

**SUSTAINABILITY APPRAISAL
OF THE
BATH AND NORTH EAST SOMERSET
GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE
SITE ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT (DPD)
PREFERRED OPTIONS CONSULTATION PAPER
SUSTAINABILITY APPRAISAL REPORT
APRIL 2012**

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SEA DIRECTIVE REQUIREMENTS CHECKLIST

To allow for ease of reference the location of specific requirements of the SEA Directive to be found within this report are set out in Table 1, below.

It should be noted that this is the first stage report being produced as an ongoing assessment process of the Site Allocations DPD. Further assessments will be conducted at each stage of the development of the DPD and reports will record how the SEA / SA process should inform each stage of that document.

Table 1: SEA Directive requirements checklist

Environmental Report ¹ requirements	Section of this report
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Scoping report
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Scoping report
(c) the environmental characteristics of areas likely to be significantly affected;	Scoping report
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Scoping report
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping report
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Section 5 (and subsequent Final SA Report)
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 5 (and subsequent Final SA Report)

¹ As listed in Annex I of the SEA Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment).

(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 4 and 5 (and subsequent Final SA Report)
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Subsequent Final SA Report
(j) a non-technical summary of the information provided under the above headings.	Section 1 (and subsequent Final SA Report)

1 Introduction

1.1 Context

1.1.1 Bath and North East Somerset Council is currently preparing the Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document (DPD) as part of the Bath and North East Somerset Local Development Framework (LDF). The preparation of the LDF Site Allocations DPD is being subject to a full integrated sustainability appraisal and strategic environmental assessment in line with the requirements of:

- Statutory Instrument 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations 2004 (which requires a environmental assessment to be carried out on certain plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment); and
- The Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework (which requires sustainability appraisal (SA) of all emerging Development Plan Documents).

1.1.2 The sustainability appraisal has been carried out by a team of Council officers, and peer reviewed by ENVIRON, consultants experienced in SA and SEA of local authority spatial planning documents.

1.1.3 The Gypsies, Travellers and Travelling Showpeople Site Allocations DPD will be a statutory plan that will provide specific planning policy and guidance. This will provide a framework for the planning of Gypsy, Traveller and Travelling Showpeople accommodation and the selection of appropriate sites, alongside the Council's Draft Core Strategy (incorporating Proposed Changes).

1.1.4 The Site Allocations DPD Preferred Options SA Report has been published as part of the public consultation of the Preferred Options

consultation document in order to inform the decision making process. The final Site Allocations DPD is due for adoption in late 2013.

1.2 Purpose of the Sustainability Appraisal

1.2.1 The purpose of the sustainability appraisal is to promote sustainable development by integrating sustainability considerations into the plan making process. This has been done so far through a number of stages:

- The production of a SA scoping report (in July 2010) which examined the sustainability issues of relevance to the area and used these to produce a sustainability appraisal framework against which to measure the plan;
- Peer review of the Issues and Options Sustainability Appraisal Report on the issues and options associated with the development of the Site Allocations plan in October 2011;
- The production of this SA report on the emerging Preferred Options which outlines the results of the sustainability appraisal of the Preferred Options paper which will go out to consultation in May / June 2012. The SA team has examined the sustainability effects of the preferred site allocation options put forward for consideration and provided recommendations to the Council as to how to develop the Pre-Submission Draft of the Site Allocations DPD in a sustainable manner.

1.2.2 The next stage of the appraisal will be the assessment of the effects of the Pre-Submission Draft.

1.2.3 Aim and Structure of this Report

1.3.1 This report constitutes the first formal sustainability appraisal report (SA report) for the Bath and North East Somerset LDF Gypsies, Travellers and Travelling Showpeople Site Allocations DPD. The purpose of SA is to integrate sustainability and environmental

considerations into plan making. In order to do this, it is necessary for plan makers to be aware of the implications of their decisions as early as possible in the planning process. Assessing options helps to ensure that sustainability considerations are integrated into plan making at the earliest stages. Therefore, the purpose of this report is to outline the sustainability effects of the preferred site allocation options in order to guide the development of the Pre-Submission Draft DPD.

1.3.2 This report has been produced alongside the production of the Preferred Options consultation document and is published at the same time. In this way, consultees are given the fullest amount of sustainability information on which to base their responses to the Preferred Options document. Please note that this is not a formal SA report. The formal SA report will be published at the Pre-Submission Draft stage and will take into account a full Habitat Regulations Assessment (HRA) conducted on the final proposed site allocations.

1.3.3 This chapter provides an introduction to the Site Allocations DPD and related SA process. The rest of this report is structured as follows:

- Chapter 2 describes the background to and the preparation of the Core Strategy;
- Chapter 3 outlines the methodology used in the sustainability appraisal;
- Chapter 4 sets out the results of the appraisal of the different elements of the plan and outlines recommendations that the Bath and North East Somerset Council should take forward when developing the Pre-Submission Draft; and
- Chapter 5 sets out the next steps of the SA.

1.3.4 Information on the relationship between the Site Allocations DPD and other plans, programmes and environmental / sustainability objectives as well as detail of the baseline environmental and sustainability conditions of the area can be found within the SA scoping report

(Addendum, July 2010). That information has been used to inform the assessment of individual sites through the site assessment matrices as included at Appendix D.

1.3.5 The SA report is being published for consultation alongside the Preferred Options document from the period 23 May to 18 July 2012. The purpose of this consultation is to provide the statutory environmental bodies and other interested parties the opportunity to express their opinion on the SA report. It also enables them to use the information within the SA report to guide their deliberations on the Preferred Options document. Please send your comments on this report by 18 July 2012 to:

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2 Bath and North East Somerset Gypsies, Travellers and Travelling Showpeople Site Allocations DPD

2.1 Spatial Planning in Bath and North East Somerset

2.1.1 Spatial planning in Bath and North East Somerset is currently guided by the saved policies within the Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire Joint Replacement Structure Plan and the Bath and North East Somerset Local Plan. The draft policies of the Draft Core Strategy incorporating proposed changes is also a material consideration in the development of policies in Bath and North East Somerset. The process is also influenced by a variety of strategy and policy documents at the national, regional and local level which relate to specific issues such as open space or biodiversity.

2.1.2 Bath and North East Somerset Council is undertaking a process to produce a Local Development Framework (LDF). This consists of a number of Local Development Documents (LDDs) including:

- A Core Strategy which outlines the vision, objectives and policies for spatial land use planning in a LPA area;
- Site Allocations Development Plan Document which outlines the sites which have been selected to accommodate housing and other development; and
- Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document.

2.1.3 This report only covers the SA process for the Bath and North East Somerset LDF Gypsies, Travellers and Travelling Showpeople Site Allocations DPD and addresses the spatial options presented.

2.1.4 The Gypsies, Travellers and Travelling Showpeople Site Allocations DPD will be a statutory plan to provide specific planning policy and

guidance as part of the LDF. This will identify suitable areas where appropriate sites can be developed and help to determine planning applications for the provision of Gypsy, Traveller and Travelling Showpeople accommodation alongside the Bath and North East Somerset Core Strategy.

2.1.5 The National Planning Policy Framework (NPPF) and its accompanying document Planning for Traveller Sites were each published in March 2012. Most relevant to the development of the Site Allocations DPD is that those documents replaced the previous policy contained in Circular 01/2006 and Circular 04/2007 on planning for Gypsy, Traveller and Travelling Showpeople sites. The first stage of the development of the Site Allocations DPD was informed by the Draft Planning for Traveller Sites. Both the technical planning assessment of sites and the Sustainability Appraisal undertaken on sites have been further informed by the final version of Planning for Traveller Sites.

2.1.6 The next stages of the production of the Site Allocations DPD are:

- Autumn 2012: Preparation of the Pre-Submission Site Allocations DPD;
- November 2012: Publication of the Pre-Submission Site Allocations DPD for consultation;
- June 2013: Examination in Public of Site Allocations DPD; and
- End of 2013: Adoption of Site Allocations DPD.

3 Appraisal Methodology

3.1 Introduction

3.1.1 Sustainability appraisal is carried out as an integral part of DPD preparation and has a number of set stages. Stage A has already been completed and we are now currently undertaking Stage B.

3.1.2 The methodology for this appraisal was developed in accordance with guidance published by the ODPM (now DCLG) as outlined in Table 3.1 below. Stage A of the SA was undertaken by a team of Council officers; ENVIRON UK Ltd peer reviewed the results of that stage. Council officers subsequently undertook the options appraisals with ENVIRON once more peer reviewing the results of those appraisals.

Table 3.1: Key Tasks for Sustainability Appraisals

SA Stage	Purpose of the SA Stage
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1: Identifying other relevant policies, plans and programmes and sustainability objectives	To document how the plan is affected by outside factors and suggest ideas for how any constraints can be addressed.
A2: Collecting baseline information	To provide an evidence base for sustainability issues, effects prediction and monitoring.
A3: Identifying sustainability issues and problems	To help focus the SA and streamline the subsequent stages, including baseline information analysis, setting of the SA Framework, prediction of effects and monitoring.
A4: Developing the SA framework	To provide a means by which the sustainability of the plan can be appraised.
A5: Producing scoping report and consulting on the scope of the SA	To consult with statutory bodies with social, environmental, or economic responsibilities to ensure the appraisal covers the key sustainability issues.
Stage B: Developing and refining options and assessing effects	
B1: Testing the DPD objectives against the SA framework	To ensure that the overall objectives of the DPD are in accordance with sustainability principles and provide a suitable framework for developing options.
B2: Developing the DPD options	To assist in the development and refinement of the options, by identifying potential sustainability effects of options.
B3 and B4: Predicting and evaluating the effects of the DPD	To predict the significant effects of the DPD and assist in the refinement of the DPD. <i>This is the stage we are at now.</i>

B5: Considering ways of mitigating adverse effects and maximising beneficial effects	To ensure that all potential mitigation measures and measures for maximising beneficial effects are considered and as a result residual effects are identified.
B6: Proposing measures to monitor the significant effects of implementing the DPD	To detail the means by which the sustainability performance of the DPD can be assessed.
Stage C: Preparing the Sustainability Appraisal Report	
C1: Preparing the SA report	To provide a detailed account of the SA process (in a format suitable for public consultation and decision makers), including the findings of the appraisal and how it influenced the development of the DPD.
Stage D: Consulting on the SA report	
D1: Public participation on the Submission Draft of the DPD and the SA report	To provide the public and statutory bodies with an effective opportunity to express their opinion on the SA report and to use it as a reference point when commenting on the DPD.

3.2 Stage A: Scoping

- 3.2.1 Stage A has been completed. An SA Scoping Report of the Site Allocations DPD was produced in July 2010 to ensure that the SA process covered the key sustainability issues for spatial planning in Bath & North East Somerset.
- 3.2.2 ENVIRON undertook an independent review and verification of the Scoping Report in October 2011 prior to its publication alongside the SA of the Issues and Options consultation document.
- 3.2.3 The Scoping Report presents the outputs of all of the tasks in Stage A (the scoping phase of the SA) and includes baseline information, review of relevant plans and identification of significant sustainability issues for the Site Allocations DPD. From all of the information collected, an 'SA Framework', or set of sustainability objectives, was developed, against which the various components of the Site Allocations DPD have been appraised. A draft SA Framework was included in the Scoping Report and was updated following consultation on the Scoping Report.
- 3.2.4 In order to take a more focused approach to the appraisal of the Site Allocations DPD that best reflects its aims, the objectives originally set

out in the Sustainability Appraisal Scoping Report were amended following peer review by ENVIRON and Officer discussion. The original 20 Sustainability Appraisal Framework objectives set out in the Core Strategy SA were consolidated to form 11 objectives. Those 11 covered the same themes but in a more focused manner to be relevant to the Site Allocations DPD. The objectives which set out the SA Framework are included at Appendix B.

3.2.5 The data presented within the Scoping Report was updated in response to the consultation responses received on the Scoping Report. The updated data has informed the appraisal of the Preferred Options Site Allocations DPD. The Scoping Report is available to download alongside this report from the dedicated planning policy webpages at www.bathnes.gov.uk/planningfortravellers. For ease of use a summary is set out below of the main sustainability issues identified as being of relevance to the Site Allocations DPD.

Table 3.2: Summary of the Sustainability Issues identified for the Gypsy and Traveller Site Allocations DPD

Topic Area	Sustainability Issues and Key Considerations	Source of Information
Environmental		
Areas of nature and conservation importance	<ul style="list-style-type: none"> • Sites in areas with nationally recognised designations should only be permitted where the objectives of the designation will not be compromised by the development. These include: <ul style="list-style-type: none"> ➤ National Parks ➤ Areas of Outstanding Natural Beauty ➤ Sites of Special Scientific Interest ➤ National Nature Reserves ➤ Scheduled Monuments ➤ Conservation Areas ➤ Registered Parks and Gardens <p>In the context of Bath & North East Somerset, the World Heritage Site designation should also be added to this list.</p> <ul style="list-style-type: none"> • Sites in areas with locally recognised designations should not be used in themselves to refuse planning permission but will only be permitted where the objectives of the designation will not be significantly compromised by the development. 	<ul style="list-style-type: none"> • National Planning Policy Framework (CLG, 2012) • Planning for Traveller Sites (CLG, 2012) • Bath and North East Somerset Local Plan – Care of the Landscape (2007)
General environmental considerations	<ul style="list-style-type: none"> • Consideration should be given to the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampments. • Sites should not be located in areas at high risk of flooding, including functional floodplain. • Effective use should be made of brownfield, untidy or derelict land. • Consideration should be given to the potential for noise on the health and well-being of site residents. • Sites in the Green Belt are considered inappropriate development. 	<ul style="list-style-type: none"> • Planning for Traveller Sites (CLG, 2012) • Designing Gypsy and Traveller Sites – Good Practice Guide (DCLG, 2008)
Social		
Accommodation	<ul style="list-style-type: none"> • Many areas of England have failed to deliver adequate sites for Gypsies and Travellers. • Around 21% of the Gypsy and Traveller caravans in England are on unauthorised sites. 	<ul style="list-style-type: none"> • Count of Gypsy and Traveller Caravans (CLG, July 2011)

	<ul style="list-style-type: none"> • Bath & North East Somerset District Council has no permanent authorised sites for Gypsies and Travellers (a single Traveller pitch is authorised on a temporary basis). • The facilities on many older sites are increasingly out of keeping with accepted standards for family living. • There is a very low proportion of council / social site provision in the West of England. 	<ul style="list-style-type: none"> • Planning for Traveller Sites (CLG, 2012) • Local Authorities and Gypsies and Travellers: A Guide to Responsibilities and Powers (DCLG, 2007) • West of England Gypsy and Traveller Accommodation Assessment (2007) • Designing Gypsy and Traveller Sites – Good Practice Guide (DCLG, 2008)
Access to services and facilities	<ul style="list-style-type: none"> • Access to local services (e.g. shops, doctors and schools) should be promoted, in particular regular access to health and education. 	<ul style="list-style-type: none"> • Planning for Traveller Sites (CLG, 2012)
Health	<ul style="list-style-type: none"> • Gypsies and Travellers are believed to experience the worst health status of any disadvantaged group in England. • Travellers exhibit high child accident rates associated with instability of sites and lack of access to healthcare. • The impact of increased evictions, restricted access to healthcare and education, an increase in unsafe conditions on roadside sites, and a breakdown of social and community support networks all have a significant effect on health. 	<ul style="list-style-type: none"> • The Health Status of Gypsy Travellers in England: A report to the Department of Health (University of Sheffield, 2004) • Planning for Traveller Sites (CLG, 2012) • Local Authorities and Gypsies and Travellers: A Guide to Responsibilities and Powers (DCLG, 2007) • West of England Gypsy and Traveller Accommodation Assessment (2007)
Education	<ul style="list-style-type: none"> • Gypsies and Travellers are believed to experience the worst education status of any disadvantaged group in England. • Consideration should be given to children attending school on a regular basis. 	<ul style="list-style-type: none"> • Planning for Traveller Sites (CLG, 2012) • West of England Gypsy and Traveller Accommodation

		Assessment (2007)
Relations with settled communities	<ul style="list-style-type: none"> • Gypsies and Travellers are often isolated both geographically and socially. • The increasing number of unauthorised developments / encampments has sometimes created tensions between Gypsies and Travellers and the settled community. • Incidents of racism and a feeling of isolation can make it difficult for Gypsies and Travellers to integrate into the wider community. • Sites should respect the scale of, and not dominate the nearest settled community. • Consideration should be given to the promotion of peaceful and integrated co-existence between the site and the local community. • Efforts should be made to ensure that noise, vehicular movements and other activities on site cause minimal disturbance to the travelling and settled communities. • Enclosing a site with too much hard landscaping, high walls or fences can give the impression of deliberately isolating the site and its occupants from the rest of the community, and should be avoided. 	<ul style="list-style-type: none"> • Local Authorities and Gypsies and Travellers: A Guide to Responsibilities and Powers (DCLG, 2007) • Designing Gypsy and Traveller Sites – Good Practice Guide (DCLG, 2008) • West of England Gypsy and Traveller Accommodation Assessment (2007) • Planning for Traveller Sites (CLG, 2012)
Economic		
Access to the workplace	<ul style="list-style-type: none"> • Types of work have changed over the years, with a decline in traditional work contributing to severe economic disadvantage and social exclusion. • There is a need to provide sites in locations that meet the current working patterns of Gypsies and Travellers. • Site provision can reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability. 	<ul style="list-style-type: none"> • West of England Gypsy and Traveller Accommodation Assessment (2007) • Planning for Traveller Sites (CLG, 2012)

3.3 Stage B: Assessing Options

Consultation on the Issues and Options Paper

3.3.1 The Council consulted on an Issues and Options paper between November 2011 and January 2012, including a Sustainability Appraisal report on the Issues and Options paper. Consultation notifications were sent out to all statutory consultees, including neighbouring local authorities, Environment Agency, and other statutory authorities; all individuals and companies listed on the Council's Local Development Framework (LDF) consultation database were also sent individual notifications.

3.3.2 In addition to formal notification, the Council advertised the consultation on the dedicated webpages www.bathnes.gov.uk/planningfortravellers, through the Planning Policy LDF newsletter hosted on the main Planning Policy webpages, through radio coverage, and with formal drop-in events at a number of venues across the District. Further details on these consultation methods are included in the Statement of Consultation, available to download from the Council's website.

3.3.3 The integration of sustainability into the plan starts formally at the stage of issues and options. The SA results on the Issues and Options consultation document have been used to assist in the selection of the preferred options. The results of the Issues and Options consultation have also informed the production of the appraisal of each of the sites assessed for the Preferred Options document. These are shown below:

- Question 9: *Are there any additional criteria that should be considered in selecting the best locations for Gypsy, Traveller and Travelling Showpeople?*
 - Inclusion of reference to impact on World Heritage Site (WHS) and Conservation Areas within the SA assessment matrices under Objective 8.

- Question 11: *Are there any other criteria that should be considered in site assessment?*
 - Proximity to secondary school has been taken into account under Objective 5;
 - Impact on the WHS included under Objective 8;
 - Impact on Conservation Areas now included under Objective 8; impact on AONB also already included under 8.

- Question 13: *Are there any other issues that the Council should take into account when preparing this DPD?*
 - Concern as to how impact on wildlife and landscape designations will be included. The SA matrices have specified where sites being assessed would impact on wildlife habitats and landscape designations;
 - Site deliverability is dealt with separate of the SA matrices, as part of the general assessment of sites. That assessment is informed by the SA matrices and internal Officer consultation where those have raised potential cost implications or other development issues affecting deliverability.

Changes in Policy following Issues and Options SA

3.3.4 The Site Allocations DPD progresses the policy set out in the adopted Local Plan (HG.16) and Draft Core Strategy (CP11). The Draft Core Strategy, including policy CP11, has been subject to rigorous Sustainability Appraisal which identified the potential significant effects of identifying land for Gypsy, Traveller and Travelling Showpeople sites against the criteria set out within that policy. It is for this reason that this Sustainability Appraisal focuses on an assessment of individual sites only. The Sustainability Appraisal of the Draft Core Strategy is available to view on the Council's website.

3.3.5 Between the SA Scoping Report and the drafting of this SA the Localism Act has come into force. The planning and regeneration provisions will abolish Regional Spatial Strategies (RSS) though the abolition of individual RSS requires individual orders to be made.

3.3.6 The National Planning Policy Framework and the accompanying policy document 'Planning for Traveller Sites' were also both published in March 2012. Together these documents replaced the previous Circulars² on planning for Gypsy, Traveller and Travelling Showpeoples' sites (further information on these documents is included within the Review of Plans, Programmes and Policies set out at Appendix A). The NPPF retains the requirement to carry out SA and SEA on development plan documents. 'Planning for Traveller Sites' requires local authorities to prepare and maintain an up-to-date understanding of the likely accommodation needs of their areas over the lifespan of the development plan. The evidence base underpinning the Bath and North East Somerset Council Core Strategy and Site Allocations DPD remains relevant as this plans for the accommodation needs over the period to 2016.

Habitat Regulations Assessment

3.3.7 A full Habitat Regulations Assessment (HRA) has not been undertaken for the purposes of the development of the Preferred Options Site Allocations consultation document. A brief screening assessment has instead been conducted which reported back each of the potential ecological concerns, including direct and indirect effects from the Site Allocations DPD such as habitat damage or disturbance arising from the proposed site allocations. The results of that screening have been fully incorporated into the assessment matrices (included at Appendix D) and used to inform the significant effects identified there. A full HRA, including an assessment of the cumulative effects of development will

² Circular 01/2006 and Circular 04/2007 were together replaced on 27 March 2012 by the publication of the NPPF.

be conducted at the next stage, and will be used to inform the final site allocations at the Pre-Submission stage of the DPD.

