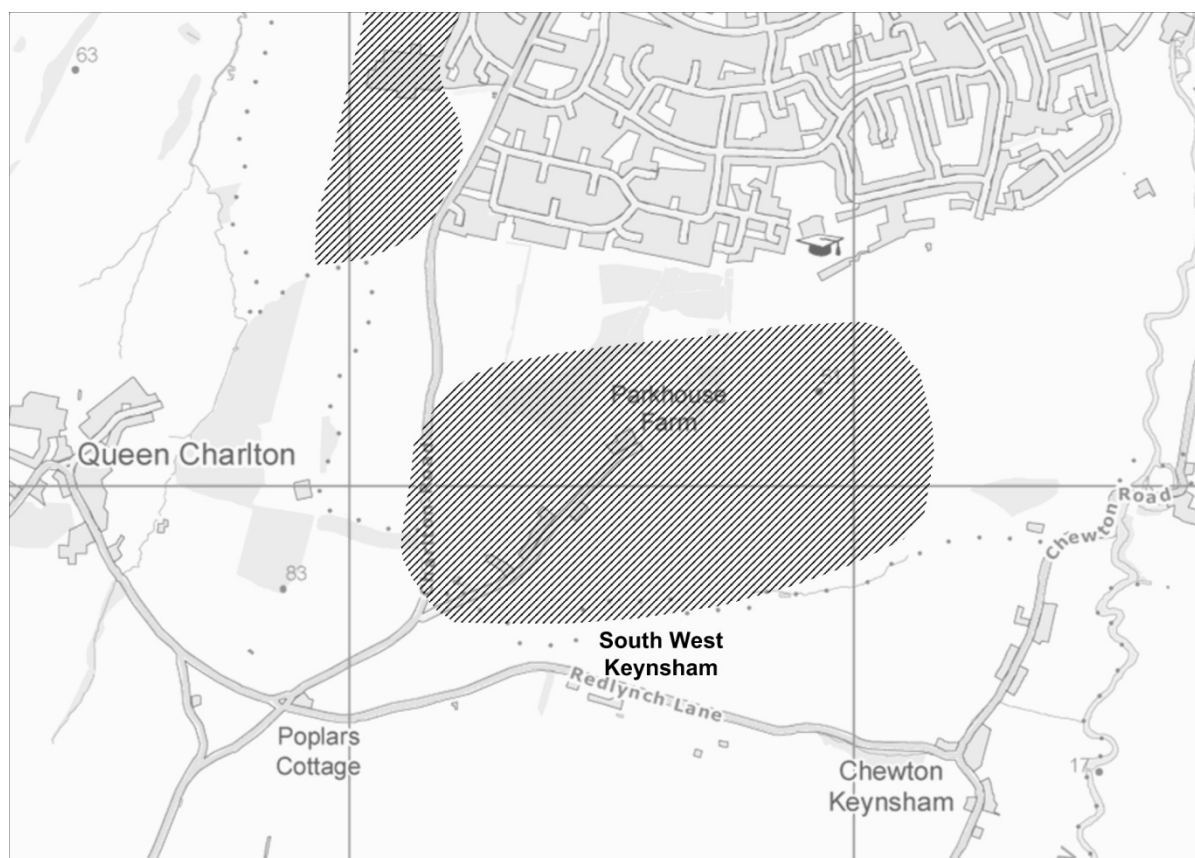
This location could have a number of negative effects, particularly on environmental objectives. The location is of low to moderate landscape sensitivity. The tributary valley of the River Avon and the edges of the plateau are of greater sensitivity. Development could result in the extension of the urban area into the distinctive valley and setting of the Queen Charlton conservation area, minor negative impact provided any development avoids intruding significantly into views from Queen Charlton and the tributary valleys of the River Avon. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.

This site is therefore not recommended as an option for inclusion in the Core Strategy changes.

Edge of Keynsham: South West Keynsham (approx. 60 ha)

Capacity considered: up to 800 homes

Capacity recommended: 200 homes



Map indicates broad location for consideration and not a site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
<p>Objective 1 Improve accessibility to community facilities and local services</p>	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	-	<p>Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School and has limited connections to the neighbouring residential area. Walking to local amenities or employment areas is not possible within 20 minutes. Current accessibility to public transport from the site is poor. However, within 30 minutes' walk and bus it is possible to get into central Keynsham. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service into the site with convenient bus stops. A development of 500+ dwellings could support a diversion of a commercial bus service into the area. A robust travel plan is essential.</p>
<p>Objective 2 Improve the health and well-being of all communities</p>	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	+/-	<p>Within 30 minutes' walk and bus it is possible to get into central Keynsham. However, development here is likely to result in a relatively high number of vehicular trips due to the location of the area with respect to public transport services and walking/cycling distances into Keynsham and</p>

			Bristol. Specific provision for walking and cycling is limited. Public rights of way are available adjacent to the site which connect to the current residential area to the north, the Chew Valley to the east, Queen Charlton to the west and Charlton Field to the south. Potential for on-site health facilities depends on the level of development.
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	++	Provides opportunities to boost housing land supply and choice including affordable housing in response to the Strategic Housing Market Assessment.
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	+/-	Careful linkages (pedestrian, cycle and vehicular) to existing communities are required to the existing K2 development sites (which are planned to include local shops, school etc) and the existing residential development to the north to be able to create a strong, vibrant and cohesive community. A vehicular access to Local Plan site K2b would be a positive outcome for that development (giving that site a second access which is what the community have campaigned for). Educational requirements need to be met.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is related to the layout of the development, which can be dealt with appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+/-	Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School. Walking to employment areas is not possible within 20 minutes. Current accessibility to public transport from the site is poor. However, within 30 minutes' walk and bus it is possible to get into central Keynsham. Mitigation would be required to include provision of a frequent bus service into the site with convenient bus stops.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	+/-	Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School. Walking to employment areas is not possible within 20 minutes. Current accessibility to public transport from the site is poor. However, within 30 minutes' walk and bus it is possible to get into central Keynsham. Mitigation would be required to include provision of a frequent bus service into the site with convenient bus stops. There is some employment provision in the K2 Local Plan allocation site, but this has yet to be delivered and is not thought to be attractive to employers.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town 	+/-	Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School. Walking to employment areas is not possible within 20 minutes. Current accessibility to public transport from the site is poor. However, within 30 minutes' walk and bus it is possible to get into central Keynsham. Mitigation would be required to include provision of a frequent bus service into the site with convenient bus stops.

	centres. • Support a prosperous rural economy		There is some employment provision in the K2 Local Plan allocation site, but this has yet to be delivered and is not thought to be attractive to employers.
Objective 9 Increase availability of local produce and materials	• Meet local needs locally • Support local food producers	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective. Agricultural Land Class 3.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	• Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure	+/-	Site is remote from the town centre, the railway station and Wellsway/Broadlands Secondary School and has limited connections to the neighbouring residential area. Walking to local amenities or employment areas is not possible within 20 minutes. Current accessibility to public transport from the site is poor. However, within 30 minutes' walk and bus it is possible to get into central Keynsham. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service into the site with convenient bus stops. A development of 500+ dwellings could support a diversion of a commercial bus service into the area. A robust travel plan is essential.
Objective 11 Reduce the need and desire to travel by car	• Reduce the need/desire to travel by car	+/-	Development here is likely to result in a relatively high number of vehicular trips due to the location of the area with respect to public transport services and walking/cycling distances into Keynsham and Bristol. Mitigation would be required to include connections (pedestrian, cycle and vehicular) to the existing K2 development sites (which are planned to include local shops, school etc) and provision of a frequent bus service into the site with convenient bus stops.
Objective 12 Protect and enhance local distinctiveness	• Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life	-	The location is of low to moderate sensitivity The parts towards the south and east which are more closely associated with the distinct Chew Valley character are of greater sensitivity. Development could result in the extension of the urban area into the distinctive valley landscape of the Chew Valley, possibly minor negative impact provided any development avoids intruding significantly into views. The development will be in the Green Belt. The GB here plays a significant role in safeguarding the countryside from encroachment. Mitigation Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits are embedded in the development process at an early stage. Mitigate the visual/landscape impact on Queen Charlton Conservation Area, Grade II Listed Parkhouse Farm, the surrounding countryside and