3.3.8 *What Is Being Assessed?* SA seeks to consider the sustainability of options. The Preferred Options consultation paper for the Bath and North East Somerset Gypsies, Travellers and Travelling Showpeople Site Allocations DPD sets out a series of preferred options that have been selected in part based on the Sustainability Appraisal on a wider number of options. As set out above, an Issues and Options paper was previously the subject of SA, The results of that SA, the subsequent public consultation responses to the Issues and Options paper and the SA of the site options presented here will make up the basis for the final Pre-Submission draft Site Allocations DPD.

3.3.9 This stage of the SA process involves assessing the options against the SA framework (the SA objectives set out at Appendix B). Options can be described as the range of rational choices open to plan-makers for delivering the plan objectives. In line with the Guidance this report considers the term 'options' to be synonymous with the term 'alternatives'.

3.3.10 It is not the SA's role to determine which options should be chosen as the basis for progressing a document. SA instead provides decision-makers with information to inform decisions alongside other evidence.

3.3.11 The appraisal involved assessing the performance of each site option against each SA objective. The appraisal was a qualitative exercise based on professional judgement on the part of Council Officers taking into account the following information:

- Baseline data in the Scoping Report Addendum (2010, as amended 2011) and public consultation responses to that Scoping Report;
- Background information set out in the Site Allocations DPD Issues and Options consultation paper;

- Responses to the public consultation on the Issues and Options consultation document;
- The brief habitat screening assessment carried out on each site option;
- Any further technical site information, including that set out within the background site assessment report prepared on individual sites.

3.3.12 The appraisal of the options was carried out in March 2012. Matrices have been used to identify the significant sustainability effects of each of the options against the SA framework (as set out at Appendix B). These matrices are designed to help identify the potential impacts of the plan on each SA topic (guided by the SA questions). The matrix for the assessment of the options is a relatively simple matrix that allows for a discussion of each of the options under consideration. A combination of expert judgement and analysis of baseline data has been used to judge the effects of the site options.

3.3.13 A 'no plan' scenario has not been developed as part of the preferred site options development. However, this has been taken into account as each option has been assessed against the current social, environmental and economic characteristics of the area and the likely future situation without a Site Allocations DPD. This is essentially a continuation of the current situation, with no sites allocated for Gypsy, Traveller and Travelling Showmen accommodation, based on the trends in the baseline identified in the Scoping Report.

3.3.14 Significance has been defined within the appraisal of the Preferred Options Site Allocations DPD as follows:

Table 3.3: Significance Criteria

Score	Description	Symbol
Major positive impact	The option achieves all of the SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors.	++

Some positive impact	The option achieves some of the SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors.	+
No significant effect or no clear link	The option does not have an effect on the achievement of the SA Objective or SA questions.	-/+
Moderate adverse impact	The option plan conflicts with some of the SA questions and has an adverse impact in relation to characteristics of the effect and the sensitivity of the receptors.	-
Strong adverse 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.	Uncertain
Not applicable	The SA Objective is not applicable to the option as there is no link.	N/A

3.3.15 On the basis of the criteria set out within Table 3.3, significant effects have been considered to be major or some positive, strong or moderate negative effects, plus any uncertain, not applicable or no significant effects. Uncertain effects are considered to be significant because they could potentially result in major positive or major negative effects. Some positive or minor negative effects are considered to be significant because, although not a major effect, minor effects might on it's own be significant due to the degree to which it conflicts with the SA question and/or the sensitivity of receptors.

Assessed Options

3.3.16 For the SA assessment the following 23 site options were assessed:

Former Radstock Infant School canteen, Radstock

Milward open space, Keynsham

Parcel 7100, Woollard Lane, Whitchurch

Station Road, Newbridge, Bath

Land rear of Churchlands, Clutton

Land east County Bridge (part 2), Radstock

Pennyquick land to south, Bath

Land near Ellsbridge House, Keynsham

Old Colliery Buildings, Stanton Wick
Lower Bristol Road, Twerton, Bath
Land by Fosseyway Environment Park, Bath
Orchard Vale play area and parking, Midsomer Norton
Shakespeare Road play area, Westfield
The Daglands open space, Camerton
Agricultural land adjacent to Haycombe Cemetery, Bath
Newbridge Marina and Caravan Park, Bath
Springfield park / Meare Road open space, Bath
Land at the Drive, Stanton Drew
Land at junction of Redlynch Lane and Charlton Road, Queen Charlton
Car park at Station Road, Wellow
Braysdown Depot, Braysdown Lane
Land north of Kelston Road, Bath
Land at Charlcombe Way, Bath

3.3.17 Those sites are shown on the map included at Appendix C.

3.4 Stage C: Preparing the SA Report

3.4.1 This document is the SA Report. It outlines the significant effects on the environment, social and economic factors of the preferred options and the reasonable alternatives considered as part of the preferred options assessment. It outlines the reasons for selecting the preferred options and the measures envisaged to prevent, reduce and as fully as possible offset any significant effects of implementing the plan.

3.5 Stage D: Consulting on the SA Report

3.5.1 The SA Report has been produced for consultation alongside the Preferred Options Site Allocations DPD. The consultation period for the DPD and the SA Report is 23 May 2012 to 18 July 2012.

3.5.2 The next stages for the production of the Site Allocations DPD are:

- Autumn 2012: Preparation of the Pre-Submission Site Allocations DPD;

- November 2012: Publication of the Pre-Submission Site Allocations DPD for consultation;
- June 2013: Examination in Public of Site Allocations DPD; and
- End of 2013: Adoption of Site Allocations DPD.

3.6 Difficulties encountered in compiling information or carrying out the appraisal

Baseline Data

3.6.1 A gap in the baseline data has been identified which makes it difficult for the Council to predict the future evolution of the baseline characteristics without the Site Allocations DPD. The Council hold no historical data on the location of Gypsy, Traveller and Travelling Showmen’s sites across the District. This information may assist in the identification of preferred locations for these groups.

Assumptions

3.6.2 In addition to this gap in baseline data, it should be noted that there difficulty was encountered in identifying the effects of Objective 4, to “Meet identified needs for sufficient, high quality and affordable housing”. In particular, the Officer group carrying out the Sustainability Appraisal found it difficult to identify the impact of site allocation and development on that Objective’s question “Does the option reduce crime and fear of crime through allocation of land for provision of authorised sites?”

3.6.3 Officers found it difficult to assess the perceptions from both the settled and travelling communities, and the potential impact on fear of crime for each. This lead to assumptions being made on reactions to proposed and actual development, for all community groups. It should be noted that those assumptions have led to the responses included within the matrices and that those responses are an attempt at

identifying significant effects with an understanding of extreme reactions to development for Gypsy and Traveller sites.

4 Preferred Options Appraisal Results

4.1 Introduction

4.1.1 This section sets out the key findings from the appraisal of the sites brought forward for consideration as part of the Bath and North East Somerset Gypsies, Travellers and Travelling Showpeople Site Allocations DPD Preferred Options consultation paper.

4.1.2 The appraisal matrices summary set out at Table 4.1 assists in identifying issues of importance such as; where the burden of negative impacts lie; which options are characterised by a high degree of uncertainty, and which options perform well. It provides an overview of the general performance of the different options against the SA objectives. The detailed appraisal tables set out at Appendix D should be referred to for more information on the background to the appraisal scores and full mitigation and enhancement measures.

4.2 Assumptions made during the assessment

4.2.1 Sustainability appraisal relies on expert judgement, which is guided by knowledge of the likely impacts of the plan, the baseline data available and responses and information provided by consultees and other stakeholders.

4.2.2 The assessment has been carried out and reported using a matrix enabling an expert, judgement-led qualitative assessment to be made in most cases. A 'precautionary approach' is taken, especially with qualitative judgements and mitigation is suggested if there is any doubt as to the effect of the plan. Where mitigation measures are not recommended this is based on an assessment of the likelihood of such measures removing or reducing the negative impact successfully.

4.2.3 For the purpose of this SA, short term is considered to be 3-5 years, medium term 5-10 years and longer term to be beyond that period.

4.3 Assessment of the Issues and Options Consultation Paper

- 4.3.1 Each site option has in turn been assessed against the SA objectives and its significant potential effects set out and recorded in tables.
- 4.3.2 The assessments identified a number of areas where potential issues may arise and whether those issues may be resolved through the DPD or existing methods, such as the development management system. Issues have been identified with reference to the aims of the SA objectives, as well as the Plans, Policies and Programmes summarised at Appendix A. Recommendations have been made based on the results of the appraisal. This includes recommendations on which individual sites should go forward in the DPD as preferred site allocations. Those recommendations are based on the number and scale of significant positive and negative effects, together with any mitigation measures identified that could resolve any outstanding issues on those sites.
- 4.3.3 It should be noted that a number of the sites recommended in Table 5.1 have issues associated with them. Those issues conflict with the Sustainability Appraisal objectives, and also the Plans, Policies and Programmes as summarised at Appendix A, in particular where environmental impacts are raised as a result of proposed allocation for development.
- 4.3.4 The recommendations set out in Table 4.1 will be taken into account in considering consultation responses to the Preferred Options consultation paper and then how to progress future drafts of the DPD, including the Pre-Submission Draft consultation paper.

Potential Additional Effects

- 4.3.5 The SEA Regulations require an assessment of secondary, cumulative and synergistic effects. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect. The term can also be

used to describe synergistic effects, which interact to produce a total effect greater than the sum of the individual effects.

4.3.6 Inter-relationships between effects have been indicated in the appraisal matrices (included at Appendix D) where these have been identified. These include where, for example, impacts such as social integration and conflict may arise from the environmental effects of allocation and development.

4.3.7 An assessment of the secondary, cumulative and synergistic effects of the allocation of individual land parcels has been undertaken as part of the wider assessment of sites. The potential cumulative effects for the different sites within the plan have been identified as part of the appraisal of the individual sites and are recorded within the summary of significant effects within Table 5.1 and Appendix D.

Table 4.1: Summary of the Significant and Secondary, Cumulative and Synergistic Effects of the Issues identified within the SA

Site	Summary of Significant and Secondary, Cumulative and Synergistic Effects of the Issue
<p>GT.1 Parcel 7100, Woollard Lane, Whitchurch</p>	<p>This site performs very well against the social SA objectives, including meeting the need for a small site for an individual household and in providing a continuation of access to education and healthcare for the existing site residents, and continued access to work opportunities. The ability of site residents to access education and healthcare services is a particularly significant benefit of the site which would enable continued access into the long term.</p> <p>As the site is already occupied its impacts against the environmental SA objectives are less significant, as the material impacts of allocating the site for an additional pitch are not considered significant. The allocation of this site is noted as being consistent with Objective 8, seeking to protect and enhance the district’s environment. The allocation of this site would also have a secondary effect, as its continued use would remove the need for allocation and development of land elsewhere in the District to meet that household’s need for suitable accommodation. This is a positive effect of the allocation of this site.</p> <p>The site would have a significant positive effect against the SA objectives and for this reason this site is recommended for allocation.</p>
<p>GT.2 Old Colliery Buildings, Stanton Wick</p>	<p>This site performs very well against a number of the SA objectives, including protecting and enhancing the district’s environment. The allocation of this site would assist in the achievement of this objective partly due to the scope to provide a large-scale site on previously developed land with little landscape impact. The allocation of this large scale site would also reduce the need to allocate and develop land elsewhere in the district to meet the identified need; this is a significant positive secondary impact of the allocation of this site.</p> <p>This site option is however identified as having a number of significant negative impacts against a number of social and environmental objectives due to its isolated location away from the nearest settlement, which is unlikely to improve access to local services and facilities and reduce reliance on use of the private vehicle. The site’s designation as a Site of Nature Conservation Interest is also likely to be negatively impacted on from the development of this site.</p>

	<p>A number of the likely social impacts of identifying this site for allocation are negative, though the site does offer the scope to provide on-site services such as providing space for healthcare visitors and education. The site also offers the potential for business space which may offset some of the identified negative impacts. The ability to provide a large site in a single location would also bring the benefit of enabling the traditional way of life by allowing for Gypsy and Traveller households to live together.</p> <p>The ability of the site to provide a single medium / large-scale living environment for Gypsy or Traveller households and the mitigation measures identified in the SA indicate that the site is suitable for further consideration for allocation. The need to carry out rigorous consultation on this site would assist in establishing a more detailed understanding of the site's suitability, particularly with input from the local Gypsy and Traveller population. This site is recommended for allocation, subject to the mitigation and enhancement measures set out in the accompanying matrix.</p>
<p>GT.3 Land rear of Churchlands, Clutton</p>	<p>This site is identified as having a number of significant negative impacts against the SA objectives, due in large part due to the poor level of access to local services and facilities at this location and in allocating land in a landscape overlooked by neighbouring residential properties.</p> <p>The large scale of the site is identified as having significant positive impacts on Objective 3, as the development of large scale sites could assist in meeting a large proportion of the identified accommodation need.</p> <p>The number of significant negative impacts identified in the matrix indicates that the site's allocation would not achieve a positive balance of impacts on the SA objectives. Cumulatively, the site would have a negative impact against the SA objectives. For this reason this site is not recommended for allocation.</p>
<p>GT.4 Former Radstock Infant School canteen, Radstock</p>	<p>This site is one of the best performing of all sites assessed. Significant positive benefits are identified as against social, environmental and economic objectives due to the site's location within the urban area of Radstock, close to local services and facilities, its reuse of previously developed land, and the provision of a small scale site within an existing residential area. The ability of site residents to access education and healthcare services is a particularly significant benefit of the site which would enable continued access into the long term.</p>

	<p>The only negative impacts arising from the use of this site for allocation are against access to work opportunities (Objective 5) due to the low availability of work opportunities in the area, and Objective 10, reducing pollution, due to the introduction of additional sources of pollution at this location. Mitigation and enhancement measures have been identified that would offset the impact of a number of these impacts.</p> <p>Due to the significant number of positive impacts against the SA objectives, this site is recommended for allocation.</p>
<p>GT.5 Car park at Station Road, Wellow</p>	<p>This site largely performs badly against the SA objectives due to the removal of a community facility (the only public car park in Wellow), poor access to local services and facilities, and the site's location within a sensitive landscape. The site's designation as part of the Cotswolds Area of Outstanding Natural Beauty is likely to be heavily impacted by the development of the site for residential accommodation.</p> <p>The only significant positive impacts for this site are noted against the ability of the site to deliver a medium-scale site to meet local need, and the potential to demonstrate sustainable construction principles on this site.</p> <p>The scale of significant negative impacts arising from the proposal for development are not sufficiently offset by the positive impacts and mitigation and enhancement measures identified for the site For this reason, the site is not recommended for allocation.</p>
<p>GT.6 Station Road, Newbridge</p>	<p>This site performs very well against the majority of the SA objectives. Significant positive effects are identified against objectives 1-5, 7, 8 and 11. These arise from the ability of the site to deliver residential accommodation in a sustainable location with good access to local services and facilities, promoting safer, stronger communities, and in accessing education, work and skills opportunities. The site would also have the benefit of bringing (derelict) previously developed land back into efficient use, and enabling access to sustainable transport.</p> <p>The site performs very well against the SA objectives which make it suitable to be recommended for allocation.</p>
<p>GT.7 Land by Fosseway</p>	<p>This site is one of the best performing of all site options assessed in the SA. Significant positive benefits are identified against social, environmental and economic objectives due to the site's location on the outskirts of Bath, with good access to local services and facilities. The ability of site residents to access education and healthcare</p>

<p>Environment Park, Bath</p>	<p>services is a particularly significant benefit of the site which would enable continued access into the long term.</p> <p>The site's potential use as either a large Travelling Showmen's yard, or as Gypsy / Traveller permanent or transit pitches would bring significant benefits to the use of land with excellent access to the wider highway network and with the ability to provide affordable accommodation. The use of a site on the outskirts of the urban area would also enable the promotion of peaceful social integration as it is not considered likely to lead to social conflict due to the absence of neighbouring residential uses.</p> <p>The site's location adjacent to the Waste Recycling Centre is likely to have a significant detrimental impact on the health and well-being of site residents which no site mitigation works are likely to remedy. A further negative impact arising from the use of this site for allocation is against Objective 10, reducing pollution, due to the introduction of additional sources of pollution at this location.</p> <p>Due to the significant negative impacts identified in the SA matrix which have no suitable mitigation measures, this site is not recommended for allocation.</p>
<p>GT.8 Lower Bristol Road, Twerton</p>	<p>A large number of significant positive benefits are identified for the allocation of this land. Significant positive benefits are identified against social and economic objectives due to the site's location on the outskirts of Bath, with good access to local services and facilities and access to the wider highway network which enables the traditional way of life. The ability of site residents to access education and healthcare services is a particularly significant benefit of the site which would enable continued access into the long term.</p> <p>The site's potential use as either a permanent or transit site would bring significant benefits with excellent access to the wider highway network and with the ability to provide affordable accommodation. The use of a site on the outskirts of the urban area would also enable the promotion of peaceful social integration as it is not considered likely to lead to social conflict due to the absence of neighbouring residential uses. Cumulatively, these positive effects would have a much greater positive impact on the health and well-being outcomes arising from the allocation of this site, as well as improving social integration.</p> <p>This site does however perform badly against the environmental objectives due to the site's designation as a Local Nature Reserve and Site of Nature Conservation Interest. These designations are likely to be negatively impacted</p>

	<p>on from the development of this site and would require mitigation works to offset those impacts. Mitigation and enhancement measures are set out in the SA matrix and would be required as part of any final allocation policy.</p> <p>This site raises a significant number of positive benefits that make it suitable to be recommended for allocation.</p>
<p>GT.9 Orchard Vale play area and parking, Midsomer Norton</p>	<p>This site identifies a number of significant negative and positive impacts against the SA objectives. The site's location within the residential area of Midsomer Norton is identified as having positive impacts on the ability of site residents to access local services and facilities (a very significant benefit of allocation), access to sustainable transport options, and offering the the opportunity to provide affordable accommodation.</p> <p>The negative social impacts arise from the location in a prominent, heavily overlooked location surrounded by residential properties, including a care home. The allocation of the site for development would also remove an area of public open space. The negative social impacts arising from this site are identified as not promoting peaceful social integration but instead likely lead to social conflict and tension. These impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>The site is not recommended for allocation due to the significant negative impacts identified which mitigation and enhancement measures would not suitably remove.</p>
<p>GT.10 Shakespeare Road play area, Westfield</p>	<p>This site identifies a number of significant negative and positive impacts against the SA objectives. The site's location adjacent to the residential boundary of Radstock is identified as having positive impacts on the ability of site residents to access local services and facilities (a very significant benefit of allocation), access to sustainable transport options, and offering the the opportunity to provide affordable accommodation.</p> <p>The negative social impacts arise from the location in a heavily overlooked location adjacent to existing residential properties, including single storey bungalows. The allocation of the site for development would also remove an area of public open space with formal play equipment. The negative social impacts arise from the allocation of this site likely leading to social conflict and tension, the impact on the landscape and the potential negative impact on the adjoining land which is designated a Site of Nature Conservation Interest. These impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p>

	<p>The site is not recommended for allocation due to the significant negative impacts identified which mitigation and enhancement measures would not suitably remove.</p>
<p>GT.11 Land east County Bridge (part 2), Radstock</p>	<p>This site identifies a number of significant negative and positive impacts against the SA objectives. The site's location within the centre of Radstock is identified as having positive impacts on the ability of site residents to access local services and facilities (a very significant benefit of allocation), access to sustainable transport options, and offering the the opportunity to provide affordable accommodation.</p> <p>The negative social impacts arise from the location in a prominent location in close to the centre of Radstock, with overlooking from existing residential properties opposite the site and commercial properties adjacent to it. The allocation of the site for development would also remove an area of public open space. The negative social impacts arise from the allocation of this site likely leading to social conflict and tension, the impact on the landscape and the introduction of additional sources of pollution at this location. These impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>The site is not recommended for allocation due to the significant negative social impacts identified which mitigation measures would not remove.</p>
<p>GT.12 Milward open space, Keynsham</p>	<p>This site identifies a number of significant negative and positive impacts against the SA objectives. The site's location within a residential area close to the centre of Keynsham is identified as having positive impacts on the ability of site residents to access local services and facilities (a very significant benefit of allocation), access to sustainable transport options, and offering the the opportunity to provide affordable accommodation.</p> <p>The negative social impacts identified against the SA objectives arise from the location within that residential area, adjacent to sheltered housing flats with little scope for screening to establish resident amenity and privacy. The allocation of the site for development would also remove an area of public open space. The negative social impacts arising from this site are identified as likely leading to social conflict and tension and negative impact on the townscape from the removal of public open space in a residential area. These impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p>

	<p>The site is not recommended for allocation due to the significant negative social impacts identified which mitigation measures would not remove.</p>
<p>GT.13 The Daglands open space, Camerton</p>	<p>This site is one of the worst performing of all site options assessed in the SA. The site's location adjacent to the residential boundary of Camerton is identified as having negative impacts on the ability of site residents to access local services and facilities, with poor access to sustainable transport options, and failing to protect the landscape.</p> <p>The site's location adjacent to the residential boundary, on a slope overlooking the neighbouring residential properties is considered likely to create social conflict and tension. The allocation of the site for development would also remove an area of public open space with formal play equipment. These impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>The site would have a positive impact on providing a medium sized site for residential use and offers the scope to provide affordable accommodation.</p> <p>Alternative play space provision would be required to mitigate a number of the negative impacts identified, though this would not sufficiently mitigate a number of other impacts. Due to the significant negative social impacts identified on this site it is not recommended for allocation.</p>
<p>GT.14 Land near Ellsbridge House, Keynsham</p>	<p>This site performs very well against the majority of the SA objectives. Significant positive effects are identified against objectives 1-7. These arise from the ability of the site to deliver residential accommodation in a sustainable location with good access to local services and facilities, promoting safer, stronger communities, promoting access to sustainable transport options and in accessing education, work and skills opportunities.</p> <p>Negative impacts are identified against Objective 8, 9 and 10. These indicate that the allocation of the land for development would fail to protect and enhance the landscape, fail to protect habitats and biodiversity and fail to minimise pollution at this location. Mitigation measures have been identified for those negative impacts which would be required to be implemented through an allocation policy to make this acceptable against the SA objectives.</p> <p>This site would have a significant positive impact against a number of SA objectives and is recommended</p>

	for allocation on this basis.
GT.15 Land at the Drive, Stanton Drew	<p>A large number of negative impacts are identified for this site against the SA objectives. The site's location adjacent to the residential boundary of Stanton Drew is identified as having negative impacts on the ability of site residents to access local services and facilities, with poor access to sustainable transport options, work and skills opportunities and failing to promote safer, stronger communities. The allocation of this public open space used in association with the scout hut at this site is considered to give rise to social conflict and tension.</p> <p>The allocation of this land for residential accommodation would have a positive impact on the ability of residents to access health services. This would be a significant positive impact as this would ensure access to healthcare over the long term. The site would also have a positive impact on providing a medium sized site for residential use and offers the scope to provide affordable accommodation.</p> <p>Though positive impacts have been identified, appropriate mitigation measures have not been identified that would sufficiently offset the negative impacts. For this reason, the site is not recommended for allocation.</p>
GT.16 Braysdown Depot, Braysdown Lane	<p>A large number of negative impacts are identified from the allocation of this site against the SA objectives. The site's location away from the nearest settlement is identified as having significant negative impacts on the ability of site residents to access local services and facilities, with very poor access to sustainable transport options, work and skills opportunities and failing to promote safer, stronger communities. The allocation of this site would also fail to minimise pollution at this location.</p> <p>The allocation of this land for residential accommodation would enable the development of a small scale residential site, or a Travelling Showmen's yard, each with the potential to provide on-site business use. This would be a significant positive impact in enabling the traditional way of life. The site also offers the scope to provide affordable accommodation and promote sustainable construction and efficient use of resources.</p> <p>The site is recommended for allocation due to the number of significant positive impacts identified. Sufficient appropriate mitigation measures are identified for the negative impacts to make the site</p>

	acceptable for development.
GT.17 Newbridge Marina and Caravan Park, Bath	<p>This site is one of the best performing of all site options assessed in the SA. Significant positive benefits are identified against social, environmental and economic objectives due to the existing use of the site for a caravan park within the main urban area of Bath. The site benefits from good access to local services and facilities, including healthcare and education which would be a significant benefit of the allocation of this site enabling continued access into the long term.</p> <p>The site's potential use as either permanent or transit pitches would bring significant benefits to the re-use of land with excellent access to the wider highway network and with the ability to provide affordable accommodation. The use of a site already developed for caravan use would also enable the promotion of peaceful social integration as it is not considered likely to lead to social conflict.</p> <p>The sole negative impact arising from the use of this site for allocation is against Objective 11, reducing vulnerability to and manage flood risk, as part of the site falls within Flood Zones 2/3 which would likely require mitigation works.</p> <p>Due to the scale of significant positive impacts identified for this site, it is recommended for allocation.</p>
GT.18 Agricultural land adjacent to Haycombe Cemetery, Bath	<p>A large number of significant positive benefits are identified for the allocation of this land. Significant positive benefits are identified against Objectives 1-6 due to the site's location on the outskirts of Bath, with good access to local services and facilities and access to the wider highway network which enables the traditional way of life. The ability of site residents to access education and healthcare services is a particularly significant benefit of the site which would enable continued access into the long term.</p> <p>The site's potential use as either a permanent or transit site would bring significant benefits to the use of land with excellent access to the wider highway network and with the ability to provide affordable accommodation. The use of a site on the outskirts of the urban area would also enable the promotion of peaceful social integration due to the absence of neighbouring residential uses. The site's highly sensitive location adjacent to Haycombe Cemetery would however likely give rise to social tension and potential conflict in part due to the impact on the landscape.</p>

	<p>This site does however perform badly against the environmental objectives due to the impact on a prominent landscape and the Bath World Heritage Site. The site's highly sensitive location adjacent to Haycombe Cemetery would however likely give rise to social tension and potential conflict. These designations are likely to be negatively impacted on from the development of this site and would require significant mitigation works to offset those impacts. The allocation of this site would also fail to minimise pollution. Each of the identified negative impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>This site is not recommended for allocation due to the likely significant negative environmental and social impacts identified. Mitigation measures would not remove those impacts, reducing the effect of the identified positive social impacts.</p>
<p>GT.19 Pennyquick land to south, Bath</p>	<p>A large number of significant positive benefits are identified for the allocation of this land. Significant positive benefits are identified against Objectives 1-6 due to the site's location on the outskirts of Bath, with good access to local services and facilities and access to the wider highway network which enables the traditional way of life. The ability of site residents to access education and healthcare services is a particularly significant benefit of the site which would enable continued access into the long term.</p> <p>The site's potential use as either a permanent or transit site would bring significant benefits to the use of land with excellent access to the wider highway network and with the ability to provide affordable accommodation. The use of a site on the outskirts of the urban area would also enable the promotion of peaceful social integration as it is not considered likely to lead to social conflict due to the absence of neighbouring residential uses.</p> <p>This site does however perform badly against the environmental objectives due to the impact on a prominent landscape and the Bath World Heritage Site. The site is also adjacent to land designated a Site of Nature Conservation Interest. These designations are likely to be negatively impacted on from the development of this site and would require significant mitigation works to offset those impacts. The allocation of this site would also fail to minimise pollution. Each of the identified negative impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>Significant negative environmental impacts are identified for this site. Those impacts would be likely to</p>

	<p>give rise to negative social impacts which would be unlikely to be sufficiently mitigated to have a balanced positive impact. This site is therefore not recommended for allocation.</p>
<p>GT.20 Land north of Kelston Road, Bath</p>	<p>A large number of significant positive benefits are identified for the allocation of this land. Significant positive benefits are identified against Objectives 1-7 due to the site's location on the outskirts of Bath, with good access to local services and facilities and access to the wider highway network which enables the traditional way of life. The ability of site residents to access education and healthcare services is a particularly significant benefit of the site which would enable continued access into the long term.</p> <p>The site's potential use as either a permanent or transit site would bring significant benefits to the use of land with excellent access to the wider highway network and with the ability to provide affordable accommodation. The use of a site on the outskirts of the urban area would also enable the promotion of peaceful social integration due to the absence of neighbouring residential uses. The site's location adjacent to Oldfield School does however give rise to concern of social tension and potential conflict.</p> <p>This site also performs badly against the environmental objectives due to the impact on a prominent landscape and the Bath World Heritage Site. The site is also designated a Site of Nature Conservation Interest which would be negatively impacted on from the development of this site and would require significant mitigation works to offset those impacts. The allocation of this site would also fail to minimise pollution. Each of the identified negative impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>Significant negative environmental impacts are identified for this site. Those impacts would be likely to give rise to negative social impacts which would be unlikely to be sufficiently mitigated to have a balanced positive impact. This site is therefore not recommended for allocation.</p>
<p>GT.21 Springfield park / Meare Road open space, Bath</p>	<p>This site identifies a number of significant negative and positive impacts against the SA objectives. The site's location adjacent to an existing area of residential Bath is identified as having negative impacts on the ability of site residents to access local services and facilities, with poor access to sustainable transport options and failing to promote safer, stronger communities. The allocation of this site is likely to give rise to conflict and social tension.</p> <p>Significant positive impacts are noted against Objective 5, with excellent access to education, work and skills</p>

	<p>opportunities, and in offering the potential to provide a large scale residential site with scope to provide affordable accommodation.</p> <p>This site does however perform badly against the environmental objectives due to the impact on a prominent landscape (part of the site is located within the Cotswolds Area of Outstanding Natural Beauty) and the Bath World Heritage Site. The site is also designated a Site of Nature Conservation Interest which would be negatively impacted on from the development of this site and would require significant mitigation works to offset those impacts. The allocation of this site would also fail to minimise pollution. Each of the identified negative impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>The site is not recommended for allocation due to the scale of significant negative impacts identified for which mitigation measures would not be sufficient to have a balanced positive impact.</p>
<p>GT.22 Land at Charlcombe Way, Bath</p>	<p>This site identifies a number of significant negative and positive impacts against the SA objectives. The site's location adjacent to an existing area of residential Bath is identified as having positive benefits on the ability of site residents to access local services and facilities, with access to sustainable transport options and access to education, work and skills opportunities.</p> <p>This site does however perform badly against Objective 4, as the allocation of this site would not promote safer, stronger communities as it would likely give rise to conflict and social tension. The site also performs badly against environmental objectives due to the impact on a prominent landscape (the site is located within the Cotswolds Area of Outstanding Natural Beauty) and the Bath World Heritage Site. The site is also designated a Site of Nature Conservation Interest which would be negatively impacted on from the development of this site and would require significant mitigation works to offset those impacts. The allocation of this site would also fail to minimise pollution. Each of the identified negative impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>The site is not recommended for allocation due to the scale of significant negative social and environmental impacts identified for which mitigation measures would not be sufficient to have a balanced positive impact.</p>

<p>GT.23 Land at junction of Redlynch Lane and Charlton Road, Queen Charlton</p>	<p>This site is one of the worst performing of all site options assessed in the SA. The site's location away from the nearest settlement is identified as having negative impacts on the ability of site residents to access local services and facilities, with poor access to sustainable transport options, and failing to protect the landscape.</p> <p>The site's location is also considered likely to create conflict and social tension due to the identification of land in the open countryside with no contiguous development. The identified negative impacts would cumulatively cause an overall significant negative effect from the allocation of this site.</p> <p>The site would have a positive impact on allowing access to work and skills opportunities and in providing the scope to demonstrate sustainable construction principles.</p> <p>The site is not recommended for allocation due to the number and scale of significant negative impacts for which mitigation measures would not be sufficient to have a balanced positive impact.</p>
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5 Conclusions

5.1 The previous SA indicated that each individual site option brought forward for consideration as potential land allocations be subject to rigorous sustainability appraisal due to concerns on the form of the site selection matrix. This SA has followed that advice.

5.2 The assessment has given some clear conclusions:

- Site options **GT.4**, **GT.7** and **GT.17** perform best against the SA objectives, identifying a large number of significant positive benefits from the allocation of these sites for development as Gypsy / Traveller pitches or a Travelling Showmen's yard. These options **are recommended** for allocation where they are available for development.
- In addition to those sites identified above, site options **GT.1**, **GT.2**, **GT.6**, **GT.8**, **GT.14** and **GT.16** **are recommended** for allocation where they are available for development.
- Site options **GT.13** and **GT.23** perform worst against the SA objectives, identifying a large number of significant negative impacts from allocation for development. These sites are **not recommended** for allocation.
- The remaining site options **GT.3**, **GT.5**, **GT.9**, **GT.10**, **GT.11**, **GT.12**, **GT.15**, **GT.16**, **GT.18**, **GT.19**, **GT.20**, **GT.21** and **GT.22** are **not recommended** for allocation.

5.3 Where mitigation or enhancement measures have been identified, these are recommended as being taken forward for individual land allocations, with each site being accompanied by specific policy recommendations in future drafts of the main DPD. These include:

- Sites to be required to link with Avon Consortium Traveller Education Service (ACTES) and local GP services where appropriate to ensure long-term health and well-being of site residents;

- Sites to be developed as / with an element of affordable accommodation;
- Where possible, to require a portion only of the land parcel to be developed to take account of impact on surrounding areas;
- To require existing land uses proposed as being removed to be relocated to an appropriate location;
- Individual site development to be carried out with regard to sustainable construction principles;
- Site design to be sensitive to the surrounding land uses, landscape designations and residential amenity of site occupants;
- To require additional links to be established for pedestrian access to surrounding areas;
- Individual sites affected by identified habitat or biodiversity features to require individual survey and mitigation works;
- Individual sites identified as having contaminated land or pollution issues to require mitigation works;
- Flood mitigation or protection works to be required on individual sites affected by flood risk.

6 Next Steps

6.1 Commenting on this Report

6.1.1 The SA report is being published for consultation alongside the Preferred Options document from the period 23 May to 18 July 2012. The purpose of this consultation is to provide the statutory environmental bodies and other interested parties the opportunity to express their opinion on the SA report. It also enables them to use the information within the SA report to guide their deliberations on the Preferred Options document. Please send your comments on this report by 18 July 2012 to:

Planning Policy
Planning Services
Bath & North East Somerset Council
PO Box 5006
Bath
BA1 1JG
Tel.: 01225 477548
Email: planning_policy@bathnes.gov.uk

6.2 Next Stages of Appraisal

6.2.1 The next stages of the production of the Site Allocations DPD are:

- Autumn 2012: Preparation of the Pre-Submission Site Allocations DPD;
- November 2012: Publication of the Pre-Submission Site Allocations DPD for consultation;
- June 2013: Examination in Public of Site Allocations DPD; and
- End of 2013: Adoption of Site Allocations DPD.

6.2.2 The results of the assessment of the Preferred Options will be used by the Council to develop the next version of the document (the Pre-Submission Draft). The SA team will then appraise the effects of the Pre-Submission Draft and a SA report will be published at the same time as that draft. These assessments will be informed by the Appropriate Assessment which will be undertaken as part of the

Habitats Regulation Assessment on the final site allocations. Consultees will then have the opportunity to comment on both the Pre-Submission Draft Site Allocations DPD and its related SA report.

Glossary

Acronym and Title	Explanation
Core Strategy	A Development Plan Document that sets out the key elements of the planning framework, including strategic objectives and core policies, with which other DPDs must be in conformity.
Development Plan	The statutory framework for planning decisions, comprising the Regional Spatial Strategy (until formally revoked) and the Development Plan Documents prepared by local planning authorities.
DPD (Development Plan Document)	The main type of Local Development Document which form part of the Development Plan, and include a Core Strategy, site specific allocations, development control policies and area action plans.
LDD (Local Development Document)	The main group of documents within the LDF, comprising Development Plan Documents and Supplementary Planning Documents.
Local Plan	A plan prepared by district, unitary and national park authorities but which is being superseded by Development Plan Documents.
SA (Sustainability Appraisal)	A systematic process required by the Planning and Compulsory Purchase Act 2004 and incorporating the requirements of the SEA Directive, aimed at appraising the social, environmental and economic effects of plan strategies and policies and ensuring that they accord with the objectives of sustainable development.
SEA (Strategic Environmental Assessment)	A process required by EU Directive 2001/42/EC (known as the SEA Directive) for the formal strategic assessment of certain plans and programmes which are likely to have significant effects on the environment.

APPENDIX A

SUMMARY OF REVIEW OF RELEVANT POLICIES, PLANS AND PROGRAMMES (PPP) INCLUDED WITHIN SCOPING REPORT

**AS AMENDED OCTOBER 2011
AND UPDATED APRIL 2012**

Title of Document	Overall Aim / Purpose of Document	Key Objectives, Targets and Indicators relevant to the Plan and SA
National		
Housing Act 2004	Imposes a duty on local housing authorities to carry out an assessment of the accommodation needs of Gypsies and Travellers in their district when undertaking a review of housing need.	s.225(1) Duty of local authorities to carry out an assessment of the accommodation needs of Gypsies and Travellers. s.225(2) Duty of local authorities to prepare of strategy in respect of meeting the accommodation needs.
Human Rights Act 1998	Sets out the fundamental human rights which government and public authorities are legally obliged to respect.	Several Articles within the Act are relevant to Gypsies and Travellers including: <ul style="list-style-type: none"> • Article 1 - Every person is entitled to the peaceful enjoyment of their possessions and shall not be deprived of these; and • Article 8 - Everyone has the right to respect for their private life, family and home.
Equality Act 2010	Places a duty on public authorities to eliminate unlawful discrimination and promote equal opportunities and good race relations. Case law established Romany Gypsies as a recognised ethnic group in England in 1989 and Irish Travellers in 2000.	s.149(1) Imposes a general duty on public authorities to have due regard to the need to eliminate unlawful discrimination and to promote equality of opportunity and to foster good relations between persons of different racial groups.
Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991	Gives local planning authorities a number of powers including the issuing of enforcement notices to remedy a specified breach of rules.	s.172 Local authorities may issue a notice where it appears to them there has been a breach of planning control.

<p>National Planning Policy Framework (CLG, 2012)</p>	<p>Sets out the Government’s planning policies on the preparation of Local Plans, the economy, transport, housing delivery, design, flooding and climate change, the natural and historic environment and minerals.</p>	<p>With regards to plan-making, the NPPF states:</p> <ul style="list-style-type: none"> • Local Plans must be prepared with the objective of contributing to the achievement of sustainable development; • Local Plans should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development; • Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three; • Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued; • Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.
<p>Planning for Traveller Sites (CLG, 2012)</p>	<p>Sets out the Government’s planning policies on Gypsy, Traveller and Travelling Showpeople sites.</p>	<p>The aims set out in this document are:</p> <ul style="list-style-type: none"> • that local planning authorities should make their own assessment of need for the purposes of planning; • to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites; • to encourage local planning authorities to plan for sites over a reasonable timescale; • that plan-making and decision-taking should protect Green Belt from inappropriate development; • to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites; • that plan-making and decision-taking should aim to reduce the number of

		<p>unauthorised developments and encampments and make enforcement more effective;</p> <ul style="list-style-type: none"> • for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies • to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply • to reduce tensions between settled and traveller communities in plan-making and planning decisions • to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure • for local planning authorities to have due regard to the protection of local amenity and local environment.
Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008)	Aims to provide guidance on the key elements necessary to design a successful Gypsy and Traveller site.	<p>It should be ensured that sites are:</p> <ul style="list-style-type: none"> • sustainable, safe and easy to manage and maintain; • of a decent standard, equitable to that which would be expected for social housing in the settled community; and • able to support harmonious relations between Gypsies and Travellers and the settled community.
Local Authorities and Gypsies and Travellers: A Guide to Responsibilities and Powers (DCLG, 2007)	Sets out what needs to be done to ensure more effective enforcement alongside the provision of more authorised sites.	<p>States that decent homes are a key element of any thriving, sustainable community. This means:</p> <ul style="list-style-type: none"> • adequate provision must be made for authorised sites: at the moment there are no authorised pitches available for a quarter of caravans; • the planning system and property rights must be respected and effective enforcement action must be taken promptly against problem Gypsy and Traveller sites; and • the small minority of people, whether Gypsies and Travellers or members of the local settled community, who indulge in anti-social behaviour must

		be dealt with promptly and effectively before they cause further harm to relationships between the two communities.
Regional		
South West Regional Housing Strategy 2005 - 2016	Identifies ways to tackle the under-provision of housing (against evidence of increasing housing demand and need for affordable housing), and supports the delivery of "The Way Ahead" - the region's proposals for delivering planned growth and new housing in the most strategically important places on an accelerated time-scale.	<p>Aims to:</p> <ul style="list-style-type: none"> • Improve the balance of housing markets: <ul style="list-style-type: none"> ➢ To develop housing markets with a range of tenures, which improve the balance between supply and demand, and offer everyone the opportunity to access a home at a price they can afford. • Achieve good quality homes: <ul style="list-style-type: none"> ➢ To ensure that existing and new homes improve over minimum standards of quality, management and design. • Support sustainable communities: <ul style="list-style-type: none"> ➢ To ensure that housing makes a full contribution to the achievement of sustainable and inclusive communities.
Sub-Regional		
West of England Gypsy and Traveller Accommodation Assessment (GTAA) 2006 – 2016	Assesses the accommodation needs of Gypsies and Travellers in the four West of England authorities of Bath & North East Somerset, Bristol City, North Somerset and South Gloucestershire (in accordance with the Housing Act 2004).	<p>Calculates that the district should make provision for the following:</p> <ul style="list-style-type: none"> • 19 residential pitches between 2006 and 2011 (with a further 3 pitches needed between 2011 and 2016); and • 20 transit pitches between 2006 and 2011 (with no further pitches needed between 2011 and 2016).
Local		
Bath & North East Somerset Local Plan (adopted Oct 2007)	Sets out policies which guide how and where development should take place in the district up to 2011.	<p>Policy HG.16 sets out the current policy on Gypsies and Travellers. Key considerations for the assessment of sites include:</p> <ul style="list-style-type: none"> • Good access to local services, facilities and public transport; • Safe and convenient access to the road network;