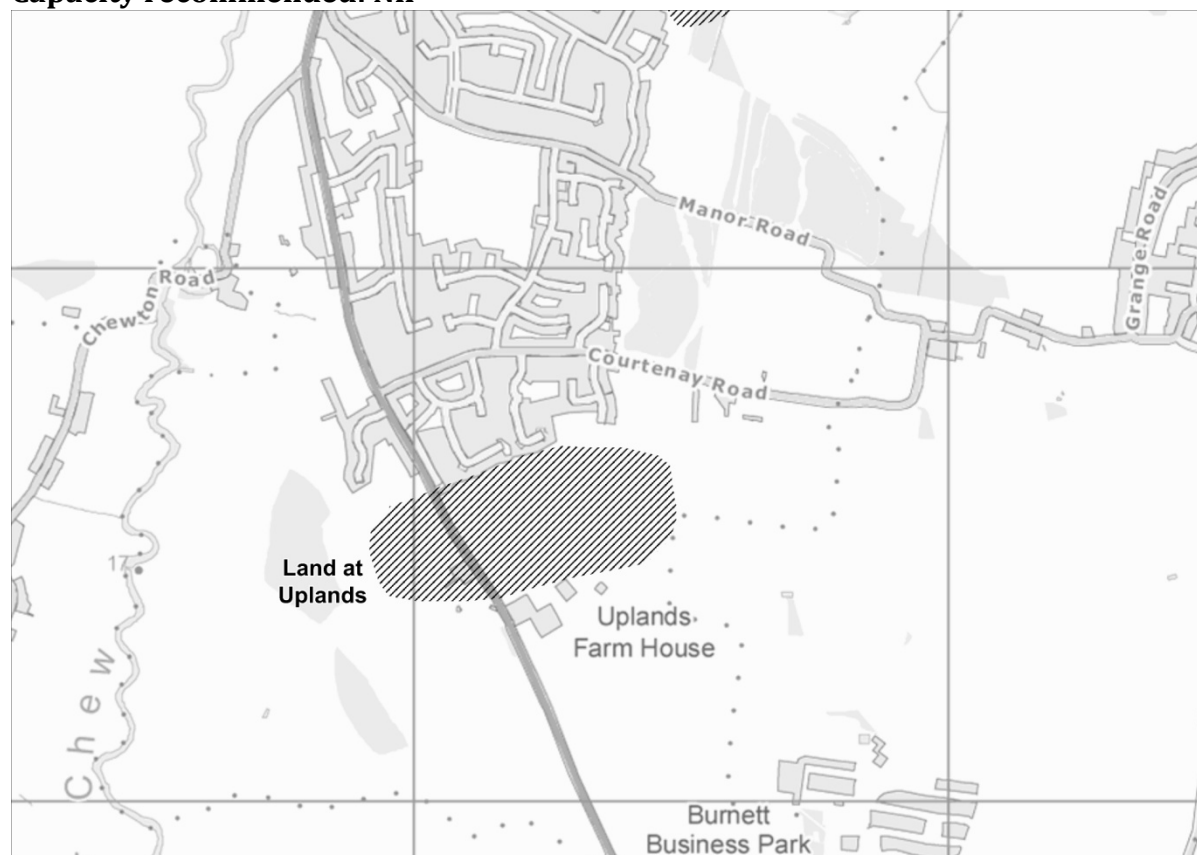
			rural character.
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> Maintain and enhance cultural and historical assets 	-	<p>The location is of low to moderate sensitivity.</p> <p>Development could result in the extension of the urban area into the distinctive valley landscape of the Chew Valley which is likely to be a minor negative impact provided any development avoids intruding significantly into views. Provided care is taken to avoid impact on significant landscape or heritage assets, including the Chew valley and the setting of the Queen Charlton conservation area and the grade II Chewton Place and its associated registered historic park and garden, development is unlikely to result in a significant negative impact. According to the GB Review, it is considered that this land parcel does not provide the setting for Keynsham Conservation Area, given the extent of modern development between the historic centre of the town and this land parcel.</p> <p>Mitigation Possible early settlement/occupation as implied by prehistoric and medieval finds requires further investigation and appropriate mitigation as required.</p>
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> Protect and enhance habitats and species (taking account of climate change) Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	-/0	<p>The Environment Capacity Ecology Results (desk top) High Importance; Moderate/Low Impact</p> <p>HRA screening suggests that development at this location is unlikely to have a significant effect on any Natura 2000 site. This site comprises areas 14 and 17 of cell K. These areas are largely intensively managed agricultural land of limited recorded ecological interest. Great crested newt, a European protected and priority species is recorded here, but valued ecological features could be protected and sustained subject to good ecological site master planning.</p>
<p>Objective 15 Reduce land, water, air, light, noise pollution</p>	<ul style="list-style-type: none"> Minimise land, water, air, light, noise pollution 	--	<p>Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p>
<p>Objective 16 Encourage sustainable construction</p>	<ul style="list-style-type: none"> Help development that demonstrates sustainable design and construction Minimise consumption and extraction of minerals 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p>
<p>Objective 17</p>	<ul style="list-style-type: none"> Reduce non-renewable 	+	<p>All development within the district will need to</p>

Ensure the development of sustainable and/or local energy sources and energy infrastructure	energy consumption and 'greenhouse' emissions <ul style="list-style-type: none"> Promote sustainable energy generation and distribution 		adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes.
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> Reduce vulnerability to, and manage flood risk (taking account of climate change) Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+	Area is within flood zone 1 and passes the sequential test. It provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as design for climate change should be incorporated through masterplanning.
Objective 19 Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals 	-	In general, identifying development areas on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	0	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time.
<p>A number of negative effects are identified. This location is remote from the town centre and currently has limited connections to the neighbouring residential area. However, there is some potential to link with the new development sites (Local Plan allocation K2) which are planned to include local services.</p> <p>The location is of low to moderate sensitivity. The parts towards the south and east which are more closely associated with the distinct Chew Valley character are of greater sensitivity. Development could result in the extension of the urban area into the distinctive valley landscape of the Chew Valley, possibly minor negative impact provided any development avoids intruding significantly into views. The development will be in the Green Belt. The GB here plays a significant role in safeguarding the countryside from encroachment. However it is considered that this location does not provide the setting for Keynsham Conservation Area, given the extent of modern development between the historic centre of the town and this land parcel.</p> <p>Considered with the GB Review, the capacity of 200 homes is recommended.</p>			

Edge of Keynsham: Land at Uplands (approx. 31 ha)

Capacity considered: up to 800 homes

Capacity recommended: Nil



Map indicates broad location for consideration not a site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
Objective 1 Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	+/-	This is a peripheral location without easy access to local facilities. Walking to local amenities or employment areas is not possible within 20 minutes. It is possible to cycle into central Keynsham within 20 minutes. It is possible to reach the centre of Keynsham by bus in less than 30 minutes. No local services and facilities such as shops or schools are within close proximity. Depending on the scale of development, there is some potential to provide community facilities and services within the development which benefit to the existing communities. In order to be sustainable, the development should either include new facilities or maximise links to existing provision.
Objective 2 Improve the health and well-being of all communities	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	+/-	High car use is to be expected. No health facilities close to the site. Potential for on-site health facilities depends on the level of development. Good accessibility to public footpath network and the Community Woodland.
Objective 3	<ul style="list-style-type: none"> • Help make suitable housing 	++	Provides boost housing land supply and choice

Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> available and affordable for everyone • Help development viability and deliverability 		including affordable housing in response to the Strategic Housing Market Assessment.
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	+	Careful linkages to existing communities are required. New local facilities such as a local shop would support a stronger community.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is related to the layout of the development, which can be dealt appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+/-	This is a peripheral location without easy access to local facilities including schools or employment opportunities. Walking to local amenities or employment areas is not possible within 20 minutes. It is possible to cycle into central Keynsham within 20 minutes. It is possible to reach the centre of Keynsham by bus in less than 30 minutes. Trips to Bath and Bristol and the training opportunities there by bus require a journey time of more than 30 minutes. Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use. .
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	+/-	This is a peripheral location without easy access to local facilities including schools or employment opportunities. Walking to employment areas is not possible within 20 minutes. It is possible to cycle into central Keynsham within 20 minutes. It is possible to reach the centre of Keynsham by bus in less than 30 minutes. Trips to Bath and Bristol and the training opportunities there by bus require a journey time of more than 30 minutes. Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	+/-	This is a peripheral location without easy access to local facilities including schools or employment opportunities. Walking to local amenities or employment areas is not possible within 20 minutes. It is possible to cycle into central Keynsham within 20 minutes. It is possible to reach the centre of Keynsham by bus in less than 30 minutes. Trips to Bath and Bristol and the training opportunities there by bus require a journey time of more than 30 minutes. Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use. The nearby industrial estate/depot could provide limited employment opportunities for new residents. The location of this site makes it unsuitable for additional employment provision
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> • Meet local needs locally • Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact to achieve this objective. Area is in Agricultural Land Class 3, with the area west of the Wellsway in

			Class 4.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	+	It is possible to reach the centre of Keynsham by bus in less than 30 minutes. Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use. A number of long distance bus services operate on the B3116 and Courtenay Road, including the 178 (Bristol-Bath), 668 (Totterdown-Midsomer Norton), 665 (Keynsham-Saltford) and 683 (Keynsham-Wells). Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use. There is currently no footpath provision in the vicinity of the site which needs to be rectified.
Objective 11 Reduce the need and desire to travel by car	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	+/-	This is a peripheral location without easy access to local facilities and high car use would be expected. Additional/more frequent bus services per hour on the existing bus services are required to encourage modal shift away from private car use.
Objective 12 Protect and enhance local distinctiveness	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	-	<p>The area has an open character with extensive views. The location is of moderate sensitivity. The parts towards the west which are more closely associated with the distinct Chew Valley character and the southern part which is more distant from the urban area are of greatest sensitivity.</p> <p>Development could result in the extension of the urban area southwards resulting in the appearance of development spreading along the B3116 and on the skyline from certain viewpoints. Development is likely to have a moderate negative impact. The development will be in the Green Belt. The GB here plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p>
Objective 13 Protect and enhance the district's historic, environmental and cultural assets	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	-	<p>The location is of low to moderate sensitivity. The grade II listed Uplands Farmhouse lies to the south of the site area.</p> <p>Development could result in the extension of the urban area southwards resulting in the appearance of development spreading along the B3116 and on the skyline from certain viewpoints. Development is likely to have a moderate negative impact. Provided care is taken to avoid impact on significant landscape or heritage assets including the Chew Valley, development on the skyline from key viewpoints and the setting of the grade II Uplands Farmhouse the degree of impact of development could be reduced.</p>
Objective 14 Encourage and protect habitats and biodiversity	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) 	-	Uplands Copse SSSI and Uplands Copse South SSSI lie to the west and south of the site. Impact on these areas should be mitigated and they