		<ul style="list-style-type: none"> • Capable of being landscaped to ensure it blends in with its surroundings; • Adequate services including foul and surface water drainage and waste disposal; and • No harmful impact on the amenities of local residents.
Bath & North East Somerset Draft Core Strategy (incorporating Proposed Changes, September 2011)	Sets out a suggested Spatial Vision, Strategic Objectives, Spatial Strategy and Core Policies for Bath & North East Somerset. All subsequent DPDs must be in conformity with the Core Strategy.	<p>The proposed policy framework for Gypsies and Travellers sets out that the identification of suitable sites should:</p> <ul style="list-style-type: none"> • Consider the appropriateness of developing in the Green Belt and the affect on areas that have nationally recognised designations; • Minimise the impact on local areas as well as improving relationships with permanent local communities; • Consider the proximity to shops, schools and health facilities by public transport, on foot or by cycle; • Make sure there is space for parking, turning and servicing of vehicles and also enough space for storing and maintaining equipment; • Make sure that vehicles are able to access the public highway without causing traffic congestion or issues with safety; • Look at the issues of nuisance, safety and amenities and also the potential impact on climate change; • Consider the availability of essential services, such as water, sewerage and drainage and waste disposal facilities; • Make sure that the landscape design offers privacy and also minimises the impact on the surrounding area; • Consider the impact on the local environment and the character of the area; and • Avoid areas at high risk from flooding.
Bath & North East Somerset Corporate	Sets out the improvement priorities for the Council and priority actions to address them to 2011. It	<p>The Council's improvement priorities are:</p> <ul style="list-style-type: none"> • Improving transport and the public realm

Plan 2008-2011	represents the Council's high level strategic plan and encapsulates the activity that will contribute to the achievement of the Sustainable Community Strategy and the Local Area Agreement.	<ul style="list-style-type: none"> • Building communities where people feel safe and secure • Addressing the causes and effects of climate change • Improving the availability of affordable housing • Promoting the independence of older people • Improving the life chances of disadvantaged children and young people • Improving school buildings • Sustainable growth
Bath & North East Somerset Housing and Wellbeing Strategy 2010 - 2015	Sets out the local authority's strategic housing ambition and presents a five year plan of how housing needs can be met.	<p>Identifies six priorities:</p> <ul style="list-style-type: none"> • To be well informed about the strategic housing needs of a growing and changing population and to prioritise services; • To tackle fuel poverty and climate change by making homes warmer and more energy efficient; • To improve access to existing affordable housing by matching people to homes; • To increase the supply of new affordable housing; • To make homes safer and healthier; and • To reduce inequalities by meeting housing needs. <p>The latter includes developing the recommendations of the Gypsies & Travellers Accommodation Assessment and enabling the provision of recommended pitches and infrastructure when their locations have been identified.</p>
Bath & North East Somerset Race Equality Scheme 2008-2011	<p>Sets out what steps the Council will take to:</p> <ul style="list-style-type: none"> • eliminate unlawful discrimination; • promote equality of opportunity between different racial groups; and • promote good relations between persons of different racial groups. 	<p>Bath and North East Somerset Council is committed to equality of opportunity for the whole community and believes that the diversity of the community is a major strength which contributes to the social and economic prosperity of the area. The Council commits to ensure that no resident of, or visitor to the area, job applicant, employee or other person associated with the Council is treated inequitably or in an unlawful or unjustifiably discriminatory manner.</p> <p>The Council therefore believes:</p>

		<ul style="list-style-type: none"> • in a fair society that offers everyone an equal chance to learn, work and live free from discrimination, harassment and prejudice; • that the diversity of the community is an asset to Bath & North East Somerset; • in fighting against discrimination.
<p>Bath & North East Somerset Strategic Flood Risk Assessment:</p> <ul style="list-style-type: none"> • Level 1 (April 2008) • Level 2 (July 2009 and Update, June 2011) 	<p>Provides essential information for the allocation of land for development and the control of development in order to limit flood risk to people and property where possible and manage it elsewhere. It provides the information needed to apply the sequential risk-based approach required in PPS25 (since superseded by NPPF).</p>	<p>Main objectives are to provide information:</p> <ul style="list-style-type: none"> • so that an evidence based and risk based sequential approach can be adopted when making planning decisions (in line with PPS25) • that is strategic and covers a wide spatial area • that looks at flood risk today and in the future • that supports sustainability appraisals of LDFs • that identifies what further investigations may be required in flood risk assessments for specific development proposals
<p>Bath & North East Somerset Sustainable Community Strategy 2009-2026</p>	<p>Outlines a long term vision for the area, until 2026, including an overview of the issues that will need to be overcome in order to achieve the aspirations.</p>	<p>The vision ensures that the following are created:</p> <ul style="list-style-type: none"> • A distinctive place that: <ul style="list-style-type: none"> ➤ Maintains and enhances its outstanding built and natural environment ➤ Has a dynamic, low carbon economy ➤ Achieves connectivity ➤ Has world class arts and culture • Vibrant sustainable communities: <ul style="list-style-type: none"> ➤ That are lively and inclusive ➤ Places where people feel safe, take responsibility and make a contribution ➤ That are carbon neutral

		<ul style="list-style-type: none">➤ Where the disadvantaged are supported➤ Where the vulnerable are protected➤ Where people feel proud to live• Communities where everyone fulfils their potential by having an equal opportunity to:<ul style="list-style-type: none">➤ Learn and develop skills➤ Enjoy a healthy, low carbon lifestyle➤ Influence the future of their area➤ Contribute to the economy and society
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APPENDIX B
SUSTAINABILITY APPRAISAL
FRAMEWORK

Number	Objective
Objective 1	Improve accessibility to community facilities and local services
Objective 2	Improve the health and well-being of all communities
Objective 3	Meet identified needs for sufficient, high quality and affordable housing
Objective 4	Promote safer, stronger more vibrant and cohesive communities
Objective 5	Access to business, employment and skills opportunities
Objective 6	Promoting sustainable construction and efficient use of resources
Objective 7	Promoting access to sustainable transport
Objective 8	Protect and enhance the district's distinct historic, environmental and cultural assets
Objective 9	Encourage and protect habitats and biodiversity (taking account of climate change)
Objective 10	Reduce land, water, air, light and noise pollution
Objective 11	Reduce vulnerability to, and manage flood risk (taking account of climate change)

APPENDIX C

DISTRICT-WIDE MAP

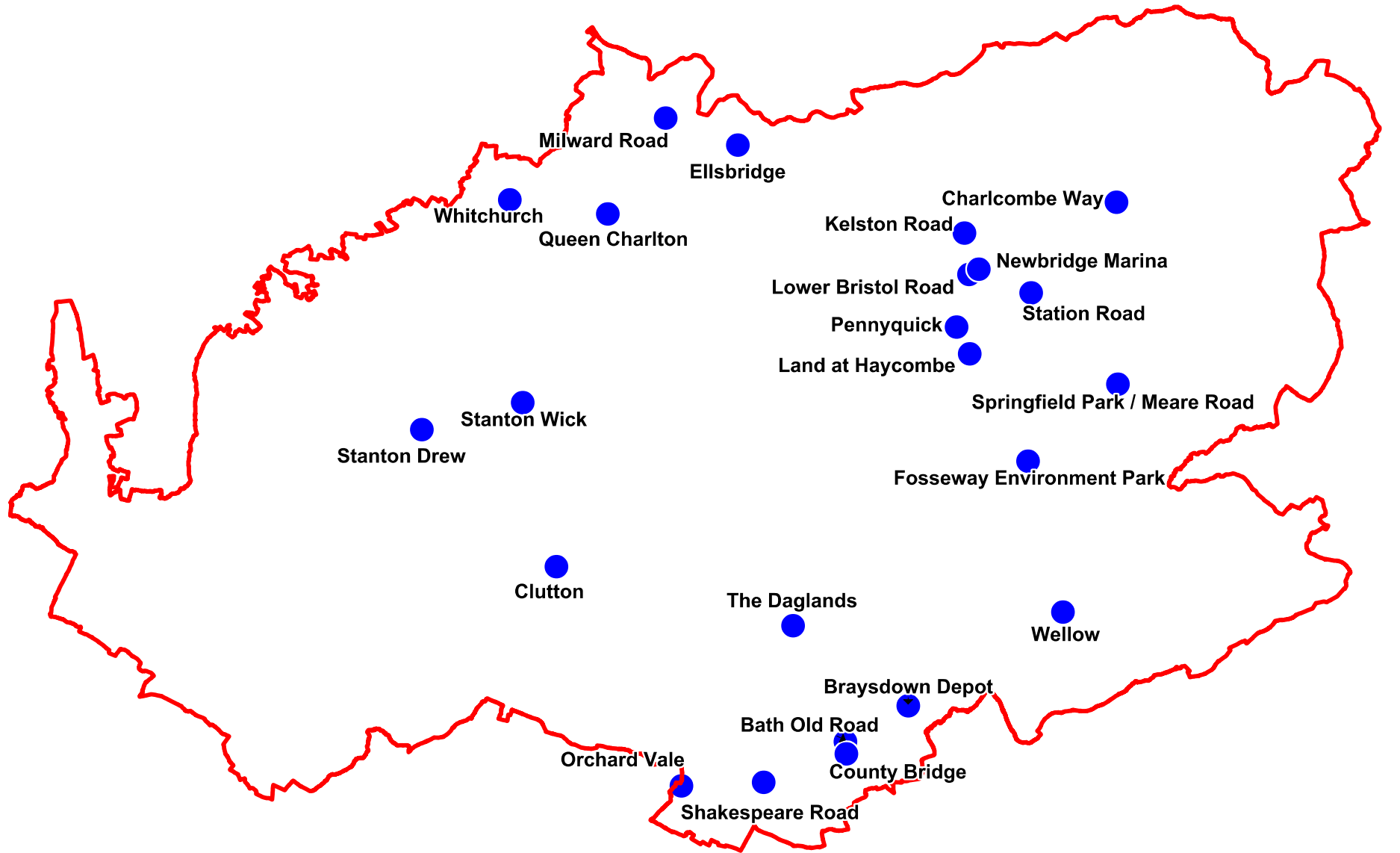
ALL SITES ASSESSED

APPENDIX D

PREFERRED OPTIONS

FULL ASSESSMENT MATRICES

APPENDIX D: FULL ASSESSMENT MATRICES



[GT.1 Parcel 7100, Woollard Lane, Whitchurch](#)
[GT.2 Old Colliery Buildings, Stanton Wick](#)
[GT.3 Land rear of Churchlands, Clutton](#)
[GT.4 Former Radstock Infant School canteen, Radstock](#)
[GT.5 Car park at Station Road, Wellow](#)
[GT.6 Station Road, Newbridge](#)
[GT.7 Land by Fosseyway Environment Park](#)
[GT.8 Lower Bristol Road, Twerton](#)
[GT.9 Orchard Vale play area and parking, Midsomer Norton](#)
[GT.10 Shakespeare Road play area, Westfield](#)
[GT.11 Land east County Bridge \(part 2\), Radstock](#)
[GT.12 Milward open space, Keynsham](#)

[GT.13 The Daglands open space, Camerton](#)
[GT.14 Land near Ellsbridge House, Keynsham](#)
[GT.15 Land at the Drive, Stanton Drew](#)
[GT.16 Braysdown Depot, Braysdown Lane](#)
[GT.17 Newbridge Marina and Caravan Park](#)
[GT.18 Agricultural land adjacent to Haycombe Cemetery](#)
[GT.19 Pennyquick land to south](#)
[GT.20 Land north of Kelston Road](#)
[GT.21 Springfield park / Meare Road open space](#)
[GT.22 Land at Charlcombe Way](#)
[GT.23 Land at junction of Redlynch Lane and Charlton Road, Queen Charlton](#)

Key to Significant Effects

These matrices appraise the 23 individual sites that were brought forward for consideration either through the Call for Sites or the Property Services Report at the previous Issues and Options consultation. This appraisal seeks to identify the impact of the potential allocation of each site for development as a Gypsy, Traveller or Travelling Showpeople site against the SA objectives.

The SEA Directive requires that it is the likely **significant** effects of objectives and options that are appraised. In order to determine whether the effect of an option or objective is significant or not, a number of issues have been taken into account, such as:

- Whether the effect is likely to be permanent or temporary.
- The likelihood of the effect occurring.
- The scale of the effect (e.g. whether it will affect one location or a wide area).
- Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal.
- Whether there are policies elsewhere that will help to mitigate adverse effects occurring or support positive effects.
- The current status and trends in the environmental, social and economic baseline or characteristics of the area affected.
- Whether it is likely to affect particularly sensitive locations (e.g. landscapes, communities, habitats, historic buildings, particularly those that are designated at the international or national level) or mean that thresholds might be breached (e.g. air quality standards).
- The significance the pitch requirement would have on the future dwelling requirement for the authorities.

Significance criteria		
Score	Description	Symbol
	Effect and the sensitivity of the receptors	
Major positive impact	The option achieves all of the SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors	++
Some positive impact	The option achieves some of the SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors	+
No significant effect or no clear link	The option does not have an effect on the achievement of the SA Objective or SA questions	-/+
Moderate adverse impact	The option plan conflicts with some of the SA questions and has an adverse impact in relation to characteristics of the effect and the sensitivity of the receptors	-
Strong adverse 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	Uncertain
Not applicable	The SA Objective is not applicable to the option as there is no link	N/A

Sustainability Appraisal Framework Objectives

- Ob. 1 Improve accessibility to community facilities and local services
- Ob. 2 Improve the health and well-being of all communities
- Ob. 3 Meet identified needs for sufficient, high quality and affordable housing
- Ob. 4 Promote safer, stronger more vibrant and cohesive communities
- Ob. 5 Access to business, employment and skills opportunities
- Ob. 6 Promoting sustainable construction and efficient use of resources

- Ob. 7 Promoting access to sustainable transport
- Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets
- Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)
- Ob. 10 Reduce land, water, air, light and noise pollution
- Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)

GT.1 Parcel 7100, Woollard Lane, Whitchurch

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GT.1 Parcel 7100, Woollard Lane, Whitchurch							
Objective	Detailed Questions: Does the option...	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	+	+	+	Benefits from reasonable access to services and facilities. Would ensure this is retained in the long term.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	Improve access to health facilities. Provide a settled, permanent base to access health facilities. Continuity of care from local health provider.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	-/+	-/+	-/+	Allocation for single family only. So no impact on 'all' sectors of travelling community.		
	2. Help make accommodation affordable for all sectors of the community by allocating sites for a range of tenures?	N/A	N/A	N/A	Not applicable as impact only on single family.	Cannot provide affordable accommodation for others, no mitigation achievable.	

GT.1 Parcel 7100, Woollard Lane, Whitchurch

Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	++	++	++	Family already integrated into community. Sustainable location. Small scale development. Low scale impact on neighbours.		
	2. Reduce social exclusion through provision of authorised sites?	++	++	++	Already integrated into surrounding area, so no adverse impact arising from allocation for permanent. Likely to reduce social exclusion through long term integration into local community.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	++	++	++	Neighbours are aware of the existing site; allocation for permanent use is unlikely to give rise to fear of crime.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	++	++	++	Site is close to Junior School and is also of a commutable distance to the City of Bath college, Norton Radstock and close enough to major road network to access Bristol FE.		
	2. Give all sectors of the community access to work opportunities,	++	++	++	The site is located between Keynsham and Bristol. Both areas offer ample and diverse		

GT.1 Parcel 7100, Woollard Lane, Whitchurch

	paid or unpaid?				employment. For both objectives poor public transport could be an issue.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles? 2. Promote waste management and resource efficiency?	+ ++	+ ++	+ ++	May be difficult to achieve this objective due to nature of Traveller development (low impact dwellings). Existing pitch already built so could not achieve additional on single pitch, but additional pitch may be able to achieve sustainable construction principles. Family already connected to waste recycling and management. Allocation would ensure continuation of this.	Condition of allocation to build any additional facilities / hardstanding done on sustainable construction principles, e.g. permeable materials, renewable energy generation, food production.	
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive? 2. Reduce the need/desire to travel by car?	-/+ -/+	-/+ -/+	-/+ -/+	Site has access to public transport but this is not a regular service. As this is an existing pitch the allocation of an additional pitch would have no significant impact on this objective. Poor access to regular public transport may make need for use of car necessary.		

GT.1 Parcel 7100, Woollard Lane, Whitchurch

Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	-	-	-	Habitat features noted as important to retain. May impact on this.	Allocation should require mitigation against any identified impacts, or ensure that no impact arises on habitat features from development.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	++	++	++	Provision of permanent site would continue the diversity and local distinctiveness.		
	3. Maintain and enhance cultural and historical assets?	-/+	-/+	-/+	Not clear whether cultural and historical assets on this site, so no clear link to this objective.		
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	Mature trees and semi-natural habitats on-site. Unclear whether permanent pitch provision would impact on these.	Existing mature trees and semi-natural habitats should be retained as a condition of allocation. Also to require a protected species survey to ensure any potential impacts can be mitigated fully.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	-/+	-/+	-/+	Existing development on-site permitted. No significant material adverse impact of pollution arising from allocation of pitches.		

GT.1 Parcel 7100, Woollard Lane, Whitchurch

Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		
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GT.1 Parcel 7100, Woollard Lane, Whitchurch

Overall Commentary	<p>The matrix identifies a number of significant positive impacts arising from the allocation of this land for permanent residential use for both the existing, and an additional pitch. The significant impacts identified for this land are:</p> <p>Objective 1 – the site has good access to local services and facilities which would be retained in the long term for the household occupying the pitch(es).</p> <p>Objective 2 – the site has good access to local health services which would ensure continued access in the long term for site residents.</p> <p>Objective 4 – a particularly significant positive impact is noted against this objective. The allocation of this site as 2 permanent pitches would have a significant positive impact on promoting safer, stronger, more vibrant and cohesive communities through the continued use of a site already benefiting from (temporary) planning permission.</p> <p>Objective 5 – the site benefits from good access to educational and training opportunities, including to Further Education. It also benefits from good access to work opportunities in local areas. The allocation of the site for permanent use would ensure this access is retained for the existing household.</p> <p>Objective 6 – the continued use of this site for permanent residential occupation would make good use of already developed land with existing access to waste management services.</p> <p>Objective 8 – significant positive impact is identified for valuing and protecting diversity and rural ways of life.</p> <p>Mitigation measures on this site include:</p> <p>Objective 8 – condition of allocation to require mitigation against any identified impacts, or ensure that no impact arises on habitat features from development.</p> <p>Objective 9 – existing mature trees and semi-natural habitats should be retained as a condition of allocation. Also to require a protected species survey.</p> <p>Enhancement measures on this site include:</p> <p>Objective 6 – condition of planning permission to build any additional facilities / hardstanding done on sustainable construction principles, e.g. permeable materials, renewable energy generation, food production.</p>
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GT.2 Old Colliery Buildings, Stanton Wick, BS39 4BU

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GT.2 Old Colliery Buildings, Stanton Wick, BS39 4BU							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	--	--	--	Poor access to local services and facilities. Large site would isolate families.	The site size and presence of existing buildings offers scope to provide some element of on-site community facilities / services. Recommend that the site be required to provide at very least link to Avon Consortium Traveller Education Service (ACTES) to mitigate negative impact.	
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	--	--	--	Very poor access to local health facilities which would not improve access for Travellers over the short-long term.	Site allocation should require formal links to be made with local GP to ensure long-term access.	
Ob. 3 Meet identified needs for sufficient, high	1. Help meet the accommodation needs of all sectors of the	+	+	+	Would help meet accommodation needs of some members of the travelling community, but	Achievable if allocation for permanent and transit.	

GT.2 Old Colliery Buildings, Stanton Wick, BS39 4BU

<p>quality and affordable housing</p>	<p>travelling community?</p> <p>2. Help make accommodation affordable for all sectors of the community by allocating sites for a range of tenures?</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>would not meet all sectors' needs. Would provide a large site, which would meet need for larger site, as well as potentially permanent and transit needs.</p> <p>Could help make accommodation affordable, where a range of tenures are provided.</p>	<p>Condition of allocation to make provision for affordable accommodation to meet identified need.</p>	
<p>Ob. 4 Promote safer, stronger more vibrant and cohesive communities</p>	<p>1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?</p> <p>2. Reduce social exclusion through provision of authorised sites?</p> <p>3. Reduce crime and fear of crime through allocation</p>	<p>--</p> <p>-</p> <p>Uncertain</p>	<p>--</p> <p>-</p> <p>-/+</p>	<p>--</p> <p>-</p> <p>-/+</p>	<p>Not a sustainable location due to lack of facilities and access to local settlements. Would be isolated from local settlement which may give rise to tension with local communities due to allocation of site in rural location and adjacent to residential properties.</p> <p>The allocation of this site could exacerbate existing social exclusion by removing the opportunity for social integration. The provision of a site, set apart from other settlements, may however</p>	<p>No recommendations.</p> <p>No recommendations.</p>	

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	of land for provision of authorised sites?				<p>meet cultural requirements which would not meet this objective regardless.</p> <p>Existing site does suffer vandalism so occupation of site could be beneficial to alleviate this. But, allocation of site for permanent / transit use may give rise to criminal offenses regarding protected habitats.</p> <p>Could give rise to fear of crime for neighbouring properties due to scale of site and proposed scale of allocation. Also may give rise to fear of crime and raised racism for site residents due to isolated location.</p> <p>In the medium-long term the fear of crime may alter as site is occupied and impacts are known.</p>	<p>Condition of allocation to require stringent abidance by habitat regulations.</p> <p>Provision of a transit site may give rise to more fear of crime due to the isolated location and more transient nature of site occupants. Option to remove transit site or introduction of site warden office may mitigate against this outcome. Permanent site would likely have greater sense of ownership and stewardship of site.</p>	
Ob. 5 Access to business, employment and skills	1. Will there be access to educational and training	+	+	+	Ample provision of primary & secondary education. But poor public transport may limit those 16+ in FE choices.	The site offers the potential for redevelopment of existing buildings for	

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opportunities	opportunities? 2. Give all sectors of the community access to work opportunities, paid or unpaid?	--	--	--	Chew Valley area has limited employment opportunity and may force increased travel to work distances.	educational facilities. This may enhance opportunities, as well as providing cultural benefit arising from education of Traveller residents together. Existing employment opportunities may not reflect preferred employment of Gypsies / Travellers which reduces the need for mitigation. The existing permitted uses indicate the potential for partial use of the site for business uses which may mitigate against the negative impact on this objective, but some residual negative effect may remain.	
Ob. 6 Promoting sustainable construction	1. Promote development that demonstrates sustainable	+	+	+	The redevelopment of previously developed land with the reuse of existing buildings may be used to	Condition of allocation to require any additional construction to	

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and efficient use of resources	construction principles? 2. Promote waste management and resource efficiency?	Uncertain	Uncertain	Uncertain	demonstrate sustainable construction principles. Uncertain as site is isolated and unclear whether neighbouring properties are serviced by waste management services.	adhere to emerging policy on sustainable construction principles.	
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive? 2. Reduce the need/desire to travel by car?	--	--	--	Site is not sustainably located for access to public transport, and has a difficult walking / cycling access by road to local areas. The site does benefit from a public footpath to Pensford which may assist in making walking more attractive. Location of site would not reduce reliance on fossil fuels arising from car use.	No recommendations. No recommendations.	
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape? 2. Value and protect diversity and local distinctiveness	+	+	+	Site is currently covered by reclaimed materials. Redevelopment of existing buildings may improve the existing setting. Reuse of site for Traveller sites could enhance local diversity and rural ways of life.	Condition of allocation to sensitively redevelop the existing buildings.	

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	including rural ways of life? 3. Maintain and enhance cultural and historical assets?	-/+	-/+	-/+	Remediation of historical asset could enhance, but unclear.	Condition of allocation to require sensitive remediation of buildings with some historic value.	
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	--	--	--	Site is designated as SNCI and post-industrial habitat. Significant records of European protected species on-site. Redevelopment for permanent / transit pitches would likely have very significant adverse impact on these habitats. Allocation of this land could put Council at legal risk due to impact on European protected species.	Mitigation works would be required to make this site acceptable for residential development. Condition of allocation to require habitat survey and sensitive site design to recognise roost potential for bats.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	+	-	--	Remediation of the contaminated land would have a positive impact on land pollution. Impact on noise, air and light pollution over time would likely be significantly adverse over existing condition.	Condition of allocation to require appropriate remediation works to remove contaminated land issue. Pollution sources arising from development should be controlled by	

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						condition.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

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Overall Commentary:

A number of significant positive and negative impacts arising from the allocation of this land for permanent residential use and use for transit pitches. The significant impacts identified for this land are:

Objective 1 – the site has poor access to local services and facilities which would not improve accessibility for Gypsy / Traveller households seeking to reside on the site.

Objective 2 – the site has very poor access to local health services which would not improve access for Gypsy / Traveller households.

Objective 4 – the site would likely not promote stronger, more cohesive communities as the site is located in an isolated location which may increase social tension and have an adverse impact on community cohesion.

Objective 5 – the site has good access to education opportunities, but may limit access to Further Education. Access to employment opportunities is very poor at this location, though there is the opportunity to allow for some business use on this site to mitigate against this negative impact.

Objective 6 - the redevelopment of this site may be used to demonstrate sustainable construction principles, particularly when reusing the existing buildings.

Objective 7 – the site is accessed from a single lane highway, and away from the closest settlement of Pensford. The development of the site is unlikely to assist in the aims of reducing the use of the private car and in promoting more sustainable modes of transport.

Objective 8 – the redevelopment of the existing mostly derelict buildings would likely be an improvement on their existing condition. The development of this site would also increase local diversity and value the rural way of life for the site occupants.

Objective 9 – the site is covered by a habitat designation which would likely be significantly affected by any development of this site.

Objective 10 – the impact on this objective is noted as being positive in the short term, but likely to worsen over time as the development of the site for residential use would likely introduce additional sources of pollution.

Mitigation measures on this site include:

Objective 1 – recommend that the site be required to provide links to Avon Consortium Traveller Education Service (ACTES) to mitigate negative impact of poor access to local services and facilities.

Objective 2 – site allocation should require formal links to be made with local GP to ensure long-term access.

Objective 4 – condition of allocation to require stringent abidance by habitat regulations.

Objective 8 – condition of allocation to require sensitive remediation of buildings with some historic value.

Objective 10 – the need to mitigate against pollution could be achieved by condition to minimise pollutants and the impact from

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residential use, as with sensitive lighting schemes and drainage systems. Contaminated land remediation works should be a minimum requirement of site allocation.

Enhancement measures on this site include:

Objective 5 – condition of allocation to require land to be set aside on-site for business use to assist access to employment opportunities.

Objective 9 – evidence of habitat potential and mitigation against harm to protected species indicate the need to require enhancement works on this site. The allocation of this land for development would require strict conditions to achieve minimal impacts on the ecological value of the site and to enhance the environment for protected species.

GT.3 Land rear of Churchlands, Clutton, BS39 5PG

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GT.3 Land rear of Churchlands, Clutton, BS39 5PG							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	-	-	-	Site has access to local primary school but very poor access to local shops and doctors' surgery. Large scale of proposed allocation would have adverse impact on households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	--	--	--	The site does not benefit from existing access to health facilities which would not improve access for site residents.	Site allocation should require formal links to be made with local GP to ensure long-term access.	
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Would meet some needs of local travelling community, but no transit provision would prevent visits to site for transient members of the travelling community.	Condition of site allocation to allow for some transit provision or additional space on-site to allow without formal transit provision.	
	2. Help make accommodation affordable for all sectors of the	+	+	+	The site is being privately marketed for sale which could lead to private or public (including Registered Provider)	Condition of site allocation to provide	

GT.3 Land rear of Churchlands, Clutton, BS39 5PG

	community by allocating sites for a range of tenures?				delivery. The site size could enable the delivery of a range of pitch tenures.	affordable accommodation to assist the achievement of this objective.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	Site is not in a sustainable location and immediately adjacent to existing residential properties which currently overlook open countryside which may give rise to tension.	Significant reduction in scale of proposed site allocations could reduce the impact for each of these objectives, though some residual impact may remain, dependent on the scale of proposed allocation.	
	2. Reduce social exclusion through provision of authorised sites?	-	-	-/+	Development of this site may give rise to additional social exclusion through likely increase in social tension. It may however achieve the aim of peaceful co-existence by not forcing integration in existing residential area. This may reduce social exclusion over the long term.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	-	-	-	Development of this large scale site may increase fear of crime. Reduction in crime		

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					unclear.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	+	+	+	Ample provision of primary education which would achieve the aim of improving educational attainment for primary age children. But poor public transport may limit those Secondary and 16+ in FE choices. Chew Valley area has limited employment opportunity and may force increased travel to work distances.	Existing employment opportunities may not reflect preferred employment of Gypsies / Travellers which reduces the need for mitigation. No recommendations.	
	2. Give all sectors of the community access to work opportunities, paid or unpaid?	--	--	--			
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site. Site well located in relation to existing waste recycling services.	Condition of allocation to make sustainable construction principles a requirement of development. Condition of allocation to be connected to waste management services.	
	2. Promote waste management and resource efficiency?	++	++	++			

GT.3 Land rear of Churchlands, Clutton, BS39 5PG

<p>Ob. 7 Promoting access to sustainable transport</p>	<p>1. Make public transport, cycling and walking easier and more attractive? 2. Reduce the need/desire to travel by car?</p>	<p>-/+ -</p>	<p>-/+ -</p>	<p>-/+ -</p>	<p>Site is not a sustainable location to access local services and facilities. But access to public transport is good. Unclear if significant impact. Site does not have sustainable access to local services and facilities and would likely increase need for car travel.</p>		
<p>Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets</p>	<p>1. Protect and enhance landscape and townscape? 2. Value and protect diversity and local distinctiveness including rural ways of life? 3. Maintain and enhance cultural and historical assets?</p>	<p>-- - Uncertain</p>	<p>-- - Uncertain</p>	<p>-- - Uncertain</p>	<p>Development of this greenfield site would not protect or enhance the landscape or townscape due to existing open area. Provision of permanent pitches would value local diversity and rural ways of life. Local distinctiveness would be impacted by development of this open land. Use of site may impact on cultural and historical asset of greenfield land, but the value of the land is not clear.</p>	<p>Potential to mitigate against some of the negative impact arising from the development of a greenfield site on landscape and townscape through sensitive landscaping and screening.</p>	
<p>Ob. 9 Encourage and</p>	<p>1. Protect and enhance habitats</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Habitat features have been identified that should be</p>	<p>To require appropriate survey to</p>	

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protect habitats and biodiversity (taking account of climate change)	and species (taking account of climate change)?				retained. Habitat regulations to consider against the need to develop for residential accommodation.	identify the habitat features and detail any works that could mitigate against the negative impact of development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of this site would not minimise pollution as the site is currently greenfield; the introduction of a built environment would introduce new sources of pollution.	Pollution sources arising from development should be controlled by condition.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	-/+	-/+	-/+	Part of the site is within Flood Zones 2/3.	Condition of allocation to require the part of the site covered by Flood Zones 2/3 designation to not be developed, and protected from impacts of development.	

GT.3 Land rear of Churchlands, Clutton, BS39 5PG

Overall Commentary:	<p>A number of significant positive and negative impacts arising from the allocation of this land for permanent residential use. The significant impacts identified for this land are:</p> <p>Objective 1 – the site has poor access to local services and facilities.</p> <p>Objective 2 – the site has poor access to local health services.</p> <p>Objective 3 – the large scale of this site would not deliver all of the travelling community’s needs, but would assist in the delivery of a significant proportion of the District’s identified accommodation need. The scale of the site and proposed pitch allocation would also improve the scope to deliver a proportion of affordable accommodation. This would be a significant benefit of the site delivery.</p> <p>Objective 4 – the location of the site away from Pensford and any other local settlement may further isolate site residents should the site be developed. The development of this site may also give rise to tension with the settled community due to the allocation of land in an isolated rural location which would otherwise be unlikely to achieve residential development of the same scale. The site could also exacerbate existing social exclusion by removing the opportunity for social integration. It may however meet cultural requirements to be located away from existing settlements which would allow for peaceful co-existence, as promoted by national planning policy. This may work towards achieving this objective, though the significance of this is unclear.</p> <p>Objective 5 – the site has good access to education opportunities, but may limit access to Further Education. Access to employment opportunities is very poor at this location, which may have a negative impact on site residents over the long term.</p> <p>Objective 6 – this site offers the scope to demonstrate sustainable construction principles. The site is also well located in relation to existing residential properties that are serviced by waste management services. The proposed location is therefore likely to contribute to promoting waste management and resource efficiency.</p> <p>Objective 7 – the site’s location would not achieve this objective’s aim of reducing the need / desire to travel by car.</p> <p>Objective 8 – the development of this site would not protect or enhance the landscape / townscape due to the removal of open land with development. This would also impact negatively on the local distinctiveness of the village by introducing additional development at its boundary which may be considered to have cultural / historical importance.</p> <p>Objective 9 – habitat features have been identified on this site which would require protection.</p> <p>Objective 10 – the need to mitigate against pollution could be achieved by condition to minimise pollutants and the impact from residential use, as with sensitive lighting schemes and drainage systems.</p> <p>Mitigation measures identified for this site include:</p>
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Objective 2 – condition of allocation to require formal links to be made with local GP to ensure long-term access.

Objective 8 – there is the potential to mitigate against the loss of the open land through sensitive landscaping and screening.

Objective 9 – it would be a condition of allocation to conduct a full survey to identify the habitat features of the site and to ensure adequate protection of those features.

Objective 11 – as part of the site is covered by Flood Zones 2/3 it would be a condition of allocation to not develop that section of the site, and to ensure adequate protection is in place to prevent risk to the remainder of the site.

Enhancement measures identified for this site include:

Objective 3 – the development of this site could achieve the provision of a number of tenures, which may improve the level of affordable accommodation for Gypsies and Travellers in Bath and North East Somerset District. To ensure this, it would be necessary to make a condition of the allocation the need to provide a proportion of the site as affordable. The potential to collaborate with a Registered Provider on the delivery of this site may help achieve this objective.

Objective 4 – to improve on this objective it is proposed that a reduction in the scale of development could achieve an improved impact on promoting safer, stronger, more vibrant communities.

Objective 6 – to enhance the proposed allocation of these sites, sustainable construction principles and connection to the local waste management services a condition of development.

GT.4 Former Radstock Infant School canteen, Radstock, BA3 3HE

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GT.4 Former Radstock Infant School canteen, Radstock, BA3 3HE							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	++	++	++	Very good access to health facilities which would be retained long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site.		
	2. Help make accommodation affordable for all sectors of the	+	+	+	May not be able to provide a range of tenures, but could be made affordable.	Condition of development to provide affordable accommodation.	

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	community by allocating sites for a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	+	+	+	May give rise to objections due to location within existing residential area but is likely to promote more cohesive communities through provision of a site in a sustainable location.	Reduction to a single pitch may reduce any negative impacts on neighbouring occupiers arising from additional residential development at this location.	
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	Provision of pitch in existing residential area may assist social integration which may reduce social exclusion.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	Uncertain	Uncertain	Uncertain	Removal of existing derelict buildings would remove potential target for criminal activity but may give rise to fear of crime from allocation of pitch within residential area. The impact of this is likely to alter over the long term, though this is uncertain.	Recommendation of allocation to require sensitive site design to include 'Secured by Design'.	

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<p>Ob. 5 Access to business, employment and skills opportunities</p>	<p>1. Will there be access to educational and training opportunities?</p> <p>2. Give all sectors of the community access to work opportunities, paid or unpaid?</p>	<p>++</p> <p>-</p>	<p>++</p> <p>-</p>	<p>++</p> <p>-</p>	<p>Well situated for access to highly performing Secondary Schools, and primary provision. Also well situated to access City based FE on public transport links.</p> <p>Well situated to employment centres, but availability of new jobs is slim. Further increasing travel to work areas.</p>		
<p>Ob. 6 Promoting sustainable construction and efficient use of resources</p>	<p>1. Promote development that demonstrates sustainable construction principles?</p> <p>2. Promote waste management and resource efficiency?</p>	<p>+</p> <p>++</p>	<p>+</p> <p>++</p>	<p>+</p> <p>++</p>	<p>Removal of existing derelict building (previously developed land) would have a positive impact.</p> <p>Would have direct access to existing waste recycling services.</p>	<p>Would require condition to demonstrate sustainable construction principles.</p>	
<p>Ob. 7 Promoting access to sustainable transport</p>	<p>1. Make public transport, cycling and walking easier and more attractive?</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The site is very well located. This site would make the use of public transport, cycling and walking easier and more attractive.</p>		

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	2. Reduce the need/desire to travel by car?	+	+	+	The site is very well located which would likely reduce the need / desire to travel by car, though access to employment may still require travel by car due to the low level of work opportunities.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	+	+	+	Removal of unattractive derelict building to be replaced with pitch(es) would have a positive impact.	Any utility building could be built to integrate with existing vernacular.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	-/+	-/+	-/+	Removal of stone wall to front of site to assist site access would be a negative impact on local distinctiveness and townscape. But development of derelict site would have protect diversity.		
	3. Maintain and enhance cultural and historical assets?	-/+	-/+	-/+	No significant impact as existing use ceased.		
Ob. 9 Encourage and	1. Protect and enhance habitats	-/+	-/+	-/+	No habitat features have been identified for this site.	A condition of allocation could be to	

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protect habitats and biodiversity (taking account of climate change)	and species (taking account of climate change)?				No significant impact on this objective has been identified.	require detailed habitat and species surveys to identify any potential impacts arising from development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	-	-	-	Removal of derelict building would reduce any existing source of pollution but would introduce new sources of pollution from residential use. The significance of these is likely to be minimal in the context of the existing residential environment.	Site design could be sensitive to the need to reduce sources of pollution, including light and noise.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

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Overall Commentary:	<p>More significant positive impacts arising from development are identified for this site than negative impacts. The urban location of this site meets a large proportion of the Sustainability Appraisal objectives, prioritising development in a sustainable location.</p> <p>A number of significant positive and negative impacts arising from the allocation of this land for permanent residential use. The significant impacts identified for this land are:</p> <p>Objective 1 – the development of this site would improve accessibility to local community services and facilities.</p> <p>Objective 2 – the development of this site would improve accessibility to local health services. This is a significant benefit of this site.</p> <p>Objective 3 – the development of this site would not meet all accommodation needs, but would make a small contribution to meeting the identified needs of the District’s Travellers. The site has the potential to deliver some affordable accommodation.</p> <p>Objective 4 – the development of this site within a residential area may in the long term encourage more cohesive communities with reduced social exclusion through social integration. The provision of a small scale site may also mitigate against fears of large scale development.</p> <p>Objective 5 – the site is very well located for access to education and skills opportunities. This is a significant benefit of this site. However there are few employment opportunities which would not improve access to work.</p> <p>Objective 6 –the removal of the existing derelict building on-site would have a positive benefit in removing a potentially contaminated building (suspected asbestos). The site has the potential to demonstrate sustainable construction principles. The site is also located in a residential area with existing waste management services for which connection would not be difficult.</p> <p>Objective 7 – the site is very well located so is likely to improve the use of public transport, cycling and walking. The desire to travel by car is likely to be reduced, though access to work may not due to the low level of work opportunities.</p> <p>Objective 8 – the removal of the existing derelict building is likely to improve the townscape.</p> <p>Objective 10 – the redevelopment of this site for residential accommodation is likely to introduce additional pollution above that of the existing derelict building. The significance of this pollution is likely to be minimal based on the existing residential built environment.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 4 – condition of allocation to require sensitive site design to include ‘Secured by Design’.</p>
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Objective 8 – a condition of allocation could be to require any utility buildings to integrate with the local design.

Objective 9 – no significant impact was noted for this objective, but it is considered suitable to make the use of habitat / species surveys where allocation is agreed, to ensure that development would not impact on any currently unknown protected habitats or species.

Objective 10 – site design should be sensitive to ensure any pollution arising from the development is minimised.

Enhancement measures identified for this site include:

Objective 3 – a condition of allocation could be to ensure the site delivers affordable accommodation.

Objective 6 – a condition of allocation could be to require the development to demonstrate sustainable construction principles.

GT.5 Car park at Station Road, Wellow, BA2 8QB

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GT.5 Car park at Station Road, Wellow, BA2 8QB							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	--	--	--	The site has very poor access to local services and facilities.	Recommend that the site be required to provide at very least link to Avon Consortium Traveller Education Service (ACTES) to mitigate negative impact.	
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	--	--	--	The site has very poor access to local health facilities.	Site allocation should require formal links to be made with local GP to ensure long-term access.	
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for medium scale site.		
	2. Help make accommodation affordable for all	+	+	+	May not be able to provide a range of tenures, but could be made affordable.	Condition of development to provide affordable	

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	sectors of the community by allocating sites for a range of tenures?					accommodation.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	-	-	-	Site is not in a sustainable location, and unlikely to promote stronger more cohesive communities due to removal of public car park facility.	Condition of allocation to provide in-kind car park facility elsewhere in the village.	
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	Adjacent to existing residential area, would promote social integration.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	Uncertain	Uncertain	Uncertain	Uncertain if this would reduce fear of crime due to the location adjacent to existing residential properties. Over the long term this is likely to alter, though it is unclear how.	Recommendation of allocation to require sensitive site design to include 'Secured by Design'.	
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	-	-	-	Site is situated in between the city and Radstock offering access to FE. However poor and infrequent public transport.	No recommendations due to site being constrained in size and location, limiting options for	

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	2. Give all sectors of the community access to work opportunities, paid or unpaid?	-	-	-	Close to Peasedown and Bath business park. However little employment opportunity is available in close proximity.	mitigation.	
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.	Community composting facility to be retained in case of development, promoting social integration.	
	2. Promote waste management and resource efficiency?	++	++	++	Site well located in relation to existing waste recycling services. Community composting facility on site should be retained.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	-	-	-	Poor access to local services and facilities which would be unlikely to make public transport, cycling and walking more attractive.	No recommendations.	
	2. Reduce the need/desire to travel by car?	--	--	--	Unsustainable location increasing need to travel by car.	No recommendations.	
Ob. 8 Protect and enhance	1. Protect and enhance	-	-	-	Would develop an open area of land, developing the	Site design could be sensitive to the site	

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<p>the district's distinct historic, environmental and cultural assets</p>	<p>landscape and townscape?</p> <p>2. Value and protect diversity and local distinctiveness including rural ways of life?</p> <p>3. Maintain and enhance cultural and historical assets?</p>	<p>+</p> <p>Uncertain</p>	<p>+</p> <p>Uncertain</p>	<p>+</p> <p>Uncertain</p>	<p>landscape and townscape.</p> <p>Would increase diversity and protect rural ways of life for Travellers.</p> <p>Uncertain.</p>	<p>location, and introduce screening to lessen this impact.</p> <p>To reassess potential impacts on cultural and historical assets if further information becomes available through public consultation.</p>	
<p>Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>1. Protect and enhance habitats and species (taking account of climate change)?</p>	<p>-/+</p>	<p>-/+</p>	<p>-/+</p>	<p>No issues have been identified on this site. Further study would be required to confirm this.</p>	<p>Condition of allocation to require survey to confirm absence of protected species.</p>	
<p>Ob. 10 Reduce land, water, air, light and noise pollution</p>	<p>1. Minimise land, water, air, light and noise pollution?</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Development of open land would not minimise pollution.</p>	<p>Condition of allocation for sensitive site design to consider impact of additional pollution</p>	

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						sources, including light.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.5 Car park at Station Road, Wellow, BA2 8QB

Overall Commentary:	<p>More significant negative impacts arising from development are identified for this site than positive impacts, due in large part to the site's location adjacent to a settlement with poor local services and facilities, and to the proposed removal of a public car park facility in an area with poor public transport provision and parking difficulties.</p> <p>A number of significant positive and negative impacts arising from the allocation of this land for permanent residential use. The significant impacts identified for this land are:</p> <p>Objective 1 – the site would not improve access to local services and facilities as the site is not in a sustainable location.</p> <p>Objective 2 – the site would not improve access to local health services for site residents.</p> <p>Objective 3 – the allocation of this land would not meet all needs, but could potentially meet a significant proportion of the identified need with the provision of a medium scale site. The site also has the potential to deliver affordable accommodation.</p> <p>Objective 4 – the site performs badly against the aim to promote stronger more cohesive communities due to the removal of a public car park facility which would likely result in conflict with local residents. Siting pitches adjacent to the existing residential area is considered to have a positive impact due to the potential to promote social integration.</p> <p>Objective 5 – poor public transport has given this site a negative impact on this objective as access to education is limited by this. Poor employment opportunities within the area also gives this site a negative impact as it would not improve access for residents.</p> <p>Objective 6 – the site offers scope to demonstrate sustainable construction principles through new site. The site is also well located adjacent to existing residential properties already serviced by waste management services.</p> <p>Objective 7 – the site is very poorly located for local services and facilities and would not assist in achieving the aim of promoting access to sustainable transport.</p> <p>Objective 8 – the site would protect the rural way of life for local Gypsies and Travellers, and improve the diversity of the village, but would have a negative impact on the landscape due to the development of an open area of land.</p> <p>Objective 10 – as the site is greenfield land its development would introduce new sources of pollution.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 1 – recommend that the site be required to provide links to Avon Consortium Traveller Education Service (ACTES) to mitigate negative impact of poor access to local services and facilities.</p> <p>Objective 2 – site allocation should require formal links to be made with local GP to ensure long-term access.</p>
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GT.5 Car park at Station Road, Wellow, BA2 8QB

Objective 4 – the removal of the public car park could be offset with the allocation of land elsewhere in the village for the same facility. A condition of allocation should also be to require sensitive site design to include ‘Secured by Design’.