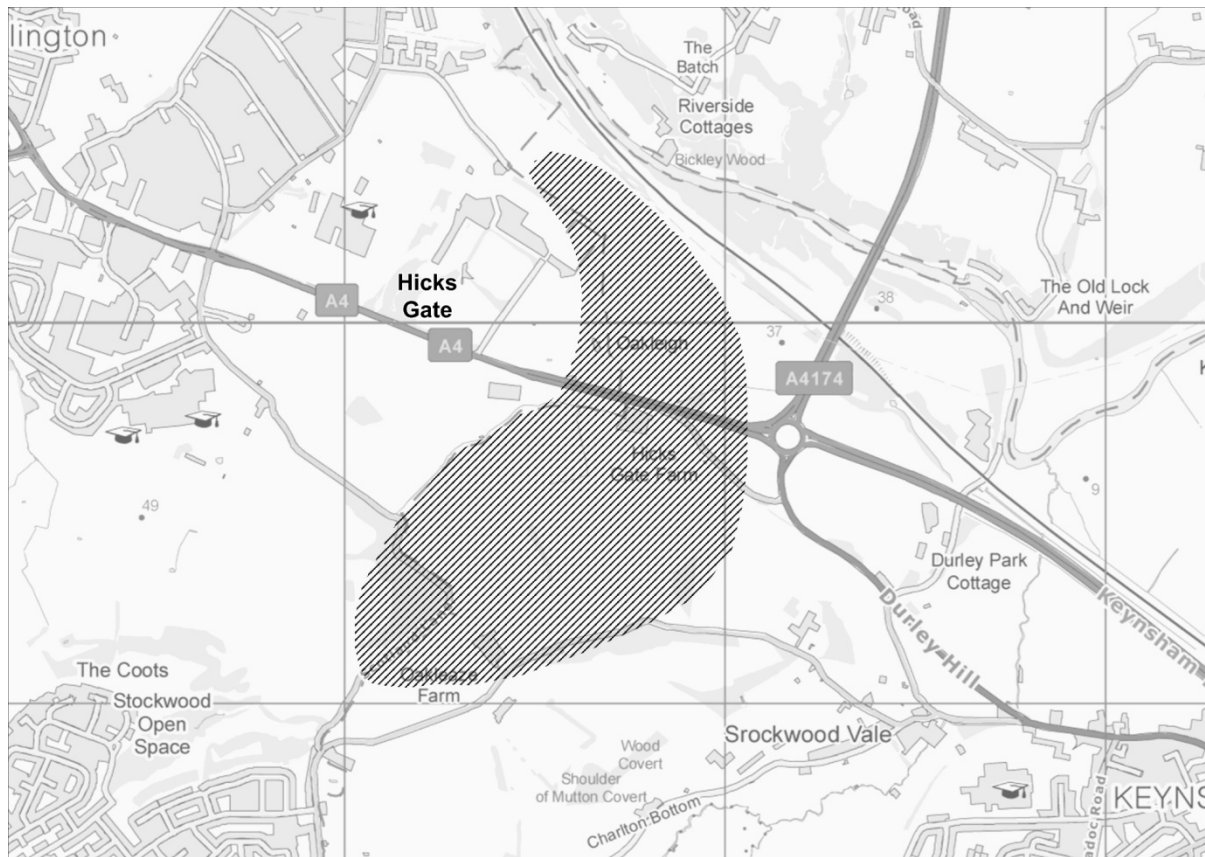
(taking account of climate change)	<ul style="list-style-type: none"> • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 		should be enhanced as part of good ecological site master planning.
Objective 15 Reduce land, water, air, light, noise pollution	<ul style="list-style-type: none"> • Minimise land, water, air, light, noise pollution 	--	Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice. The eastern part of the site is divided by a gas pipeline running north south. The pipeline is protected by an HSE-regulated 'buffer zone' which controls neighbouring land use - the regulations permit residential development within the outer zone and public playing fields within the outer and middle zones. This creates a 250m swathe through the site which cannot be developed for residential use and leaves a only a slim developable area to the east.
Objective 16 Encourage sustainable construction	<ul style="list-style-type: none"> • Help development that demonstrates sustainable design and construction • Minimise consumption and extraction of minerals 	+	All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.
Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and 'greenhouse' emissions • Promote sustainable energy generation and distribution 	+	All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes. Based on an initial review of the potential level of housing to be delivered on this site with the mix of uses limited to housing and a school may rule out the viability of CHP on this site unless this could be linked with the renewable energy generation opportunities for a new district heating network within Keynsham.
Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+	Area is within flood zone 1 and passes the sequential test. It provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as design for climate change should be incorporated through masterplanning.
Objective 19 Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> • Promote the conservation and wise use of land • Keep water consumption within local carrying capacity limits (taking account of climate change) • Minimise consumption and 	-	In general, identifying development areas on greenfield sites does not contribute to promoting the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.

	extraction of minerals		
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> • Reduce waste not put to any use 	0	Strategically, large scale development will provide opportunities for new waste management facilities of the right type, in the right place and at the right time.
A number of negative effects are identified. This location is a peripheral location without easy access to local facilities including schools or employment opportunities and high car use would be expected. This site is therefore not recommended as an option for inclusion in the Core Strategy changes.			

Edge of Bristol: Hicks Gate, Keynsham (approx. 84 ha)

Capacity considered: up to 1,200 homes

Capacity recommended: Nil



Map indicates broad location for consideration not s site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
<p>Objective 1 Improve accessibility to community facilities and local services</p>	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	+/-	<p>Bristol Core Strategy identified land on the Bristol side of the boundary as a contingency in the event of housing delivery issues in Bristol. A wider site astride the boundary would increase the numbers of dwellings provided in this area. Depending on the scale of development, there is some potential to improve community facilities and services within the development to also benefit existing communities. Advantages include nearby primary and secondary schools, existing employment, a Park and Ride site, and a major bus route. If development came forward in this area, it would require joint working with Bristol City Council to achieve a successful sustainable urban extension rather than creating an isolated community. Even though the location is physically isolated from the existing services, good access to the centres of Bristol, Keynsham and Bath by public transport and bike.</p>
<p>Objective 2 Improve the health and well-being of all</p>	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, 	+/-	<p>This location is isolated from existing local health facilities. However, potentially good access to the centres of Bristol, Bath and Keynsham by public</p>

communities	especially routine daily exercise		transport. Potential for on-site health facilities depends on the level of development.
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability and deliverability 	+	Positive contribution to this objective and it would boost the supply and choice of housing. However, this site adjoins Bristol City Council's contingency site, unless their site comes forward, development here would be isolated from existing facilities and poorly integrated into the existing urban area. It is likely that new residents here would be seeking to work in Bristol therefore is less of a contribution to the needs of Bath and North East Somerset. The Bristol Core Strategy does not identify any unmet need to be met outside its boundaries.
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> • Promote stronger more cohesive communities 	+/-	Development here would be isolated from existing communities unless the Bristol contingency site comes forward as well. The surrounding land use consists of bulky retail, light industrial warehouse and distribution. This is not entirely compatible with residential development and the residential community here would be isolated. This may prevent achieving this objective. Comprehensive development with the adjoining contingency land may facilitate more community cohesion.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> • Reduce crime and fear of crime 	0	Crime prevention is mainly related to the layout of the development, which can be dealt with appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> • Give everyone access to learning, training, skills and knowledge 	+	Good access to variety of training opportunities in Bath and Bristol by public transport.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> • Give everyone in the region access to satisfying work opportunities, paid or unpaid • Reduce poverty and income inequality • Provide a diverse range of employment opportunities in a variety of sectors 	++	Good access to variety of training opportunities in Bath and Bristol by public transport.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> • Increase the circulation of wealth within the local authority area • Reduce vulnerability of the economy to climate change and harness opportunities arising • Contribute to the vitality and viability of town centres. • Support a prosperous rural economy 	++	New development in this location will contribute to the sub-regional economy rather than directly contributing to the economy and local businesses in B&NES.
Objective 9 Increase availability of	<ul style="list-style-type: none"> • Meet local needs locally 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on

local produce and materials	<ul style="list-style-type: none"> • Support local food producers 		this objective.
<p>Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<ul style="list-style-type: none"> • Make public transport, cycling and walking easier and more attractive • Promote sustainable transport to reduce the need for major transport infrastructure 	+/-	<p>Pedestrian access to services is limited, but it is possible to walk to Brislington in under 20 mins. Good access to the A4 public transport network to Bath and Bristol. National Cycle Network 4 passes adjacent to the site. This route links north towards east Bristol and onwards towards Saltford and Bath to the south east. It is possible to cycle to Brislington, Keynsham and the edge of Bristol city centre in 20mins. There are Public Rights of Way within the northern area of the site which connect through to a wider network along the River Avon.</p> <p>Mitigation Further bus priority measures needed at Callington Road Link or A4/A37 Link Saltford bypass. Improve the network of cycle paths and footpaths.</p>
<p>Objective 11 Reduce the need and desire to travel by car</p>	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	+/-	<p>The site is well served by established bus routes that offer frequent services directly to/from Bristol, Bath and destinations in between. It is possible to reach the centre of Bristol and Keynsham in 30 mins, the Brislington area in 15 mins by bus. The existing bus provision may be sufficient to accommodate additional demand generated by the site but pedestrian linkages to bus stops should be carefully considered.</p> <p>Mitigation The existing Hicks Gate junction needs to be improved. Further bus priority measures needed at Callington Road Link or A4/A37 Link Saltford bypass. Improve the network of cycle paths and footpaths.</p>
<p>Objective 12 Protect and enhance local distinctiveness</p>	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	--	<p>The location is of low to moderate sensitivity. The southern part towards the skyline by Stockwood Lane is of greater sensitivity.</p> <p>Development could result in development intruding into skyline views. Development is likely to have a minor negative impact provided any development avoids intruding significantly into these more sensitive views.</p> <p>The development will be in the Green Belt. The GB Review concluded that the GB is of fundamental importance for preventing the unrestricted sprawl of Bristol. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p>
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	-	<p>The location is of low to moderate sensitivity.</p> <p>Development would result in loss of the distinct open landform and could result in the extension of the urban area into skyline views. Provided care is taken to avoid impact on the significant landscape</p>