Objective 8 – a condition of allocation could be to require sensitive site design to minimise the visual impact of development in this open location. This site should also be reassessed for any potential impacts on cultural and historical assets if further information becomes available through public consultation.

Objective 9 – no significant impact was noted for this objective, but it is considered suitable to make the use of habitat / species surveys where allocation is agreed, to ensure that development would not impact on any currently unknown protected habitats or species.

Objective 10 – a condition of allocation could be sensitive site design to minimise any sources of pollution, including noise, light and water.

Enhancement measures identified for this site include:

Objective 3 – the provision of affordable accommodation at this location could be a condition of allocation. This may be achievable due to the site being within Council ownership which may improve scope to obtain funding for site development and long-term management of site for affordable accommodation.

Objective 6 – a condition of allocation should be to ensure adequate waste management services, and to require the retention of the community composting facility, separate from any residential development.

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GT.6 Station Road, Newbridge, BA1 3DX							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	++	++	++	Very good access to health facilities which would be retained long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	The site is proposed to meet the need for a single yard for Travelling Showpeople. This would not meet the needs of all sectors, but would meet the need for that particular sector.	No enhancement of this suitable due to proposed allocation for Travelling Showpeople site which should remain separate from other cultural groups.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	The allocation would assist household(s) of Travelling Showpeople to meet their accommodation need. Could be made to provide affordable	Condition of allocation to make provision for affordable	

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	a range of tenures?				accommodation.	accommodation to meet identified need.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	+	+	+	The redevelopment of this derelict site for accommodation purposes is likely to promote stronger more cohesive communities as assist greater understanding of Travelling Showpeople and location of appropriate site within a sustainable location.	Sensitive site design would be required to mitigate against any concerns on the use of this site for residential and storage / maintenance of equipment uses. This would assist in achieving social cohesion and reducing social exclusion as well designed accommodation should improve integration – as well as contributing to reducing fear of crime.	
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	This site would reduce social exclusion as the site is well situated within a commercial / residential area within the City boundaries.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	+	+	+	The redevelopment of this site is likely to reduce any fear of crime arising from the existing derelict land and buildings. The stigma attached to Travelling Showpeople is considered to be lesser than for Gypsies and Travellers, which would likely not raise fear of crime from the allocation of this site for residential use.		

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Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	++	++	++	The site is well situated for access to the City and FE (Further Education) provision as well as a local primary school, with ample public transport network.		
	2. Give all sectors of the community access to work opportunities, paid or unpaid?	++	++	++	Close proximity to City and B&NES major employment site, with ample public transport network – on main Bath, Keynsham, and Bristol Economic Corridor. Allocation of this site for mixed residential and storage / maintenance use would also ensure continued access to work for Travelling Showpeople.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	-	-	-	Moderate adverse impact as may be difficult to demonstrate sustainable construction principles on this constrained site.	Condition of allocation to require development to demonstrate sustainable construction principles.	
	2. Promote waste management and resource efficiency?	++	++	++	The site would be able to connect to existing waste management services in this residential / commercial		

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					location. The allocation of this land would also make efficient use of brownfield (previously developed) land.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive? 2. Reduce the need/desire to travel by car?	++ +	++ +	++ +	The site is very well located for access to public transport, and for safe cycling and walking to access surrounding areas. Some positive impact arising from development in a highly sustainable location. The allocation for Travelling Showpeople would not however reduce travel to work (e.g. fairs) due to traditional occupations. Allocation of storage / maintenance space would bring a positive impact on access to employment as allowing continuation of this.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape? 2. Value and protect diversity and local distinctiveness	+ +	+ +	+ +	The site is derelict previously developed depot land. Redevelopment would bring this back into viable use and would enhance the townscape by encouraging an active use of the site. The use of the site for		

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	including rural ways of life? 3. Maintain and enhance cultural and historical assets?	+	+	+	Travelling Showpeople would protect the diversity of uses at this location. Reuse of the site for Travelling Showpeople would bring the site back to use in part for employment, maintaining the use of this land which could be considered a historical asset for its former depot use.		
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	Mature trees on-site are identified as a habitat feature to be retained. A bat record for this location will require consideration of habitat regulations. The impact arising from development is uncertain.	To require appropriate survey to identify bat activity on this site and to detail any works that could mitigate against any negative impact arising from development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	-	-	-	Development of this site would not reduce pollution due to the introduction of additional residential development at this location, despite reuse of previously developed land.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage	1. Reduce vulnerability to, and manage flood	+	+	+	Site is adjacent to Flood Zone 2 but with remediation works could reduce vulnerability of	Condition for allocation to remove / reduce surface	

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flood risk (taking account of climate change)	risk (taking account of climate change)?				residents / neighbouring site to flood risk.	water drainage arising from impermeable surfaces.	
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Overall Commentary:

This site raises a far greater number of significant positive impacts than negative impacts, due in large part to the site's location within the Bath City boundaries, close to local services, facilities and public transport. The redevelopment of previously developed land has also been identified as meeting a number of the sustainability appraisal objectives, in particular allowing for social integration and removal of an unattractive area of land.

A number of significant positive and negative impacts arising from the allocation of this land for permanent residential use for Travelling Showpeople. The significant impacts identified for this land are:

Objective 1 – the site would improve access to local services and facilities for residents; this would be secured for the long term as the site is in a sustainable location.

Objective 2 – the site would improve access to local health services for site residents and would secure this for the long term.

Objective 3 – the site would only provide for a single yard for Travelling Showpeople, but this is considered to have a positive impact on the objective due to the site meeting an identified need.

Objective 4 – the allocation of this site would have a very positive impact on this objective due to its sustainable location within a built up area of Bath, with strong potential for social integration.

Objective 5 – the site is very well located for access to education, skills and employment opportunities. The allocation of this site would have a significant positive impact on residents in ensuring access to these facilities.

Objective 6 – it is likely to be difficult to achieve sustainable construction principles on this previously developed site, which results in a negative impact on this objective. The site is however very well located within a residential / commercial location with existing connections to waste management services.

Objective 7 – the development of this site would have a positive impact against this objective as the site is very well located for access to public transport, and for safe cycling and walking to access surrounding areas. Access to employment would likely remain reliant on the car, but the use of this land would ensure secure space for employment use.

Objective 8 – the development of this site would have a positive impact on protecting the district's assets by the reuse of former employment land for residential and employment space. This would have a positive impact on the surrounding environment.

Objective 9 – to require appropriate survey to identify bat activity on this site and to detail any works that could mitigate against any negative impact arising from development.

Objective 10 – the development of the site would not contribute towards the minimisation of pollution, producing a negative impact on this objective, despite the reuse of previously developed land.

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Objective 11 – the site is adjacent to a Flood Zone 2 area, but could through appropriate and sensitive development design reduce the vulnerability of surrounding areas to flood risk by remediation works to the existing area of hardstanding. This would be a positive impact of the redevelopment of this site.

Mitigation measures identified for this site include:

Objective 4 – sensitive site design would be required to mitigate against any concerns on the use of this site for residential and storage / maintenance of equipment uses.

Objective 9 – to require appropriate survey to identify bat activity on this site and to detail any works that could mitigate against any negative impact arising from development.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Objective 11 - condition for allocation to remove / reduce surface water drainage arising from impermeable surfaces.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

Objective 6 –condition of allocation to require development to demonstrate sustainable construction principles.

GT.7 Land by Fosseway Environment Park, BA2 8PD

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GT.7 Land by Fosseway Environment Park, BA2 8PD							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	--	--	--	Very good access to health facilities which would be retained long term. However, the site's location adjacent to the Waste Recycling Centre is considered likely to have very significant detrimental impacts on the health and well-being of site residents.	Screening, and sensitive site design would be required to mitigate the impact of developing this site. However, such works would be unlikely to effectively remove the impact of residency adjacent to the Centre, leaving residual impacts which could not be removed. No recommendations.	
Ob. 3 Meet identified needs for	1. Help meet the accommodation needs of all	+	+	+	The site is proposed to meet the need for a single yard for Travelling Showpeople. This	Should the need for a yard for Travelling Showpeople be met	

GT.7 Land by Fosseway Environment Park, BA2 8PD

<p>sufficient, high quality and affordable housing</p>	<p>sectors of the travelling community?</p> <p>2. Help make accommodation affordable for all sectors of the community by allocating sites for a range of tenures?</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>would not meet the needs of all sectors, but would meet the need for that particular sector. The site also has the potential to provide Gypsy / Traveller permanent or transit pitches, which would meet other identified need.</p> <p>The allocation would assist household(s) of Travelling Showpeople to meet their accommodation need. The site could be made to provide affordable accommodation.</p>	<p>elsewhere, it is possible that this site could instead be allocated for permanent or transit Gypsy / Traveller pitches which would meet that need.</p> <p>Condition of allocation to make provision for affordable accommodation to meet identified need.</p>	
<p>Ob. 4 Promote safer, stronger more vibrant and cohesive communities</p>	<p>1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?</p> <p>2. Reduce social exclusion through provision of authorised sites?</p> <p>3. Reduce crime</p>	<p>++</p> <p>++</p> <p>-/+</p>	<p>++</p> <p>++</p> <p>-/+</p>	<p>++</p> <p>++</p> <p>-/+</p>	<p>The allocation of this land outside the main settlement boundaries may promote more cohesive communities by allowing for a site to be developed with minimal impact on neighbouring land uses.</p> <p>The provision of a site in this location is likely to reduce social exclusion by provision of land away from the main settlement which may otherwise give rise to conflict</p>		

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	and fear of crime through allocation of land for provision of authorised sites?				and tension within communities. No significant impact due to distance from residential areas.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	++	++	++	Well situated to primary and secondary education.		
	2. Give all sectors of the community access to work opportunities, paid or unpaid?	++	++	++	Close proximity to City and B&NES major employment areas, with ample public transport network.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.	Condition of allocation to demonstrate sustainable construction principles.	
	2. Promote waste management and resource	++	++	++	Site well located in relation to existing waste recycling services.		

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	efficiency?						
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	++	++	++	Site has excellent access to public transport, including the Odd Down Park and Ride, which could be improved further.	Allocation of this site could require additional links to be made to the Park and Ride to improve accessibility.	
	2. Reduce the need/desire to travel by car?	++	++	++	Travel to work to remain by car, but storage and maintenance of equipment on-site would reduce need to travel elsewhere for this.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	Uncertain	Uncertain	Uncertain	Development of greenfield site, but site adjacent to Waste Recycling Centre. Uncertain if significant impact arising from development.	Site design should be very sensitive to the site location, and introduce screening to lessen this impact. This could include placing business use adjacent to the commercial site, and with significant landscaping.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	++	++	++	The allocation of this site would diversify the local land uses and also protect the rural ways of life for Travelling Showpeople.		
	3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain	The impact on the historical assets (the Fosseway and the Bath World Heritage Site) is unclear at this stage and would require detailed design		

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					consideration.		
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	Boundary hedgerows have been identified as requiring protection. The impact of development could be contained to ensure this. The site's location adjacent to SNCI and RIGs would require further investigation.	Further investigation to identify impact on neighbouring landscape issues.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	-	-	-	Development of greenfield site would not minimise pollution.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.7 Land by Fosseway Environment Park, BA2 8PD

Overall Commentary:	<p>This site raises a majority of significant positive impacts against the sustainability appraisal objectives, due in large part to the site's location just outside the Bath City boundaries, close to local services, facilities and public transport. The development of this greenfield land would however give rise to new sources of pollution which would require mitigation works.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site would improve access to local services and facilities for residents.</p> <p>Objective 2 – the site would improve access to local health services for site residents. However, the site's location adjacent to the Waste Recycling Centre is considered likely to have very significant detrimental impacts on the health and well-being of site residents.</p> <p>Objective 3 – the site would only provide for a single yard for Travelling Showpeople if the current proposed allocation were progressed, but this is considered to have a positive impact on the objective due to the site meeting an identified need. The site could instead meet need for permanent / transit pitches for Gypsy / Traveller households which would also have a positive impact on this objective.</p> <p>Objective 4 – the site would improve community cohesion and social integration due to its location. This is more likely to reduce the potential for community conflict and tension.</p> <p>Objective 5 – the site is very well located for access to local education, skills and employment opportunities. The provision of a yard for Travelling Showpeople would also enable on-site provision of storage / maintenance space which would facilitate traditional employment.</p> <p>Objective 6 – this site offers the scope to demonstrate sustainable construction principles. The site is also very well located for connection to existing waste management services.</p> <p>Objective 7 – the site has good access to public transport which would reduce the need to travel by car.</p> <p>Objective 8 – the use of this site would protect local diversity and rural ways of life for Travelling Showpeople due to the site's location on the urban fringe, allowing ease of access to surrounding areas.</p> <p>Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.</p> <p>Mitigation / enhancement measure identified for this site include:</p> <p>Objective 3 – should the need for a yard for Travelling Showpeople be met elsewhere, this site should instead be allocated for</p>
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GT.7 Land by Fosseway Environment Park, BA2 8PD

permanent or transit Gypsy / Traveller pitches. A condition of allocation to make provision for affordable accommodation to meet identified need.

Objective 6 – condition of allocation to demonstrate sustainable construction principles.

Objective 7 – condition of allocation to require additional links to be made to the Park and Ride to improve accessibility.

Objective 8 – site design should be very sensitive to the site location, and introduce screening or siting of business use to lessen this impact. Also to have as a condition of allocation the requirement for further investigation to assess the impact on local historical assets.

Objective 9 – further investigation is required to identify impact on neighbouring landscape issues.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

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GT.8 Lower Bristol Road, Twerton, Bath, BA2 9ER							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	+	+	+	Reasonable access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	Reasonable access to local health facilities.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for large scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

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	a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	+	+	+	May give rise to objections due to location adjacent to main road through which car users approach Bath from the west, but location away from main residential area is likely to promote more cohesive communities through provision of a site in a sustainable location.		
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	Provision of permanent or transit pitches at this location may assist social integration through the provision of a site in this sustainable location close to residential areas.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	+	+	+	The development of land away from the main residential area is likely to reduce fear of crime.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	++	++	++	Close to City and FE (Further Education) provision.		

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	2. Give all sectors of the community access to work opportunities, paid or unpaid?	++	++	++	Close to City / major employment sites and transport networks.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.	Condition of allocation to demonstrate sustainable construction principles.	
	2. Promote waste management and resource efficiency?	++	++	++	Site well located in relation to existing waste recycling services.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	-/+	-/+	-/+	Access to public transport is not good, but access on foot or by cycling to transport nodes is reasonable.		
	2. Reduce the need/desire to travel by car?	-	-	-	Access to the main highway is excellent. Unlikely to reduce the need / desire to travel by car.		
Ob. 8 Protect and enhance the district's distinct	1. Protect and enhance landscape and townscape?	-	-	-	Development of greenfield site would not enhance the landscape, but will be seen within the context of the	Sensitive site screening should be a condition of allocation to ensure	

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<p>historic, environmental and cultural assets</p>	<p>2. Value and protect diversity and local distinctiveness including rural ways of life?</p> <p>3. Maintain and enhance cultural and historical assets?</p>	<p>-</p> <p>Uncertain</p>	<p>-</p> <p>Uncertain</p>	<p>-</p> <p>Uncertain</p>	<p>neighbouring built environment (townscape).</p> <p>Moderate adverse impact on local diversity and distinctiveness, as protected landscape.</p> <p>The development of this site would impact on the setting of the World Heritage Site (WHS) but within the context of the neighbouring business uses the impact is uncertain.</p>	<p>the impact of development is not significantly negative, particularly on the WHS. This would also assist in establishing site resident privacy and amenity which would be particularly important should the site be allocated for permanent pitches.</p>	
<p>Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>1. Protect and enhance habitats and species (taking account of climate change)?</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is designated an SNCI and Local Nature Reserve. Development at this location for either a permanent or transit site would have very significant adverse impact on these protected habitats.</p>	<p>Mitigation works, including sensitive site design and potential enhancement works to adjoining areas of the LNR and SNCI would be required to make this site acceptable for residential development.</p>	
<p>Ob. 10 Reduce land, water, air, light and noise pollution</p>	<p>1. Minimise land, water, air, light and noise pollution?</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Development of greenfield site would not minimise pollution.</p>	<p>Condition of allocation for sensitive site design to consider impact of</p>	

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						additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	+	+	+	Site is adjacent to Flood Zone 2/3 but with remediation works could reduce vulnerability of residents / neighbouring site to flood risk.	Condition of allocation to require the works to protect the land from flood risk and to mitigate impact of development.	

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Overall Commentary:

This site option has a positive impact on the majority of the Sustainability Appraisal objectives, producing a large number of significant positive benefits from the development of this site as either a permanent or transit site.

The negative impacts identified in relation to the development of this site would arise from the development of a site with noted habitat importance, and from the introduction of pollution sources on a greenfield site. The location adjacent to the highway would also be unlikely to discourage use of the car, though it would also bring the benefit of meeting the cultural desire to travel from ease of access. These negative benefits should be weighed against the very significant benefits arising from the development of land to meet an identified accommodation need, in particular in relation to the absence of alternative sites.

The significant impacts identified for this land are:

Objective 1 – the site has reasonable access to local services and facilities.

Objective 2 – the site has reasonable access to local health services which would have a significant positive benefit for site residents in the long term.

Objective 3 – the allocation of this land would not meet all needs, but could potentially meet a significant proportion of the identified need with the provision of a large scale permanent or transit site. The site also has the potential to deliver affordable accommodation. Transit pitch provision would also enable Gypsies and Travellers to travel to a safe and secure location.

Objective 4 – the site would improve community cohesion and social integration due to its location. This is more likely to reduce the potential for community conflict and tension.

Objective 5 – the site is very well located for access to local education, skills and employment opportunities.

Objective 6 – this site offers the scope to demonstrate sustainable construction principles. The site is also very well located for connection to existing waste management services.

Objective 7 – the site has very good access to the highway, which is unlikely to reduce the desire to travel by car.

Objective 8 – the development of this prominent greenfield location is considered to have a negative impact on the landscape.

Objective 9 – the site would have a significant impact on protected habitats, as the land is designated an SNCI and Local Nature Reserve.

Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.

Objective 11 – the site is adjacent to land at risk of flooding but could improve this with appropriate mitigation works.

GT.8 Lower Bristol Road, Twerton, Bath, BA2 9ER

Mitigation measures identified for this site include:

Objective 8 – sensitive site screening should be a condition of allocation to assist in establishing site resident privacy and amenity.

This should ensure any negative impacts on the WHS are identified and appropriately mitigated.

Objective 9 –mitigation works, including through site design and potentially enhancement works to surrounding areas of the LNR and SNCI would be required to make this site acceptable for residential development.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Objective 11 – condition of allocation to require the works to protect the land from flood risk and to mitigate impact of development.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

Objective 6 – condition of allocation to demonstrate sustainable construction principles.

GT.9 Orchard Vale play area and parking, Midsomer Norton, BA3 2RD

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GT.9 Orchard Vale play area and parking, Midsomer Norton, BA3 2RD							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	++	++	++	Very good access to health facilities which would be retained long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for a range of tenures?	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

GT.9 Orchard Vale play area and parking, Midsomer Norton, BA3 2RD

Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	The site is in a sustainable location but is very poorly located in a very prominent residential location, with heavy overlooking from neighbouring residential properties. Development at this location is very likely to give rise to conflict and social tension.	No recommendations as screening at this location would likely only serve to isolate site residents from neighbouring properties, and exacerbate social exclusion. This would also fail to resolve the issue of overlooking and so residual significant impacts would remain.	
	2. Reduce social exclusion through provision of authorised sites?	-	-	-	Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	--	--	--	Development of this small scale site in such a prominent location adjacent to a care home and extra care properties is very likely to give rise to an increased fear of crime for neighbouring residents. This is likely to include fear of crime for site residents, as the site is very exposed.	Recommendations for sensitive site design including 'Secured by Design' would be unlikely to quell negative perceptions of development at this location. No recommendations are appropriate.	
Ob. 5 Access to business, employment	1. Will there be access to educational and	+	+	+	Primary, Secondary and FE (Further Education) easily accessed. Adult and		

GT.9 Orchard Vale play area and parking, Midsomer Norton, BA3 2RD

and skills opportunities	training opportunities? 2. Give all sectors of the community access to work opportunities, paid or unpaid?	-	-	-	community learning site in Midsomer Norton – close proximity to Norton Radstock College. Issues of employment opportunity in the Somer Valley and high out commuting.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles? 2. Promote waste management and resource efficiency?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site. Site well located in relation to existing waste recycling services in a residential area.	Condition of allocation to demonstrate sustainable construction principles.	
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive? 2. Reduce the need/desire to travel by car?	++	++	++	The site is very well located. This site would make the use of public transport, cycling and walking easier and more attractive. The site is very well located which would likely reduce the need / desire to travel by car, though access to employment may still require travel by car		

GT.9 Orchard Vale play area and parking, Midsomer Norton, BA3 2RD

					due to the low level of work opportunities.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this prominent open green space would adversely impact on the townscape.	Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue. Residual significant impacts would remain that are unlikely to be resolved. To require further investigation to assess the impact on any local historical assets.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	-	-	-	Moderate adverse impact on this objective due to the development of a prominent parcel of open green space.		
	3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain	Uncertain.		
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	No issues have been identified on this site.		

GT.9 Orchard Vale play area and parking, Midsomer Norton, BA3 2RD

Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	-	-	-	Development of greenfield site would not minimise pollution.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.9 Orchard Vale play area and parking, Midsomer Norton, BA3 2RD

Overall Commentary:

This site option identifies more positive impacts on the Sustainability Appraisal objectives than negative. The negative impacts identified in relation to the development of this site would arise from the development of an open area of play space, prominently located within a residential area which would give rise to significant negative social impacts.

The significant impacts identified for this land are:

Objective 1 – the site has very good access to local services and facilities.

Objective 2 – the site has very good access to local health services which would have a significant positive benefit for site residents in the long term.

Objective 3 – the allocation of this land would not meet all needs, but could potentially meet a need for a small scale site in an urban location. The site also has the potential to deliver affordable accommodation.

Objective 4 – the site would not improve community cohesion and social integration due to its location. This is significantly more likely to increase the potential for community conflict and tension.

Objective 5 – the site is well located for access to local education, skills and employment opportunities.

Objective 6 – this site offers the scope to demonstrate sustainable construction principles. The site is also very well located for connection to existing waste management services.

Objective 7 – the site has very good access to the highway, which is unlikely to reduce the desire to travel by car.

Objective 8 – the development of this prominent greenfield location is considered to have a negative impact on the townscape.

Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.

Mitigation measures identified for this site include:

Objective 8 – condition of allocation to require further investigation to assess the impact on the local historical assets.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

Objective 6 – condition of allocation to demonstrate sustainable construction principles.

GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL

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GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	++	++	++	Very good access to health facilities which would be retained long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL

	a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	The site is in a sustainable location but is very poorly located adjacent to existing residential properties, on a sloping site, with heavy overlooking. Development at this location is very likely to give rise to conflict and social tension.	No recommendations as screening at this location would likely only serve to isolate site residents from neighbouring properties, and exacerbate social exclusion. This would also fail to resolve the issue of overlooking and so residual significant impacts would remain.	
	2. Reduce social exclusion through provision of authorised sites?	-	-	-	Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	--	--	--	Development of this site in such a prominent location on a sloping site heavily overlooked by neighbouring residential properties is very likely to give rise to an increased fear of crime for both existing residents and site residents, due to the exposed location.		

GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL

<p>Ob. 5 Access to business, employment and skills opportunities</p>	<p>1. Will there be access to educational and training opportunities?</p> <p>2. Give all sectors of the community access to work opportunities, paid or unpaid?</p>	<p>++</p> <p>-</p>	<p>++</p> <p>-</p>	<p>++</p> <p>-</p>	<p>Very close proximity to Primary, Secondary and FE (Further Education) provision.</p> <p>Well situated to employment centres, but availability of new jobs is slim, further increasing travel to work areas. The site is located close to Westfield Industrial Estate, but this is limited in terms of a diverse sector base of employment.</p>	<p>Existing employment opportunities may not reflect preferred employment of Gypsies / Travellers which may reduce the need for mitigation.</p>	
<p>Ob. 6 Promoting sustainable construction and efficient use of resources</p>	<p>1. Promote development that demonstrates sustainable construction principles?</p> <p>2. Promote waste management and resource efficiency?</p>	<p>+</p> <p>++</p>	<p>+</p> <p>++</p>	<p>+</p> <p>++</p>	<p>Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.</p> <p>Site well located in relation to existing waste recycling services in a residential area.</p>		
<p>Ob. 7 Promoting access to sustainable transport</p>	<p>1. Make public transport, cycling and walking easier and more attractive?</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The site is very well located. This site would make the use of public transport, cycling and walking easier and more attractive.</p>		

GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL

	2. Reduce the need/desire to travel by car?	+	+	+	The site is well located which would likely reduce the need / desire to travel by car, though access to employment may still require travel by car due to the low level of work opportunities.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this prominent open green space would adversely impact on the landscape.	Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue. Residual significant impacts would remain that are unlikely to be resolved. To require further investigation to assess the impact on any local historical assets.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	-	-	-	Moderate adverse impact on this objective due to the development of a prominent parcel of open green space.		
	3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain	Uncertain.		
Ob. 9 Encourage and	1. Protect and enhance habitats	-	-	-	The site is adjacent to land designated an SNCI.	Sensitive site design and mitigation works	

GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL

protect habitats and biodiversity (taking account of climate change)	and species (taking account of climate change)?				Development at this location may have an adverse impact on the neighbouring protected land.	would likely be required to make this site acceptable for residential development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	-	-	-	Development of greenfield site would not minimise pollution, particularly in this prominent location.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL

Overall Commentary:	<p>This site option identifies more positive impacts on the Sustainability Appraisal objectives than negative. The negative impacts identified in relation to the development of this site would arise from the development of an open area of play space, prominently located on a sloping site adjacent to a residential area which would give rise to significant negative social impacts.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has very good access to local services and facilities.</p> <p>Objective 2 – the site has very good access to local health services which would have a significant positive benefit for site residents in the long term.</p> <p>Objective 3 – the allocation of this land would not meet all needs, but could potentially meet a need for a small scale site in an urban location. The site also has the potential to deliver affordable accommodation.</p> <p>Objective 4 – the site would not improve community cohesion and social integration due to its location. This is significantly more likely to increase the potential for community conflict and tension.</p> <p>Objective 5 – the site is well located for access to local education and skills opportunities, but is poorly located for access to employment opportunities which is likely to have a negative impact on site residents.</p> <p>Objective 6 – this site offers the scope to demonstrate sustainable construction principles. The site is also very well located for connection to existing waste management services.</p> <p>Objective 7 – the site has very good access to the highway, which is unlikely to reduce the desire to travel by car.</p> <p>Objective 8 – the development of this prominent greenfield location is considered to have a negative impact on the townscape.</p> <p>Objective 9 – the site is adjacent to land covered by a habitat designation which would likely be negatively affected by any development of this site.</p> <p>Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 8 – condition of allocation to require further investigation to assess the impact on the local historical assets.</p> <p>Objective 9 – condition of allocation for sensitive site design and mitigation works to protect the adjacent protected habitat.</p> <p>Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.</p>
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GT.10 Shakespeare Road play area, Westfield, Radstock, BA3 3XL

	<p>Enhancement measures identified for this site include:</p> <p>Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.</p>
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GT.11 Land east County Bridge (part 2), Radstock, BA3 3EP

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GT.11 Land east County Bridge (part 2), Radstock, BA3 3EP							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	++	++	++	Very good access to health facilities which would be retained long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for a range of tenures?	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		
Ob. 4 Promote safer, stronger	1. Promote stronger more	-	-	-	The site is in a sustainable location but is very poorly		

GT.11 Land east County Bridge (part 2), Radstock, BA3 3EP

<p>more vibrant and cohesive communities</p>	<p>cohesive communities through provision of authorised sites in sustainable locations?</p> <p>2. Reduce social exclusion through provision of authorised sites?</p> <p>3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?</p>	<p>-</p> <p>-</p>	<p>-</p> <p>-</p>	<p>-</p> <p>-</p>	<p>located adjacent in a very prominent town centre location, with heavy overlooking from neighbouring residential and commercial properties. Development at this location is highly likely to give rise to conflict and social tension.</p> <p>Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.</p> <p>Development of this small scale site in such a prominent location may increase fear of crime, including against site residents, as the site is very exposed.</p>		
<p>Ob. 5 Access to business, employment and skills opportunities</p>	<p>1. Will there be access to educational and training opportunities?</p> <p>2. Give all sectors of the community access to work opportunities, paid or unpaid?</p>	<p>++</p> <p>-</p>	<p>++</p> <p>-</p>	<p>++</p> <p>-</p>	<p>Well situated for access to highly performing Secondary Schools, and provision. Also well situated to access City based FE on public transport links.</p> <p>Well situated to employment centres, but availability of new jobs is slim. Further increasing travel to work areas.</p>		

GT.11 Land east County Bridge (part 2), Radstock, BA3 3EP

<p>Ob. 6 Promoting sustainable construction and efficient use of resources</p>	<p>1. Promote development that demonstrates sustainable construction principles? 2. Promote waste management and resource efficiency?</p>	<p>+ ++</p>	<p>+ ++</p>	<p>+ ++</p>	<p>Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site. Site well located in relation to existing waste recycling services in a residential area.</p>		
<p>Ob. 7 Promoting access to sustainable transport</p>	<p>1. Make public transport, cycling and walking easier and more attractive? 2. Reduce the need/desire to travel by car?</p>	<p>++ +</p>	<p>++ +</p>	<p>++ +</p>	<p>The site is very well located. This site would make the use of public transport, cycling and walking easier and more attractive. The site is well located which would likely reduce the need / desire to travel by car, though access to employment may still require travel by car due to the low level of work opportunities.</p>		
<p>Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets</p>	<p>1. Protect and enhance landscape and townscape? 2. Value and protect diversity and local distinctiveness including rural</p>	<p>-- --</p>	<p>-- --</p>	<p>-- --</p>	<p>Development of this prominent open green space would adversely impact on the townscape. Moderate adverse impact on this objective due to the development of a prominent parcel of open green space with public footpath.</p>	<p>Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue due to the</p>	

GT.11 Land east County Bridge (part 2), Radstock, BA3 3EP

	ways of life? 3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain	Uncertain.	prominent site location. Residual significant impacts would remain that are unlikely to be resolved. To require further investigation to assess the impact on any local historical assets.	
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	No habitat features have been identified for this site. No significant impact on this objective has been identified.		
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	-	-	-	Development of greenfield site would not minimise pollution, particularly in this prominent location.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	-/+	-/+	-/+	Site is adjacent to Flood Zone 2/3 but with remediation works could reduce vulnerability of residents / neighbouring site to flood risk.	Condition of allocation to require the works to protect the land from flood risk and to mitigate impact of development.	

GT.11 Land east County Bridge (part 2), Radstock, BA3 3EP

Overall Commentary:

This site option identifies more positive impacts on the Sustainability Appraisal objectives than negative. The negative impacts identified in relation to the development of this site would arise from the development of an area of open space, prominently located in a town centre location adjacent to existing residential and commercial properties which would give rise to significant negative social impacts.

The significant impacts identified for this land are:

Objective 1 – the site has very good access to local services and facilities.

Objective 2 – the site has very good access to local health services which would have a significant positive benefit for site residents in the long term.

Objective 3 – the allocation of this land would not meet all needs, but could potentially meet a need for a small scale site in an urban location. The site also has the potential to deliver affordable accommodation.

Objective 4 – the site would not improve community cohesion and social integration due to its location. This is significantly more likely to increase the potential for community conflict and tension.

Objective 5 – the site is well located for access to local education and skills opportunities, but is poorly located for access to employment opportunities which is likely to have a negative impact on site residents.

Objective 6 – this site offers the scope to demonstrate sustainable construction principles. The site is also very well located for connection to existing waste management services.

Objective 7 – the site has very good access to the highway, which is unlikely to reduce the desire to travel by car.

Objective 8 – the development of this prominent greenfield location is considered to have a negative impact on the townscape.

Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.

Mitigation measures identified for this site include:

Objective 8 – condition of allocation to require further investigation to assess the impact on the local historical assets.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Objective 11 – condition of allocation to require the works to protect the land from flood risk and to mitigate impact of development.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

GT.12 Milward Road open space, Keynsham, BS31 2DS

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GT.12 Milward Road open space, Keynsham, BS31 2DS							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	++	++	++	Very good access to health facilities which would be retained long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for a range of tenures?	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

GT.12 Milward Road open space, Keynsham, BS31 2DS

Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	The site is in a sustainable location but is very poorly located adjacent in a very prominent town centre location, with heavy overlooking from neighbouring residential and commercial properties. Development at this location is highly likely to give rise to conflict and social tension.	No recommendations as screening at this location would likely only serve to isolate site residents from neighbouring properties, and exacerbate social exclusion. This would also fail to resolve the issue of overlooking and so residual significant impacts would remain.	
	2. Reduce social exclusion through provision of authorised sites?	--	--	--	Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.	Recommendations for sensitive site design including 'Secured by Design' would be unlikely to quell negative perceptions of development at this location. No recommendations are appropriate.	
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	--	--	--	Development of this small scale site in such a prominent location may increase fear of crime, including against site residents, as the site is very exposed.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities? 2. Give all sectors	+	+	+	Access to primary & secondary education, adult learning and on main transport route for Bath and Bristol FE (Further / Higher Education) centres.		

GT.12 Milward Road open space, Keynsham, BS31 2DS

	of the community access to work opportunities, paid or unpaid?	+	+	+	Close proximity to Keynsham employment centre and on Bath-Bristol – economic corridor.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	-	-	-	Site design likely to be difficult due to irregular shape so difficult to achieve sustainable construction principles, layout in particular.		
	2. Promote waste management and resource efficiency?	++	++	++	Site well located in relation to existing waste recycling services in a residential area.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	++	++	++	The site is very well located. This site would make the use of public transport, cycling and walking easier and more attractive.		
	2. Reduce the need/desire to travel by car?	++	++	++	The site is very well located which would likely reduce the need / desire to travel by car.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this prominent open green space would adversely impact on the townscape.	Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered	
	2. Value and protect diversity and local	--	--	--	Moderate adverse impact on this objective due to the development of a prominent		

GT.12 Milward Road open space, Keynsham, BS31 2DS

	<p>distinctiveness including rural ways of life?</p> <p>3. Maintain and enhance cultural and historical assets?</p>	Uncertain	Uncertain	Uncertain	<p>parcel of open green space with public footpath.</p> <p>Uncertain.</p>	<p>likely to resolve this issue due to the prominent site location. Residual significant impacts would remain that are unlikely to be resolved.</p> <p>To require further investigation to assess the impact on any local historical assets.</p>	
<p>Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>1. Protect and enhance habitats and species (taking account of climate change)?</p>	-	-	-	<p>Habitat features have been identified on this site for retention and protection. Bat activity surveys are also noted as being required in the event of the site being allocated for development.</p>	<p>Condition of allocation to require bat survey to identify if development would impact on protected species.</p>	
<p>Ob. 10 Reduce land, water, air, light and noise pollution</p>	<p>1. Minimise land, water, air, light and noise pollution?</p>	-	-	-	<p>Development of greenfield site would not minimise pollution, particularly in this prominent location.</p>	<p>Condition of allocation for sensitive site design to consider impact of additional pollution sources.</p>	
<p>Ob. 11 Reduce vulnerability to, and manage flood risk (taking account</p>	<p>1. Reduce vulnerability to, and manage flood risk (taking account of climate</p>	N/A	N/A	N/A	<p>Not applicable as site is not in a flood risk area.</p>		

GT.12 Milward Road open space, Keynsham, BS31 2DS

of climate change)	change)?						
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GT.12 Milward Road open space, Keynsham, BS31 2DS

Overall Commentary:

This site option identifies more positive impacts on the Sustainability Appraisal objectives than negative. The negative impacts identified in relation to the development of this site would arise from the development of an area of open space, prominently located between two residential streets which would give rise to significant negative social impacts.

The significant impacts identified for this land are:

Objective 1 – the site has very good access to local services and facilities.

Objective 2 – the site has very good access to local health services which would have a significant positive benefit for site residents in the long term.

Objective 3 – the allocation of this land would not meet all needs, but could potentially meet a need for a small scale site in an urban location. The site also has the potential to deliver affordable accommodation.

Objective 4 – the site would not improve community cohesion and social integration due to its location. This is significantly more likely to increase the potential for community conflict and tension, particularly due to its location adjacent to sheltered housing flats.

Objective 5 – the site is well located for access to local education, skills and employment opportunities.

Objective 6 – this site offers little scope to demonstrate sustainable construction principles. The site is however very well located for connection to existing waste management services.

Objective 7 – the site has very good access to public transport options which is likely to reduce the need / desire to travel by car.

Objective 8 – the development of this prominent greenfield location is considered to have a negative impact on the townscape.

Objective 9 – the site is covered by a habitat designation which would likely be negatively affected by any development of this site.

Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.

Mitigation measures identified for this site include:

Objective 9 – condition of allocation to require bat survey to identify if development would impact on protected species.

Objective 8 – condition of allocation to require further investigation to assess the impact on any local historical assets.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

GT.13 The Daglands open space, Camerton, BA2 0PR

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GT.13 The Daglands open space, Camerton, BA2 0PR							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	-	-	-	Good access to primary education, but very poor access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	-	-	-	Very poor access to local health facilities would not improve access for Travellers over the short-long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need for a medium scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

GT.13 The Daglands open space, Camerton, BA2 0PR

	a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	The site is not in a sustainable location and is very poorly located in a location that would heavily overlook neighbouring residential properties. Development at this location is highly likely to give rise to conflict and social tension.	No recommendations as screening at this location would likely only serve to isolate site residents from neighbouring properties, and exacerbate social exclusion. This would also fail to resolve the issue of overlooking and so residual significant impacts would remain. Recommendations for sensitive site design including 'Secured by Design' would be unlikely to quell negative perceptions of development at this location. No recommendations are appropriate.	
	2. Reduce social exclusion through provision of authorised sites?	--	--	--	Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	--	--	--	Development of this small scale site in such a prominent location may increase fear of crime, including against site residents, as the site is very exposed.		
Ob. 5 Access to business,	1. Will there be access to	-	-	-	Close proximity to primary, but a distance from FE		

GT.13 The Daglands open space, Camerton, BA2 0PR

employment and skills opportunities	educational and training opportunities? 2. Give all sectors of the community access to work opportunities, paid or unpaid?	--	--	--	(Further Education) and secondary education. Distant from local employment centres, and low job opportunity in Somer Valley.	Existing employment opportunities may not reflect preferred employment of Gypsies / Travellers which may reduce the need for mitigation.	
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles? 2. Promote waste management and resource efficiency?	- +	- +	- +	Significant site constraints to achieving sustainable construction principles, including the likely need for significant site works to enable residential use on a sloping site. The site is well located for connection to existing waste management services, but access to the site to achieve waste management would be difficult, likely requiring roadside collection.		
Ob. 7 Promoting access to sustainable	1. Make public transport, cycling and walking easier and more	--	--	--	Very poor access to local services and facilities would be unlikely to make public transport, cycling and walking	No recommendations.	

GT.13 The Daglands open space, Camerton, BA2 0PR

transport	attractive? 2. Reduce the need/desire to travel by car?	--	--	--	more attractive. The site is in an unsustainable location, increasing need to travel by car.	No recommendations.	
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape? 2. Value and protect diversity and local distinctiveness including rural ways of life? 3. Maintain and enhance cultural and historical assets?	-- -/+ Uncertain	-- -/+ Uncertain	-- -/+ Uncertain	Development of this prominent open green space would adversely impact on the landscape. The development of this site would not value local distinctiveness, but would value rural ways of life, as the site is well located for travelling to other parts of the District and further afield. Uncertain.	Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue due to the prominent site location overlooking neighbouring properties. Residual significant impacts would remain that are unlikely to be resolved. To require further investigation to assess the impact on any local historical or cultural assets.	