			or heritage assets, development is unlikely to result in a significant negative impact.
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	-/0	<p>The site excludes the SNCI and a priority habitat to the north and east. This location comprises largely intensively managed agricultural land with limited recorded ecological interest. There are networks of hedgerows and copses which should be retained and the land is adjacent to a BCC local wildlife network designation, and Wildlife Trust reserve. Development should retain and enhance a wildlife network function across and beyond the site, and retain valued ecological features.</p> <p>Preliminary HRA screening for an urban extension at this location concluded no likely significant effects on any Natura 2000 sites.</p>
<p>Objective 15 Reduce land, water, air, light, noise pollution</p>	<ul style="list-style-type: none"> • Minimise land, water, air, light, noise pollution 	--	<p>Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p> <p>Mitigation Mitigation measures are necessary at the masterplanning process.</p>
<p>Objective 16 Encourage sustainable construction</p>	<ul style="list-style-type: none"> • Help development that demonstrates sustainable design and construction • Minimise consumption and extraction of minerals 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p>
<p>Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure</p>	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and 'greenhouse' emissions • Promote sustainable energy generation and distribution 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes.</p>
<p>Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc) 	+/-	<p>Small areas where the site adjoins the River Avon (the north part of the site) and the north east of the Hicks Gate roundabout are at higher risk of flooding (Flood Zone 2/3) and are therefore not suitable for residential development. If necessary, an exception test is required. However, the majority of the area is within flood zone 1 and passes the sequential test. It also provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as design for climate change should be incorporated through masterplanning.</p>
<p>Objective 19 Encourage careful and</p>	<ul style="list-style-type: none"> • Promote the conservation and wise use of land 	-	<p>In general, identifying development area on greenfield sites does not contribute to promoting</p>

efficient use of natural resources	<ul style="list-style-type: none"> • Keep water consumption within local carrying capacity limits (taking account of climate change) • Minimise consumption and extraction of minerals 		the conservation of land. Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> • Reduce waste not put to any use 	0	Construction site waste management plan will be required
<p>Major positive contributions meeting economic-led objectives, even though new development in this location will contribute to the sub-regional economy rather than directly contributing to the economy and local businesses in B&NES. Bristol Core Strategy identified land on the Bristol side of the boundary as a contingency in the event of housing delivery issues in Bristol. Development here would be isolated from existing communities unless the Bristol contingency site comes forward as well. Even though the location is physically isolated from the existing services, good access to the centres of Bristol, Keynsham and Bath by public transport and bike.</p> <p>The location is of low to moderate landscape sensitivity. Development could result in development intruding into skyline views. Development is likely to have a minor negative impact provided any development avoids intruding significantly into these more sensitive views. The development will be in the Green Belt. The GB Review concluded that the GB is of fundamental importance for preventing the unrestricted sprawl of Bristol. The GB here plays a significant role in separating Bristol and Keynsham and is valuable in checking urban sprawl and in safeguarding the countryside from encroachment.</p> <p>This site is therefore not recommended as an option for inclusion in the Core Strategy changes.</p>			

Edge of Bristol : Whitchurch (approx. 200 ha)

Capacity considered: up to 3, 000 homes

Capacity recommended: 200 homes



Map shows broad areas for consideration, not site allocation

	Sub-questions: Does the policy/proposal ---	Score	Commentary
Objective 1 Improve accessibility to community facilities and local services	<ul style="list-style-type: none"> • Help everyone access basic services easily, safely and affordably • Increase access to and participation in community and cultural facilities and activities 	+/-	Residential expansion is likely to relate better to Bristol rather than Bath for local facilities, but there are limited facilities at Whitchurch village and in the adjoining urban edge of Bristol within walking or cycling distance. Large development with good on-site facilities will benefit new and existing communities. A smaller development not be large enough to provide on-site facilities would to be carefully planned to achieve this objective.
Objective 2 Improve the health and well-being of all communities	<ul style="list-style-type: none"> • Improve Health • Reduce Health inequalities • Promote healthy lifestyles, especially routine daily exercise 	+/-	Limited access to local health facilities. Potentially good access to the proposed new south Bristol hospital. Potential for on-site health facilities depends on the level of development. A number of Public Right of Way routes run through the site linking the Bristol suburbs to the wider countryside. The location could promote health and healthy lifestyles through walking and cycling.
Objective 3 Meet identified needs for sufficient, high quality and affordable housing	<ul style="list-style-type: none"> • Help make suitable housing available and affordable for everyone • Help development viability 	+	Positive contribution to this objective. It is likely that new residents here would be seeking to work in Bristol therefore less contribution to the needs of Bath and North East Somerset. The Bristol Core

	and deliverability		Strategy does not identify any unmet need to be met outside its boundaries.
Objective 4 Promote stronger more vibrant and cohesive communities	<ul style="list-style-type: none"> Promote stronger more cohesive communities 	+/-	Development on this site would impact on the separate identity of the village and could lead to the merging of settlements. Bristol City Council has identified South Bristol as a major area for regeneration and greenfield development in the immediate vicinity could threaten these regeneration aspirations. However, new development could provide additional facilities, employment and improved public transport. Careful linkages to existing communities are required.
Objective 5 Reduce anti-social behaviour, crime and the fear of crime	<ul style="list-style-type: none"> Reduce crime and fear of crime 	0	Crime prevention is mainly related to the layout of the development, which can be dealt with appropriately through masterplanning.
Objective 6 Improve the availability and provision of employment training	<ul style="list-style-type: none"> Give everyone access to learning, training, skills and knowledge 	+	Development likely to relate better to Bristol rather than Bath for employment training opportunities. Good access to variety of training opportunities in Bristol.
Objective 7 Ensure communities have access to a wide range of employment opportunities, paid or unpaid	<ul style="list-style-type: none"> Give everyone in the region access to satisfying work opportunities, paid or unpaid Reduce poverty and income inequality Provide a diverse range of employment opportunities in a variety of sectors 	+	Development likely to relate better to Bristol rather than Bath for employment opportunities. Good access to variety of employment opportunities in Bristol. If new employment is provided on site, it would benefit new and existing communities.
Objective 8 Build a strong, competitive economy and enable local businesses to prosper	<ul style="list-style-type: none"> Increase the circulation of wealth within the local authority area Reduce vulnerability of the economy to climate change and harness opportunities arising Contribute to the vitality and viability of town centres. Support a prosperous rural economy 	++	<p>New development in this location will contribute to the sub-regional economy rather than directly contributing to the economy and local business in B&NES.</p> <p>A larger development is constrained by the need to provide substantial transport infrastructure.</p>
Objective 9 Increase availability of local produce and materials	<ul style="list-style-type: none"> Meet local needs locally Support local food producers 	-	In principle, greenfield development leads to loss of agricultural land, therefore negative impact on this objective.
Objective 10 Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<ul style="list-style-type: none"> Make public transport, cycling and walking easier and more attractive Promote sustainable transport to reduce the need for major transport infrastructure 	+/?	<p>It is possible to walk into Whitchurch village in 20 mins. Walking trips to work are limited given the distance to employment centres. The site benefits from National Cycle Network 3 bisecting the site along the A37. It is possible to cycle to the edge of Bristol city centre and the edge of Keynsham town centre in 20 mins. The site would therefore benefit from strategic cycle connectivity towards central Bristol.</p> <p>The site benefits from a good bus service along the A37 and Craydon Road. Frequent express bus</p>

		<p>services serve Bristol city centre and beyond to key destinations such as Cribbs Causeway and towns and villages to the south. Hengrove, Pensford and Whitchurch can be reached in under 15 mins and Bristol city centre in 30 mins by bus. Public transport provision can be considered to be good. Connectivity to bus stops should be given consideration.</p> <p>The Bristol Bus Rapid Transit route runs from the city centre through to Hengrove Park. The nearest railway stations are Keynsham (4.3km) and Parson Street(4.5km), with the main hub at Bristol Temple Meads(5.5km). A number of Public Right of Way routes run through the site linking to the Bristol suburbs to the wider countryside.</p> <p>At present, the site itself is not greatly served by public transport though a number of services run through the surrounding residential areas, linking to the city centre.</p> <p>There is significant opportunity to improve public transport links in the area, particularly if new through routes are provided which will support new/revised bus routes. There is an opportunity to connect to the BRT route at Hengrove Park.</p> <p>Mitigation Connectivity to bus stops should be given consideration.</p>
<p>Objective 11 Reduce the need and desire to travel by car</p>	<ul style="list-style-type: none"> • Reduce the need/desire to travel by car 	<p>+/?</p> <p>The site is likely to result in a relatively high number of vehicular trips. The majority of these trips are destined to Bristol using the A37 corridor which experience significant peak hour congestions resulting in relatively low average speeds. The site is relatively isolated from Bristol city centre and Keynsham discouraging walking and cycling.</p> <p>There is a good bus network in the area which offers opportunities to enable direct frequent travel to/from central Bristol.</p> <p>Development of the site is likely to result in impacts along the A37, A4174 Callington Road and routes into Keynsham. There is little scope to introduce mitigation measures through link/junction improvements along these corridors.</p> <p>A potential Whitchurch bypass (connecting A37 to A4) would impact on land use and connectivity options for this development site. There is also some uncertainty in terms of deliverability.</p> <p>Mitigation Ensure that it is well integrated with Whitchurch with good pedestrian and cycling access.</p>

<p>Objective 12 Protect and enhance local distinctiveness</p>	<ul style="list-style-type: none"> • Protect and enhance landscape and townscape, particularly protected landscape that ensures potential impact of development on AONB landscape character. • Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed. • Value and protect diversity and local distinctiveness including rural ways of life 	<p>--/-</p>	<p>The location is generally of moderate sensitivity increasing to high sensitivity within the setting of the Maes Knoll and Wansdyke Scheduled Ancient Monuments, towards the edge of the plateau towards the Chew valley and the historic landscape around Whitchurch.</p> <p>The assets and aspects of significance listed below all contribute to the distinctiveness of this part of the Dundry plateau area.</p> <ul style="list-style-type: none"> • The Maes Knoll and Wansdyke Scheduled Ancient Monuments and their setting, • The effect on the historic landscape around Whitchurch including listed buildings and their setting • The effect on the natural beauty of the Chew valley in particular on the views to and from the edge of the plateau <p>Development of the site area affecting these would have a high negative impact on these aspects of significance and on the local distinctiveness of Whitchurch and this part of the Dundry plateau. Elsewhere the impact would be low negative.</p> <p>The Green Belt in this area is of importance for protecting the countryside and preventing the coalescence of the village of Whitchurch with the large built-up area of Bristol.</p> <p>Mitigation High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. Mitigation of landscape impact is necessary.</p> <p>Comply with the Green Infrastructure Strategy by ensuring that the principles of GI and related benefits are embedded in the development process at an early stage. The former railway track bed should be retained and utilised as part of the GI network.</p>
<p>Objective 13 Protect and enhance the district's historic, environmental and cultural assets</p>	<ul style="list-style-type: none"> • Maintain and enhance cultural and historical assets 	<p>--/-</p>	<p>The location is generally of moderate sensitivity increasing to high sensitivity within the setting of the Maes Knoll and Wansdyke Scheduled Ancient Monuments, towards the edge of the plateau towards the Chew valley and the historic landscape around Whitchurch.</p> <p>Particular aspects of significance include:</p> <ul style="list-style-type: none"> • The Maes Knoll and Wansdyke Scheduled Ancient Monuments and their setting, • The effect on the historic landscape around Whitchurch including listed buildings and their setting • The effect on the natural beauty of the Chew valley in particular on the views to and from the edge of the plateau

			<p>Development would result in loss of the distinct open landform and could result in the extension of the urban area into the setting of key heritage assets and skyline views. Development is likely to be a major negative impact affecting these landscape and heritage assets and minor negative impact where these parts are avoided.</p> <p>Mitigation High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. The need to conserve environmental assets will constrain the extent of development</p>
<p>Objective 14 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<ul style="list-style-type: none"> • Protect and enhance habitats and species (taking account of climate change) • Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed. 	-/0	<p>This is a large area of intensively managed agricultural land. It does include a small section of SNCIs in the north, and also includes some linear priority habitat and hedgerow networks. There are also records for priority species on site (brown hare; sky lark). Valued ecological features could be protected and sustained subject to good ecological site master planning.</p> <p>Preliminary HRA screening for an urban extension at this location concluded no likely significant effects on Natura 2000 sites.</p> <p>Mitigation Ecological mitigation plan is necessary.</p>
<p>Objective 15 Reduce land, water, air, light, noise pollution</p>	<ul style="list-style-type: none"> • Minimise land, water, air, light, noise pollution 	--	<p>Major negative effects on achieving this objective. New development would cause pressure on the existing road network. This would be associated with greater air and noise pollution from increased vehicles on this route. The prominence of the location could also lead to light pollution. Any development has the potential to cause water pollution and land contamination. However this is minimised with modern construction practice.</p> <p>Mitigation Mitigation measures are necessary at the masterplanning process.</p>
<p>Objective 16 Encourage sustainable construction</p>	<ul style="list-style-type: none"> • Help development that demonstrates sustainable design and construction • Minimise consumption and extraction of minerals 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable design and construction. This should lead to a positive effect on the SA objective.</p>
<p>Objective 17 Ensure the development of sustainable and/or local energy sources and energy infrastructure</p>	<ul style="list-style-type: none"> • Reduce non-renewable energy consumption and 'greenhouse' emissions • Promote sustainable energy generation and distribution 	+	<p>All development within the district will need to adhere to national and council's planning policies related to sustainable construction and energy infrastructure. Large scale development will provide an opportunity to incorporate larger scale low carbon schemes.</p>
<p>Objective 18 Reduce vulnerability to, and manage flood risk (taking account of climate</p>	<ul style="list-style-type: none"> • Reduce vulnerability to, and manage flood risk (taking account of climate change) • Enable us to cope with 	+	<p>Majority of the area is flood zone 1 and passes the sequential test. It passes the sequential test and provides flexibility to respond to potential brownfield delivery issues. (about 600 homes in</p>

change)	hotter, drier summers (shade, ventilation, ground conditions etc)		Bath and 650 homes at the Somerdale which are in or partly within FZ2/3). Appropriate drainage as well as design for climate change should be incorporated through masterplanning.
Objective 19 Encourage careful and efficient use of natural resources	<ul style="list-style-type: none"> Promote the conservation and wise use of land Keep water consumption within local carrying capacity limits (taking account of climate change) Minimise consumption and extraction of minerals 	-	In general, identifying development area on greenfield sites does not contribute to promoting the conservation of land. Mitigation: Adherence to the LDF sustainable construction policies should help ensure that water and natural resource consumption is reduced.
Objective 20 Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<ul style="list-style-type: none"> Reduce waste not put to any use 	0	Construction site waste management plan will be required.

Major positive contributions meeting economic-led objectives, even though new development in this location will contribute to the sub-regional economy rather than directly contributing to the economy and local businesses in B&NES. Bristol City Council has identified South Bristol as a major area for regeneration and greenfield development in the immediate vicinity should not threaten these regeneration aspirations.

Residential expansion is likely to relate better to Bristol rather than Bath for local facilities, but there are limited facilities at Whitchurch village and in the adjoining urban edge of Bristol within walking or cycling distance. The location benefits from a good bus service but connectivity of bus stops should be given consideration.

The location is generally of moderate sensitivity increasing to high sensitivity within the setting of the Maes Knoll and Wansdyke Scheduled Ancient Monuments, towards the edge of the plateau towards the Chew valley and the historic landscape around Whitchurch. High impact areas should be avoided taking into account of the impact on Maes Knoll SAM and its setting. The Green Belt in this area is of importance for protecting the countryside and preventing the coalescence of the village of Whitchurch with the large built-up area of Bristol. Preliminary HRA screening for an urban extension at this location concluded no likely significant effects on Natura 2000 sites.

With adequate environmental mitigation measures, the capacity of 200 homes is recommended.

Locational alternative appraisal Matrices

Stage 4 Growth level assessments

OPTIONS TESTED

Option 1 Approx: 10,800 homes – Based on the submitted Core Strategy approach of maximising brownfield regeneration sites without urban extensions. This accommodates the SHMA employment led scenarios and the low-trend migration scenario (7,470 homes) plus the Local Plan backlog (1,167 homes). This will meet market housing needs but not all affordable housing needs. It will also accommodate the mid-trend migration scenario but not the Local Plan backlog nor the full affordable housing requirement.

Option 2 Approx: 12,700 homes - Based on employment-led with low-trend migration projection (approx. 7,470homes) plus the Local Plan backlog and a boost to in housing to meet all affordable housing needs, provide a 5 year land supply, plus flexibility. It will also accommodate the mid-growth scenario including backlog but its full affordable housing requirement.
Maximising brownfield regeneration and also include urban extensions;
MoD Ensleigh 120 homes, South Stoke 300 homes, Weston 300 homes, Keynsham East 250 homes, Keynsham South 200 homes, Somer Valley 300 homes, Rural 250 homes and Whitchurch 200 homes

Option 3 Approx. 14,000 homes - Based on employment-led with mid-trend Migration (10,600 homes) plus the Local Plan backlog and a boost to meet all affordable housing needs and 5 year land supply plus 20%.
This equates to Option 2 above with larger urban extensions as well as additional urban extension sites.
In general, it requires to increase development capacities of considered sites for option 2 including higher capacity for urban extension to Bristol, or include West of Twerton site.
Maximising brownfield regeneration with urban extensions;
All option 2 sites including Hick Gate 800, MoD Ensleigh 300 homes, South Stoke 600, Weston 500, West of Twerton – 300, Keynsham East 500 homes, Keynsham South 400 homes, Somer Valley 500 homes, Rural 400 homes, Whitchurch 600 homes.

Alternative not tested

Higher growth scenarios based high-trend migration projection with backlog + Affordable Housing needs (over 14,000 homes) has not been tested because this level of growth beyond that which is supported by most recent evidence. This will require a different spatial strategy ie provision of a new town/significantly expanded settlement or relying on adjoining district to meet housing needs.

SITE ASSESSMENT							
SEA/SA Objectives	Detailed questions: Does the policy/proposal ---	Score	Option 1 Approx.: 10,800 homes Submitted Core Strategy No urban extensions	Score	Option 2 Approx:12,700 homes 10,800 homes (option 1) plus 1,900 homes on greenfield land	Score	Option 3 Approx 16,000 homes 12,700 homes (option 2) plus 3200 homes on greenfield land
Objective 1: Improve accessibility to community facilities and local services	Help everyone access basic services easily, safely and affordably	+	Focusing development on urban areas presents opportunities to access existing services and facilities. Most new housing development will be in the main urban areas, which have the majority of higher order services and facilities, including public transport. Some new housing development at villages with a good range of local facilities and good public transport will help accessibility.	++	As Option 1, new development on urban areas will have good access to existing services and facilities. All greenfield areas recommended for additional housing are located in places which enable good access the existing services and facilities. Appropriate provision of on-site facilities will improve accessibility for new as well as existing communities. The proposed changes set out planning requirements for all greenfield development locations which help to achieve this objective. Any larger scale of development would require new or significant improvement to the existing infrastructure. Increased housing is directed towards the market towns which have a good range of facilities and only towards those villages which have good range of local facilities and good public transport	+/ ?	<p>New development in urban areas will have good access to existing services and facilities as option 1.</p> <p>Urban extensions on greenfield sites will require associated community services and facilities and these can for the most part be located where there is good access to facilities.</p> <p>Achieving this level of growth, requires further release of greenfield land. As Stage 1 identified, it is preferable to locate new development adjoining Bath. However the environmental constraints at Bath limit significant further expansion forcing development to be located in sequential less preferable locations in terms of access to local facilities. Stage 3 assessed the land at the west of Twerton which will likely to be isolated development with poor access to facilities.</p> <p>However, this level of development requires significant expansion of in the Somer Valley and rural areas will put additional strain on existing facilities and services and will increase out-commuting for higher order facilities.</p> <p>Mitigation: Development requirements including the needs for new facilities and services need to be prepared.</p> <p>Extra housing development in rural areas should be directed to villages with a good range of local facilities and good public transport.</p> <p>Careful linkages will be required to existing services and facilities in South East Bristol.</p> <p>Cumulative impact on existing facilities and services should be carefully assessed.</p>
	Increase access to and participation in community and cultural facilities and activities						

Objective 2: Improve the health and well-being of all communities	Improve Health	+	Focusing development on urban areas presents opportunities for walking and cycling to existing health facilities and countryside.	++	New development on urban areas will have good access to existing health services and facilities as option 1. Any urban extensions in greenfield land will require associated health services and facilities. The appropriate on-site facilities will improve accessibility for new as well as existing communities. The proposed changes set out planning requirements for all greenfield development locations.	++ /?	Focusing development on urban areas presents opportunities for walking and cycling to existing health facilities and countryside. However this higher level of development will require dispersal of development to less sustainable locations which increase dependency on the private care and offer less scope for walking or cycling Mitigation: Careful linkages to existing services and facilities in South East Bristol. Design new development to encourage non-car use transport.
	Reduce Health inequalities						
	Promote healthy lifestyles, especially routine daily exercise						
Objective 3: Meet identified needs for sufficient, high quality and affordable housing	Help make suitable housing available and affordable for everyone	--	Appears to meet the market housing needs and address backlog from the Local Plan period. However it does not meet the full affordable housing needs identified by the SHMA nor demonstrates the 5 year land supply. This may increase pressure for HMOs leading to poorer quality accommodation Mitigation There is no effective and viable mitigation measures to address this issue other to negotiate with adjoining authorities to accommodate unmet need in B&NES. Initial discussions indicate that this will be problematic.	++	Additional greenfield urban extensions are proposed to boost the housing to enable provision to meet numbers of affordable housing. This option includes provision to meet the affordable housing needs and ensures the 5 year land supply and provides flexibility and choice. This makes a major positive contribution to meeting this objective. Greenfield development is likely to be more viable compared to brownfield therefore it could provide more certainty for the delivery of housing and enable steady housing delivery alongside the key regeneration areas. The good supply of market housing generates a significant buffer to compensate for non-delivery or late delivery risks on some of the more complex sites.	++	Major positive contribution as Option 2. Additional greenfield urban extensions will help to meet the housing provision and choice based on the mid-trend migration scenario, boost the numbers of affordable housing and provides flexibility and choice. Greenfield development is likely to be more viable compared to brownfield therefore it could provide more certainty for the delivery of housing and enable steady housing delivery alongside the key regeneration areas.
	Help development viability and deliverability						

<p>Objective 4: Promote stronger more vibrant and cohesive communities</p>	<p>Promote stronger more cohesive communities</p>	<p>+</p>	<p>The integration of new developments with existing communities through the redevelopment of relatively smaller urban brownfield sites can be easier than larger urban extensions with nearby existing communities.</p>	<p>+</p>	<p>As option 1 there is a positive contribution by maximising the use of brownfield land in the urban areas.</p> <p>The extra housing adjacent to the MoD Ensleigh site may help provide critical mass to achieve better on-site community facilities, which can contribute to this objective.</p> <p>As set out in the Stage 3 assessment, all greenfield sites have good opportunities to be linked with existing communities to promote stronger vibrant communities.</p>	<p>+/ ?</p>	<p>A positive contribution as the option 1.</p> <p>However the SA Stage 3 assessment identified that the development at Hicks Gate will be isolated from the existing communities and at Whitchurch may have a negative impact on the regeneration planned in the South East part of the Bristol. Also the development at the west of Twerton is isolated from existing communities. Requires large scale urban extensions and village expansion which can cause integration challenges for existing and new communities</p> <p>Further development in the Somer Valley and rural villages will put addition strain on the existing facilities and services therefore potential negative impact on this objective.</p> <p>Mitigation: Careful linkages to existing communities, masterplanning to support stronger and more cohesive communities. The development should be closely coordinated to support and avoid undermining regeneration at South East Bristol.</p>
<p>Objective 5: Reduce anti-social behaviour, crime and the fear of crime</p>	<p>Reduce crime and fear of crime</p>	<p>0</p>	<p>The strategy itself will have a limited effect on crime and anti-social behaviour, however, the direction of growth to urban areas may help to regenerate areas identified in the baseline as experiencing the highest levels of recorded priority crime.</p> <p>Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning</p>	<p>0</p>	<p>The strategy itself will have a limited effect on crime and anti-social behaviour, however, the direction of growth to urban areas may help to regenerate areas identified in the baseline as experiencing the highest levels of recorded priority crime.</p> <p>Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning</p>	<p>0</p>	<p>The strategy itself will have a limited effect on crime and anti-social behaviour, however, the direction of growth to urban areas may help to regenerate areas identified in the baseline experiencing the highest levels of recorded priority crime.</p> <p>Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning</p>

<p>Objective 6: Improve the availability and provision of training</p>	<p>Give everyone access to learning, training, skills and knowledge</p>	<p>+</p>	<p>Focusing development on urban areas presents opportunities for walking and cycling to existing training and educational facilities.</p>	<p>+</p>	<p>Adding to the positive contributions as Option 1, large-scale urban extension developments with some on-site employment may provide opportunities to improve accessibility to new and existing communities. This is particularly the case for the East of Keynsham location. Construction of more housing will create jobs in the short term.</p>	<p>+</p>	<p>Adding to the positive contribution as Option 1, large-scale urban extension developments with some on-site facilities and employment may provide opportunities to improve accessibility to new and existing communities. Construction of more housing will create jobs in the short term.</p>
<p>Objective 7: Ensure communities have access to a wide range of employment opportunities, paid or unpaid</p>	<p>Give everyone in the region access to satisfying work opportunities, paid or unpaid</p> <p>Reduce poverty and income inequality</p> <p>Provide a diverse range of employment opportunities in a variety of sectors</p>	<p>+/-</p>	<p>Focusing development on urban areas presents opportunities to access existing employment opportunities. The option directs jobs growth to the main settlements within the district, including in the Somer Valley addressing local employment issues. This level of growth facilitates LEP levels of aspirational growth</p> <p>Even though this option does not meet the full affordable housing need, it meets the overall market housing needs identified by the SHMA based on 10,200 jobs net increase. However, this is based on the low migration scenario and does not meet the affordable housing need, therefore potential negative impact on economic growth and the ability to house the full scope of the required workforce – eg key workers in lower paid jobs</p>	<p>++</p>	<p>Positive contribution to achieving this objective as Option 1.</p> <p>The locations selected for new growth areas around Bath, Keynsham and South East Bristol enable the full housing need of the workforce to be met, thereby fully delivering LEP based job growth. Bath is a focus for growth and this is complemented by the job creation aspirations of the Enterprise Area.</p> <p>These locations are well related to existing and future employment opportunities will enable the workforce to live closer to where they work and provide good access to a range of employment opportunities. This should have a positive effect on reducing poverty and income inequality.</p> <p>Residents of the urban extension of Whitchurch will have access to employment in Bristol but this location is not well placed for workers seeking employment in bath</p> <p>Construction of more housing will create jobs in the short term.</p>	<p>+</p>	<p>Positive contribution to achieving this objective as Option 1.</p> <p>This level of growth will facilitate a higher level of economic growth if it occurs. Identification of further growth areas around Bath, Keynsham and South East Bristol as proposed will allow the workforce to live closer to where they work and provide good access to a range of employment opportunities. This should have a positive effect on reducing poverty and income inequality as option 2.</p> <p>Larger urban extensions will also enable inclusion of on-site employment improving employment opportunities for new and existing communities but these are not always in locations which are favoured by business.</p> <p>Due to low availability of jobs in the Somer Valley and rural villages, and the difficulties in attracting employment to these areas, increased housing provisions will likely increase out commuting. Without adequate investment to create jobs, it would have a negative impact.</p> <p>Mitigation: The development at Whitchurch requires an improved public transport network. Adequate investment to create more jobs required if it is necessary to increase housing provision in the Somer Valley and rural villages.</p>

Objective 8: Build a strong, competitive economy and enable local businesses to prosper*	Increase the circulation of wealth within the local authority area	+/-	Even though this option does not meet the affordable housing need, it will meet the overall housing needs identified by the SHMA (based on the low-trend migration scenario) to provide LEP aspiration growth with 11,000 jobs. However, this low migration scenario potentially has a negative impact on economic development if more migration is necessary. This does not provide much flexibility in housing provision.	++	New development in Bath will contribute to the vitality and viability of city centre and building a strong economy in Bath. Building homes close to Bath, a major economic centre will contribute to encouraging the use of sustainable modes of travel. It could also reduce commuting time and fuel cost. The development at the East of Keynsham provides opportunities to expand the Ashmead Industrial Estate. The level of housing proposed responds to accommodate 11,000 new jobs in the district. (Bath-6,750jobs, Keynsham-1,800jobs, Somer Valley-900 jobs, Rural-720jobs). Key development sites in Bath and Keynsham provide headroom to accommodate choice and flexibility in line with the Business Growth & Employment Land Study. Directing modest level of housing development to the Somer Valley and to most sustainable villages will contribute to support local and rural economy.	+/-	Planning more housing close to Bath and Keynsham will help to build a stronger economy and enable local business to prosper. However, the district's economic success is underpinned by its high quality environment which will be harmed by high level of economic growth.
	Reduce vulnerability of the economy to climate change and harness opportunities arising						As the SA Stage 2 indicates some sites have poor access to the city and town centres.
	Contribute to the vitality and viability of town centres.						New development in the south east of Bristol will contribute to the wider sub-regional economic development. However, the impact on the regeneration planned in the South East part of the Bristol is not certain.
	Support a prosperous rural economy						Due to current low availability of jobs in the Somer Valley and rural villages, increased housing provisions will likely increase out commuting. Without adequate investment to create jobs, it would have a negative impact. Mitigation: The development should be closely coordinated to avoid undermining regeneration at South East Bristol. Ensure better access to employment centres by sustainable modes of travel. Adequate investment to create more jobs required if it is necessary to increase housing provision in the Somer Valley and rural villages.
Objective 9: Increase availability of local produce and materials	Meet needs locally	0	Neutral impact.	-	In principle, greenfield development leads to loss of agricultural land, therefore all are scored negatively.	-	In principle, greenfield development leads to loss of significant amounts of agricultural land, therefore all are scored negatively with greater pressure on high grade land.
Support local food producers							

<p>Objective 10: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>Make public transport, cycling and walking easier and more attractive</p> <hr/> <p>Promote sustainable transport to reduce the need for major transport infrastructure</p>	<p>+</p>	<p>The affordability of public transport is not an issue dealt with by the Core Strategy. It is addressed by the Joint Local Transport Plan.</p> <p>Focusing development on urban areas presents opportunities to access existing services and facilities by sustainable modes of travel.</p> <p>Some new housing development at villages with a good range of local facilities and good public transport will help accessibility.</p>	<p>++</p>	<p>Positive contribution as Option 1. Higher levels of development might facilitate greater opportunities to support public transport</p> <p>The development at MoD Enleigh is located close to Lansdown Park and Ride. The development at South Stoke is also located close to Odd Down Park and Ride. Weston is also along good public transport route.</p> <p>The areas at the East and South of Keynsham have good accessibility by public transport.</p> <p>The level of development on greenfield location does not require for major transport infrastructure.</p>	<p>+</p>	<p>Larger urban extensions might facilitate even greater opportunities to support public transport. However, higher growth requires greater public spending on infrastructure which cannot be assured.</p> <p>Development at the south east of Bristol requires improvements to the transport network public transport network. Careful linkages need to be considered to encourage walking and cycling through masterplanning.</p> <p>The larger scale development at the South East of Bristol may require a major transport infrastructure and investment.</p>
<p>Objective 11: Reduce the need and desire to travel by car</p>	<p>Reduce the need/desire to travel by car</p>	<p>0</p>	<p>By directing new development to existing main settlements, the strategy encourages walking and cycling by locating new jobs and housing close to existing workforces, facilities and services. This also takes advantage of existing public transport</p>	<p>+</p>	<p>Positive effect as Option 1. The extra development at MoD Enleigh may help to provide more on-site facilities such as a Primary School. The development at Weston and South Stoke are well connected to local services and city centre.</p> <p>Providing homes well related to the existing range of employment, services and facilities are available will maximise use of public transport and encourage cycling and walking, contributing to reducing the need and desire to travel by car.</p> <p>Development at Keynsham performs well as Keynsham is located between Bath and Bristol with good public transport and cycle network reducing the need to travel by car.</p> <p>Any larger scale of urban extension development would require new or significant improvement to the</p>	<p>+</p>	<p>Larger urban extensions may facilitate public transport provision although this will also require higher public spending which cannot be assured.</p> <p>This option also requires significant dispersal of development to less sustainable locations such as rural; villages and the Somer Valley thereby increasing dependency on the private car</p>

				existing infrastructure. Extensive peripheral development is constrained in the Somer Valley and villages to reduce dependency on the private car		
Objective 12: Protect and enhance local distinctiveness	Protect and enhance landscape and townscape	0	By prioritising brownfield development over Greenfield development, the spatial strategy will encourage the regeneration of brownfield sites and reduce the need to develop Greenfield land with high landscape value.	-	--	<p>This option requires more and larger urban extensions and requires development in some of the most environmentally sensitive areas such as West of Twerton. There will be greater pressure for the scale of development at existing urban extension sites to be pushed beyond their acceptable environmental limits. It will also require a higher level of growth in villages.</p> <p>This this will have a substantive and unavoidable negative impact on local character and distinctiveness. It will cause greater harm to interest of acknowledged importance such as AONBs, Conservation Areas, WHS and heritage assets.</p> <p>The level of development that villages will be required to accommodate is likely to be of scale which would harm the character and local distinctiveness and is difficult to mitigate.</p>
	<p>Ensure potential impacts of development on AONB and landscape character and its statutory purpose are assessed.</p> <p>Value and protect diversity and local distinctiveness including rural ways of life</p>					

<p>Objective 13: Protect and enhance the district's historic, environmental and cultural assets</p>	<p>Maintain and enhance cultural and historical assets</p>	<p>0</p>	<p>By prioritising brownfield development over Greenfield development, the spatial strategy will encourage the regeneration of brownfield sites and reduce potential harm to heritage assets such as the WHS and its setting, scheduled ancient monuments and conservation areas. However an intensification of development with urban areas city such as Bath can have a greater chance of disturbing or damaging Heritage Assets unless adequate care and appropriate measures are taken. Nevertheless, it can also provide investment in the urban fabric thereby enhancing heritage assets such as the conservation area.</p>	<p>-</p>	<p>The development is at a level which begins to have a negative impact on the historic environment such as the WHS and its setting, scheduled ancient monuments and conservation areas. However locations have been carefully selected and development capacities constrained to a level which minimises this harm</p>	<p>--</p>	<p>The development is highly likely to have a substantial impact on the historic environment, particularly the WHS and its setting, scheduled ancient monuments eg Maes Knoll and the Wansdyke, archaeology and village conservation areas.</p> <p>This level of harm at this scale of development will be difficult to mitigate</p> <p>Mitigation It is difficult to prove adequate mitigation at this level of development</p>
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<p>Objective 14: Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>Protect and enhance habitats and species (taking account of climate change)</p> <p>Ensure potential impacts of development on the conservation objectives for local, national and international designated sites are assessed.</p>	<p>0</p>	<p>The focus of new development mainly on brownfield land supports the achievement of this SA Objective. This mostly avoids areas of high ecological value although the development of brownfield sites could result in adverse effects to habitats and species.</p>	<p>-</p>	<p>Substantive greenfield, largely agricultural fields, are required for this level of development Some land has protection or is close to protected ecological sites such as SNCI and LNR.</p> <p>Preliminary HRA screening for new greenfield sites concluded no likely significant effects on Natura 2000 sites.</p> <p>Mitigation Site planning requirements are needed to ensure ecological assets are not harm. Urban extensions at bath are constrained in order to take account of ecological sensitivities around the city.</p> <p>The site requirements along with a Mitigation Plan through the Placemaking Plan should be prepared.</p>	<p>-</p>	<p>Substantive greenfield, largely agricultural fields, are required for this level of development. Some land has protection or is close to protected ecological sites such as SNCI and LNR. Whilst HRA screening indicates that some development can take place on the edge of Bath, this level of development is likely to cause harm to land of ecological value around Bath, including protected European species.</p> <p>Mitigation The environmental harm caused by higher levels of development is difficult to mitigate and in many cases significant harm will need to be accepted</p>
<p>Objective 15: Reduce land, water, air, light, noise pollution</p>	<p>Minimise land, water, air, light, noise pollution</p>	<p>+ / 0</p>	<p>By focussing development to existing areas to brownfield sites, the spatial strategy maximises opportunities for new residents to access work, education, facilities and service via walking, cycling and public transport, minimising the impact to achieve this objective. Adequate care will need to be taken to protect the amenity of existing residents.</p> <p>Adequate consideration will need to be given to facilitating effective intensification of use of existing infrastructure to avoid negative impacts.</p> <p>Redevelopment of brownfield land often involves the de-contamination work. This will have a positive effect.</p>	<p>+ / -</p>	<p>Positive effect as Option 1 in term of maximising the use of brownfield land.</p> <p>However, urban extensions may cause pressure on the road network due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicle numbers and greater congestion. Both Bath and Keynsham have the Air Quality Management areas designated. The prominence of the urban extension locations could also lead to light pollution. A greater level development has the potential to cause water pollution and land contamination.</p>	<p>+ / -</p>	<p>Positive effect as Option 1 in term of maximising the use of brownfield land.</p> <p>However, urban extensions may cause pressure on the road network due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on this route. Both Bath, Keynsham and Salford have designated Air Quality Management areas. The higher level of development will require a greater level of transport infrastructure investment in the Plan period which cannot be assured to be provided in time to address the pollution harm.</p> <p>The larger size of urban extensions needed will cause greater light pollution on surrounding areas. An even greater level of development has the potential to cause water pollution and land contamination.</p> <p>The greater level of development will generate more waste which will need to be disposed of.</p>

				Mitigation: Modern sustainable construction practice should be applied to minimise the impact. The proposed changes set out planning requirements for all greenfield development locations which help to achieve this objective.		Mitigation: Modern sustainable construction practice should be applied to minimise the impact.	
Objective 16: Encourage sustainable construction	Help development that demonstrates sustainable design and construction	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.	+	All new development within the district will need to adhere to policies in the LDF related to sustainable design and construction.
	Minimise consumption and extraction of minerals						
Objective 17: Ensure the development of sustainable and/or local energy sources and energy infrastructure	Reduce non-renewable energy consumption and 'greenhouse' emissions	+	As with Air Quality, the performance under this objective will depend on the nature and design of development. All development within the district will need to adhere to the council's planning policies related to sustainable design and construction. This should lead to a minor positive effect.	+	As with Air Quality, the performance under this objective will depend on the nature and design of development. All development within the district will need to adhere to council's planning policies related to sustainable design and construction. This should lead to a minor positive effect.	+	As with Air Quality, the performance under this objective will depend on the nature and design of development. All development within the district will need to adhere to council's planning policies related to sustainable design and construction. This should lead to a minor positive effect.
	Promote sustainable energy generation and distribution						

<p>Objective 18: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>Reduce vulnerability to, and manage flood risk (taking account of climate change)</p> <p>Enable us to cope with hotter, drier summers (shade, ventilation, ground conditions etc.)</p>	<p>0 / -</p>	<p>Some areas along the river and tributaries are at the risk of flooding, particularly regeneration areas in Bath. New development must be safe without increasing risk elsewhere. Some regeneration sites are subject to the Exception Test. The Council is investigating the mitigation measures including providing safe access and egress to the Lower Bristol Road. This option does not provide any flexibility responding to non-delivery or delay of the key regeneration sites.</p> <p>Sustainable drainage and climate change adaptation measures should be also considered.</p>	<p>0/ +</p>	<p>As Option 1.</p> <p>Most urban extensions areas are located within flood zone 1 (low probability area). They are sequentially preferable to the higher probability areas in the city centre.</p> <p>This option still relies on some brownfield land in FZ2/3a to come forward. New development must be safe without increasing risk elsewhere. Some regeneration sites are subject to the Exception Test. However, this option presents a good supply of housing providing a significant buffer to compensate for late delivery risks on some of the more sites within Flood Zone 2 and 3. However it</p> <p>The urban extension at Weston, Bath has some risk of surface water flooding. The Council and EA are working in partnership to address these current issues. New development should be safe without increasing flood risk elsewhere.</p> <p>Sustainable drainage and climate change adaptation measures should be also considered.</p>	<p>+/ -</p>	<p>As Option 2.</p> <p>The higher level of development increases the risk of development being located in areas more vulnerable to flooding eg a small area at Hicks Gate and West of Twerton lies within Flood Risk Zone 2/3.</p> <p>Mitigation</p> <p>The sequential risk based approach should be taken. These areas should be avoided for more vulnerable uses.</p>
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<p>Objective 19: Encourage careful and efficient use of natural resources</p>	<p>Promote the conservation and wise use of land</p> <p>Keep water consumption within local carrying capacity limits (taking account of climate change)</p> <p>Minimise consumption and extraction of minerals</p>	0	<p>Prioritises the redevelopment of brownfield land ahead of Greenfield land, supporting the conservation and wise use of land.</p>	-	<p>The location introduces development to green fields so cannot be considered as conserving land.</p> <p>It is likely to increase water demand and use of natural resources in construction.</p> <p>Mitigation: Careful management of the use of natural resources is required. Due consideration needs to be given to effective utility supply.</p>	-	<p>The location introduces development to green fields so cannot be considered as conserving land. It is likely to increase water demand and use of natural resources in construction.</p> <p>Mitigation: Careful management of the use of natural resources is required. Due consideration needs to be given to effective utility supply.</p>
<p>Objective 20: Promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<p>Reduce waste not put to any use</p>	0	<p>All new development within the district will need to adhere to policies in the LDF related to waste management. Construction site waste management plan will be required</p>	0	<p>All new development within the district will need to adhere to policies in the LDF related to waste management. Construction site waste management plan will be required</p>	0	<p>All new development within the district will need to adhere to policies in the LDF related to waste management. Construction site waste management plan will be required</p>

1.0 SUSTAINABILITY APPRAISAL STAGE 4 CONCLUSIONS

1.1 The overall conclusions of the stage 4 assessment set out below are drawn from the above assessments. Reference is also made to the NPPF para 7 overview of Sustainable Development.

Option 1 (Around 10,800 homes/ up to 10,200 jobs)

1.2 This option is based on the submitted Core Strategy approach of focussing on the regeneration of brownfield sites without urban extensions. This accommodates the housing required in the SHMA employment led scenarios as well as the low-trend migration scenario (7,470 homes) and also the Local Plan backlog (1,167 homes). This will meet market housing needs but not all affordable housing needs. It will also accommodate the mid-trend migration scenario but not the Local Plan backlog nor the full affordable housing requirement.

1.3 It is evident from the above assessments that this level of growth fares well environmentally, eg protecting and enhancing the natural, built and historic environment and helping to improve biodiversity (NPPF para 7). This level of growth causes less harm to ecology, wildlife and heritage assets. It also performs well economically in that it accommodates the LEP job growth objectives. It therefore contributes 'to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places' (NPPF para 7). Furthermore this level of housing includes a buffer of around 2,000 dwellings to provide flexibility such as if there is a delay in sites coming forward but this is only in relation to market housing.

1.4 However, this option doesn't perform as well in terms of the social objectives and provision of housing. Whilst the low trend-migration household projections are comfortably accommodated as well as the backlog, the accommodation needs for affordable housing over the Plan period are only partially accommodated. This in turn may have economic implications in that 'key workers' necessary to support the economy may have difficulty in finding accommodation in the district. Furthermore, whilst there is some flexibility in this level of housing, provision for market housing is limited and there would be difficulties in accommodating additional housing if there is a significant increase in net migration.

1.5 This option limits the dispersal of development to the less sequentially sustainable locations such as the Somer Valley or the rural areas.

Option 2 (Around 12,700 homes)

1.6 This option accommodates the employment-led and with low-trend migration (approx. 7,470 homes) scenarios. It also enables the Local Plan backlog to be accommodated and entails a further boost to housing land supply to fully accommodate affordable housing needs. It enables

provision of a 5 year land supply and entails significant flexibility in market housing provision. This option will also accommodate the mid-growth scenario including Local Plan backlog but its full affordable housing requirement.

- 1.7 This level of growth entails focusing on the regeneration of brownfield regeneration but also requires the identification of additional greenfield land in the most sustainable locations. Based on the results of Stages 1, 2 & 3 of the SA, it would entail the following types of locations; MoD Ensleigh 120 homes, South Stoke 300 homes, Weston 300 homes, Keynsham East 250 homes, Keynsham South 200 homes, Somer Valley 300 homes, Rural 250 homes and Whitchurch 200 homes. The development capacities for these sites are being carefully assessed and any larger scale of development above the recommended capacities would require new infrastructure or a significant improvement to the existing infrastructure.
- 1.8 This option fares less well environmentally because it requires development in locations which places pressure on environmental assets. These will have to be minimised by directing development to the least environmentally damaging sites and by constraining development in order to minimise harm. The options fares well in both economic and social terms because it accords with the national growth agenda by making more than sufficient provision for economic growth and it also delivers the requirements for both market and affordable housing, including the Local Plan backlog. It includes a substantial buffer in market housing providing flexibility in the event of sites not coming forward as well as facilitating both variety and choice in the housing market. It also enables provision of a 5 year land supply with a 20% buffer. It does to require a greater number of dwellings to be provided in less sustainable locations such as the Somer Valley and the villages but not too a level which is considered harmful or unsustainable.

Option 3 (Around 14,000 homes)

- 1.9 This option delivers the employment-led scenarios as well as the with mid-trend Migration (10,600 homes) including the Local Plan backlog and enable a boost to meet all affordable housing needs and 5 year land supply including a 20% buffer. However to deliver this option, a greater number of greenfield locations need to be identified as well as more substantial capacities in these locations. Based on the stages 1, 2 & 3 of the SA, this could include; MoD Ensleigh 200 homes, South Stoke 500 homes, Weston 300 homes, Keynsham East 500 homes, Keynsham South 500 homes, Somer Valley 500 homes, Rural 300 homes and Whitchurch 400 homes. Alternatively it could require other locations such as West of Twerton to be developed.
- 1.10 This option robustly delivers economic and social objectives but it is evident from the stage 2 & 3 assessments that this level of growth would cause substantial environmental harm. The level of development required in some locations would cause significant harm to environmental interests such as the AONB, the World Heritage Site, Scheduled Ancient Monuments and Conservation Areas. The level of growth that would

need to be accommodated would make mitigation of the harm difficult. This option also increases pressure to consider sites such as the West of Twerton which would have a substantial impact on the World heritage Site. The option puts pressure on increased levels of development in less sustainable locations. For instance it could substantially exacerbate the homes-jobs imbalance in the Somer Valley leading to much greater levels of unsustainable out-commuting. It could require the significant dispersal of development to the rural areas to a level greater than can be sustainably accommodated. It could require locations which perform poorly in terms of the Stage 1 sequential preference to accommodate greater levels of development contrary to the Core Strategy objectives. It also could lead to greater development in locations where the required level of infrastructure cannot be assured such as the transport improvements and provision needed to support higher levels of development on the A4 corridor or on the edge of Bristol.