GT.13 The Daglands open space, Camerton, BA2 0PR

Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	No issues have been identified on this site.		
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution, particularly in this prominent location.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.13 The Daglands open space, Camerton, BA2 0PR

Overall Commentary:	<p>This site option identifies negative impacts on the majority of Sustainability Appraisal objectives. Those negative impacts identified would arise from the development of an area of open space, prominently located on a sloping site adjacent to a residential area which would give rise to significant negative social impacts.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has poor access to local services and facilities.</p> <p>Objective 2 – the site has poor access to local health services which would have a significant positive benefit for site residents in the long term.</p> <p>Objective 3 –the allocation of this land would not meet all needs, but could potentially meet a need for a medium scale site. The site also has the potential to deliver affordable accommodation.</p> <p>Objective 4 – the site would not improve community cohesion and social integration due to its location. This is significantly more likely to increase the potential for community conflict and tension, particularly due to its location on a sloping site overlooking residential properties.</p> <p>Objective 5 – the site has access to primary education, but has very poor access to other educational, skills and employment opportunities.</p> <p>Objective 6 – this site offers little scope to demonstrate sustainable construction principles and would likely require roadside waste management collections due to the difficulty in accessing the site.</p> <p>Objective 7 – the site has very poor access to public transport options which is unlikely to reduce the need / desire to travel by car.</p> <p>Objective 8 – the development of this prominent greenfield location is considered to have a negative impact on the landscape.</p> <p>Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 8 – condition of allocation to require further investigation to assess the impact on any local historical assets.</p> <p>Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.</p> <p>Enhancement measures identified for this site include:</p>
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GT.13 The Daglands open space, Camerton, BA2 0PR

	<p>Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.</p>
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GT.14 Land near Ellsbridge House, Keynsham, BS31 1TL

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GT.14 Land near Ellsbridge House, Keynsham, BS31 1TL							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	++	++	++	This site has very good access to local services and facilities and would ensure long term access for households.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	The site has good access to health facilities which would be retained in the long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site.	Condition of allocation to make provision for affordable	
	2. Help make accommodation affordable for all sectors of the	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

GT.14 Land near Ellsbridge House, Keynsham, BS31 1TL

	community by allocating sites for a range of tenures?					accommodation to meet identified need.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	+	+	+	May give rise to objections due to location adjacent to main road through which car users approach Keynsham from the east, but location away from main residential area is likely to promote more cohesive communities through provision of a site in a sustainable location.		
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	Provision of permanent pitches at this location may assist social integration through the provision of a site in this sustainable location close to residential areas.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	+	+	+	The development of land away from the main residential area is likely to reduce fear of crime.		
Ob. 5 Access to business,	1. Will there be access to	+	+	+	Access to primary & secondary education, adult learning and		

GT.14 Land near Ellsbridge House, Keynsham, BS31 1TL

<p>employment and skills opportunities</p>	<p>educational and training opportunities?</p> <p>2. Give all sectors of the community access to work opportunities, paid or unpaid?</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>on main transport route for Bath and Bristol FE/HE centres.</p> <p>Close proximity to Keynsham employment centre and on Bath- Bristol – economic corridor.</p>		
<p>Ob. 6 Promoting sustainable construction and efficient use of resources</p>	<p>1. Promote development that demonstrates sustainable construction principles?</p> <p>2. Promote waste management and resource efficiency?</p>	<p>+</p> <p>+</p>	<p>+</p> <p>+</p>	<p>+</p> <p>+</p>	<p>Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.</p> <p>Site is well located in relation to existing waste recycling services in a residential area, though there is likely to be difficulties in waste collection vehicles accessing the site.</p>		
<p>Ob. 7 Promoting access to sustainable transport</p>	<p>1. Make public transport, cycling and walking easier and more attractive?</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is well located adjacent to a main highway. This site would make the use of public transport, cycling and walking easier and more</p>		

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	2. Reduce the need/desire to travel by car?	+	+	+	attractive. The site is well located which would likely reduce the need / desire to travel by car.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this currently well screened green space would adversely impact on the townscape by the introduction of additional development at this location.	Site screening would be necessary to mitigate against impact of removing existing tree coverage. Recommend landscape impact assessment is conducted to assess potential for mitigation. To require further investigation to assess the impact on the neighbouring Listed Building.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	--	--	--	The development of this site would have an adverse impact on this objective due to the development of a parcel of green space which partially screens the neighbouring developments.		
	3. Maintain and enhance cultural and historical assets?	-	-	-	The development of this site would impact negatively on the setting of the neighbouring Listed Building.		
Ob. 9 Encourage and protect habitats and	1. Protect and enhance habitats and species (taking account of	-	-	-	Habitat features have been identified on this site for retention and protection. Bat activity surveys are also noted	Condition of allocation to require bat survey to identify if development would	

GT.14 Land near Ellsbridge House, Keynsham, BS31 1TL

biodiversity (taking account of climate change)	climate change)?				as being required in the event of the site being allocated for development.	impact on protected species.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution, particularly in this location adjacent to a busy highway.	Condition of allocation for sensitive site design to consider impact of additional pollution sources and impact of existing pollutants on site residents.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	-/+	-/+	-/+	Site is adjacent to Flood Zone 2 but with remediation works could reduce vulnerability of residents / neighbouring site to flood risk.	Condition of allocation to require the works to protect the land from flood risk and to mitigate impact of development.	

GT.14 Land near Ellsbridge House, Keynsham, BS31 1TL

Overall Commentary:	<p>This site option identifies more positive impacts on the Sustainability Appraisal objectives than negative. The negative impacts identified in relation to the development of this site would arise from the development of a site currently providing a clear landscaped edge to the highway and built environment boundary, and in removing the existing mature trees on site and introducing additional sources of pollution at this location.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has very good access to local services and facilities.</p> <p>Objective 2 – the site has good access to local health services which would have a significant positive benefit for site residents in the long term.</p> <p>Objective 3 –the allocation of this land would not meet all needs, but could potentially meet a need for a small scale site in an urban location. The site also has the potential to deliver affordable accommodation.</p> <p>Objective 4 – the site may improve community cohesion and social integration due to its location set apart from the existing residential properties.</p> <p>Objective 5 – the site is well located for access to local education, skills and employment opportunities. This would have long term benefits for site residents.</p> <p>Objective 6 – this site offers the scope to demonstrate sustainable construction principles. The site is also very well located for connection to existing waste management services.</p> <p>Objective 7 – the site has very good access to the highway, which is unlikely to reduce the desire to travel by car.</p> <p>Objective 8 – the development of this prominent green space is considered to have a negative impact on the townscape, and impact on the setting of the neighbouring Listed Building.</p> <p>Objective 9 –habitat features have been identified on this site which would require protection.</p> <p>Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 8 – condition of allocation to require landscape impact assessment and mitigation works. Also to require further</p>
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GT.14 Land near Ellsbridge House, Keynsham, BS31 1TL

investigation to assess the impact on the neighbouring Listed Building.

Objective 9 – existing mature trees should be retained as a condition of allocation. Also to require a protected species survey.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Objective 11 – condition of allocation to require the works to protect the land from flood risk and to mitigate impact of development.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

GT.15 Land at the Drive, Stanton Drew, BS39 4DQ

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GT.15 Land at the Drive, Stanton Drew, BS39 4DQ							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	-	-	-	Very poor access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	The site has good access to health facilities which would be retained in the long term.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for medium scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

GT.15 Land at the Drive, Stanton Drew, BS39 4DQ

	a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	The site is in a sustainable location but would be very prominent in the context of the surrounding built environment. Development at this location is highly likely to give rise to conflict and social tension. The use of this site may also be rejected by Gypsies and Travellers which may reduce trust in the Council. Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension. Development of this small scale site in such a prominent location may increase fear of crime, including against site residents, as the site is in a very exposed location.	No recommendations as screening at this location would likely only serve to isolate site residents from neighbouring properties, and exacerbate social exclusion. This would also fail to resolve the issue of overlooking and so residual significant impacts would remain. Recommendations for sensitive site design including 'Secured by Design' would be unlikely to quell negative perceptions of development at this location. No recommendations are appropriate.	
	2. Reduce social exclusion through provision of authorised sites?	--	--	--			
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	--	--	--			
Ob. 5 Access to business,	1. Will there be access to	--	--	--	Very poor access to education and training with poor public	Recommend that the site be required to	

GT.15 Land at the Drive, Stanton Drew, BS39 4DQ

employment and skills opportunities	educational and training opportunities? 2. Give all sectors of the community access to work opportunities, paid or unpaid?	--	--	--	transport. Some distance from employment centres and very little job opportunity in the Chew Valley.	provide at link to Avon Consortium Traveller Education Service (ACTES) to mitigate negative impact. Existing employment opportunities may not reflect preferred employment of Gypsies / Travellers which may reduce the need for mitigation.	
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles? 2. Promote waste management and resource efficiency?	+ ++	+ ++	+ ++	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site. Site well located in relation to existing waste recycling services in a residential area.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	--	--	--	Very poor access to local services and facilities would be unlikely to make public transport, cycling and walking more attractive.	No recommendations.	

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	2. Reduce the need/desire to travel by car?	--	--	--	The site is in an unsustainable location, increasing the need to travel by car.	No recommendations.	
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this area of open green space would adversely impact on the landscape.	Sensitive site design and potentially introduction of additional screening to mitigate against this impact. To require further investigation to assess the impact on any local historical or cultural assets.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	-	-	-	The development of this site would have an adverse impact on this objective due to the development of a prominent parcel of open green space, failing to value the local distinctiveness.		
	3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain	Uncertain.		
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	No issues have been identified on this site. Habitat regulations to consider against the need to develop for residential accommodation.		

GT.15 Land at the Drive, Stanton Drew, BS39 4DQ

Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.15 Land at the Drive, Stanton Drew, BS39 4DQ

Overall Commentary:	<p>This site option identifies negative impacts on the majority of Sustainability Appraisal objectives. Those negative impacts identified would arise from the development of an area of open space, prominently located on a sloping site adjacent to a residential area which would give rise to significant negative social impacts.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has very poor access to local services and facilities.</p> <p>Objective 2 – the site has good access to local health services which would have a significant positive benefit for site residents in the long term.</p> <p>Objective 3 –the allocation of this land would not meet all needs, but could potentially meet a need for a small scale site. The site also has the potential to deliver affordable accommodation.</p> <p>Objective 4 – the site would not improve community cohesion and social integration due to its location. This is significantly more likely to increase the potential for community conflict and tension, particularly due to its location at the boundary of this small settlement.</p> <p>Objective 5 – the site has poor access to primary education, and poor access to other educational, skills and employment opportunities made more difficult by poor availability of public transport options.</p> <p>Objective 6 – this site offers some scope to demonstrate sustainable construction principles. The site is likely to be able to connect to existing waste management collections serving the neighbouring residential properties.</p> <p>Objective 7 – the site has very poor access to public transport options which is unlikely to reduce the need / desire to travel by car.</p> <p>Objective 8 – the development of this greenfield location is considered to have a negative impact on the landscape.</p> <p>Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 5 – site required to link with Avon Consortium Traveller Education Service (ACTES) to mitigate negative impact.</p> <p>Objective 8 – condition of allocation for sensitive site design and additional screening. To also require further investigation to assess impacts on local historical or cultural assets.</p> <p>Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.</p>
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GT.15 Land at the Drive, Stanton Drew, BS39 4DQ

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

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GT.16 Braysdown Depot, Braysdown Lane, BA2 8LL							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	--	--	--	Poor access to local services and facilities. Large site would isolate families.	Recommend that the site be required to establish link to Avon Consortium Traveller Education Service (ACTES) to mitigate negative impact.	
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	--	--	--	Very poor access to local health facilities which would not improve access for Travellers over the short-long term.	Site allocation should require formal links to be made with local GP to ensure long-term access.	
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site.		
	2. Help make accommodation affordable for all sectors of the	+	+	+	May not be able to provide a range of tenures, but could be made affordable.	Condition of allocation to make provision for affordable	

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	community by allocating sites for a range of tenures?					accommodation to meet identified need.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	-	-	-	Site is not in a sustainable location, and unlikely to promote stronger more cohesive communities.		
	2. Reduce social exclusion through provision of authorised sites?	--	--	--	Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.	Sensitive site design to include 'Secured by Design' (or similar) would be helpful in reducing potential for social conflict and so improving potential for social integration. Would also assist with fear of crime for both site and neighbouring residents.	
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	Uncertain	Uncertain	Uncertain	Uncertain if this would reduce fear of crime due to the location to the rear of existing residential properties.		
Ob. 5 Access to business, employment and skills	1. Will there be access to educational and training	-	-	-	Mid distance to local centres and education sites, but poorly connected to public transport which would not	Recommend that the site be required to provide at link to Avon Consortium	

GT.16 Braysdown Depot, Braysdown Lane, BA2 8LL

opportunities	opportunities? 2. Give all sectors of the community access to work opportunities, paid or unpaid?	--	--	--	improve access to educational and training opportunities. Poorly connected and little job opportunity in Somer Valley.	Traveller Education Service (ACTES) to mitigate negative impact. Existing employment opportunities may not reflect preferred employment of Gypsies / Travellers which may reduce the need for mitigation.	
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles? 2. Promote waste management and resource efficiency?	+	+	+	The redevelopment of this brownfield land offers the scope to demonstrate sustainable construction principles. Site well located in relation to existing waste recycling services in a residential area.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive? 2. Reduce the	--	--	--	Very poor access to local services and facilities would be unlikely to make public transport, cycling and walking more attractive. The site is in an unsustainable	No recommendations. No	

GT.16 Braysdown Depot, Braysdown Lane, BA2 8LL

	need/desire to travel by car?				location, increasing the need to travel by car.	recommendations.	
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	-/+	-/+	-/+	The impact of the redevelopment of this brownfield land for residential development is not considered to be significant, due to its current commercial use. Would increase diversity and protect rural ways of life for Travellers. Uncertain.	To require further investigation to assess the impact on any local historical or cultural assets.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	+	+	+			
	3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain			
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	No issues have been identified for this location.		
Ob. 10 Reduce land, water, air,	1. Minimise land, water, air, light	-	-	-	Development of greenfield site would not minimise	Condition of allocation for	

GT.16 Braysdown Depot, Braysdown Lane, BA2 8LL

light and noise pollution	and noise pollution?				pollution, though its use for residential would require remediation of existing sources of pollution from current use.	sensitive site design to consider impact of additional pollution sources and to require site remediation works.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.16 Braysdown Depot, Braysdown Lane, BA2 8LL

Overall Commentary:	<p>This site option identifies negative impacts on the majority of Sustainability Appraisal objectives. Those negative impacts identified would arise from the development of a site in an unsustainable location, with poor access to local services and facilities, including opportunities for employment and skills learning.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has very poor access to local services and facilities.</p> <p>Objective 2 – the site has very poor access to local health services which would have ongoing negative impacts for site residents.</p> <p>Objective 3 – the allocation of this land would not meet all needs, but could potentially meet the need for a small scale site, and particularly presents an opportunity for a Travelling Showmen’s yard. The site also has the potential to deliver affordable accommodation.</p> <p>Objective 4 – the site would not improve community cohesion and social integration due to its location. This is significantly more likely to increase the potential for community conflict and tension.</p> <p>Objective 5 – the site has poor access to primary education, and poor access to other educational, skills and employment opportunities made more difficult by poor availability of public transport options.</p> <p>Objective 6 – this site offers some scope to demonstrate sustainable construction principles. The site is likely to be able to connect to existing waste management collections serving the neighbouring residential properties.</p> <p>Objective 7 – the site has very poor access to public transport options which is unlikely to reduce the need / desire to travel by car.</p> <p>Objective 8 – the development of this site would protect and value the rural ways of life by making available a site in a rural location.</p> <p>Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from the introduction of new sources of pollution.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 1 – condition of allocation to require link to Avon Consortium Traveller Education Service (ACTES) to be established.</p> <p>Objective 2 – condition of allocation to require link with local GP to be established.</p> <p>Objective 4 – condition of allocation to require sensitive site design (including ‘Secured by Design’ or similar).</p> <p>Objective 5 – condition of allocation to establish link to Avon Consortium Traveller Education Service (ACTES).</p> <p>Objective 8 – condition of allocation to require further investigation to assess impacts on local historical or cultural assets.</p>
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GT.16 Braysdown Depot, Braysdown Lane, BA2 8LL

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

GT.17 Newbridge Marina and Caravan Park, BA1 3JT

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GT.17 Newbridge Marina and Caravan Park, BA1 3JT							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	+	+	+	Reasonable access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	Reasonable access to local health facilities.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community? 2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for small scale site. May not be able to provide a range of tenures, but could be made affordable.	Condition of allocation to make provision for affordable accommodation to meet identified need.	

GT.17 Newbridge Marina and Caravan Park, BA1 3JT

	a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	++	++	++	May give rise to objections due to removal of existing tourist accommodation but is likely to promote more cohesive communities through provision of a site in a sustainable location by the use of a site with existing facilities.	No recommendations.	
	2. Reduce social exclusion through provision of authorised sites?	++	++	++	Provision of pitch on a site already used for accommodation with caravans in an urban area is likely to reduce social exclusion.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	Uncertain	Uncertain	Uncertain	The impact of the use of an existing caravan site for residential accommodation for Gypsies and Travellers is uncertain.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	++	++	++	Well situated to the City and FE (Further Education) provision as well as local school, with ample public transport network		
	2. Give all sectors of the community	++	++	++	Close proximity to City and		

GT.17 Newbridge Marina and Caravan Park, BA1 3JT

	access to work opportunities, paid or unpaid?				B&NES major employment site, with ample public transport network – on main Bath, Keynsham, and Bristol Economic Corridor. The change of use to residential accommodation would remove the existing employment generated by that site, but does introduce the potential for introducing business use to the site.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.		
	2. Promote waste management and resource efficiency?	++	++	++	Site is very well located in relation to existing waste recycling services in a residential area.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	++	++	++	The site is very well located. This site would make the use of public transport, cycling and walking easier and more attractive.		
	2. Reduce the	++	++	++	The site is very well located		

GT.17 Newbridge Marina and Caravan Park, BA1 3JT

	need/desire to travel by car?				which would likely reduce the need / desire to travel by car.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	++	++	++	The site is in existing use for tourist accommodation with caravans. Redevelopment for Gypsy / Traveller pitches would protect the townscape.	To require further investigation to assess the impact on any local historical or cultural assets.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	+	+	+	The allocation of this site would diversify the local land uses.		
	3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain	Uncertain.		
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	River corridor would need protection but otherwise no features identified requiring protection.		
Ob. 10 Reduce land, water, air,	1. Minimise land, water, air, light	+	+	+	The use of this site for Gypsy / Traveller pitches would reduce		

GT.17 Newbridge Marina and Caravan Park, BA1 3JT

light and noise pollution	and noise pollution?				the requirement to allocate additional land, introducing pollution to other areas of the District. The reuse of this site would likely not introduce significant new sources of pollution at this location.		
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	-	-	-	The site is partly covered by Flood Zones 2/3 which would not reduce vulnerability to flood risk.	Condition of allocation to require the part of the site covered by Flood Zones 2/3 designation to not be developed, and protected from impacts of development.	

GT.17 Newbridge Marina and Caravan Park, BA1 3JT

Overall Commentary:	<p>The matrix identifies a majority of significant positive impacts arising from the allocation of this land for permanent residential use. The sole negative impact identified in the matrix is that the site is partly covered by Flood Zones 2 and 3 which would not reduce vulnerability to flood risk. Mitigation of this impact is however noted, by directing development away from those areas at risk.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has very good access to local services and facilities which would be retained in the long term for the household occupying the pitch(es).</p> <p>Objective 2 – the site has very good access to local health services which would ensure continued access in the long term for site residents.</p> <p>Objective 3 – the large scale of this site would not deliver all of the travelling community’s needs, but would assist in the delivery of a significant proportion of that need. The scale of the site and proposed pitch allocation would also improve the scope to deliver a proportion of affordable accommodation. This would be a significant benefit of the site delivery.</p> <p>Objective 4 – a particularly significant positive impact is noted against this objective. The allocation of this site would have a significant positive impact on promoting safer, stronger, more vibrant and cohesive communities through the change of use of an existing caravan park to a permanent residential site, reducing the need to allocate land elsewhere.</p> <p>Objective 5 – the site benefits from good access to educational and training opportunities, including to Further Education. It also benefits from good access to work opportunities in local areas.</p> <p>Objective 6 – the continued use of this site for permanent residential occupation would make good use of already developed land with existing access to waste management services.</p> <p>Objective 7 – the site has very good access to public transport options which is likely to reduce the need / desire to travel by car.</p> <p>Objective 8 – significant positive impact is identified for protecting and enhancing the townscape and in diversifying land use.</p> <p>Objective 10 –pollution would be minimised through the reuse of this site which is already in use as a caravan park.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 8 – condition of allocation to require further investigation to assess impacts on local historical or cultural assets.</p>
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GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ

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GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	+	+	+	Reasonable access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	Reasonable access to local health facilities.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site offers the scope to meet a significant level of the identified need on a large scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	Is likely to be able to provide a range of tenures due to the scale of the site.		

GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ

	a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	+	+	+	May give rise to objections due to development of a prominent area of open space but is likely to promote more cohesive communities through provision of a site in a sustainable location.		
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	The provision of a site on land not immediately adjacent to existing residential properties may improve social integration.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	-	-	-/+	Location separate from existing residential area may increase fear of crime due to lack of integration, though this is likely to reduce over time.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	+	+	+	Close proximity to education provision and public transport network.		
	2. Give all sectors	+	+	+	Close proximity to main		

GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ

	of the community access to work opportunities, paid or unpaid?				employment sites in the city and public transport network. The site is however slightly more isolated than other city locations.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.		
	2. Promote waste management and resource efficiency?	+	+	+	Site well located in relation to existing waste recycling services in a residential area, though access for large vehicles would have to be accommodated through alterations to the highway.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	-	-	-	Poor access to local services and facilities would be unlikely to make public transport, cycling and walking more attractive.		
	2. Reduce the need/desire to travel by car?	-	-	-	The site is in an unsustainable location, increasing the need to travel by car.		

GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ

Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this prominent open green space would adversely impact on the townscape and landscape.	Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue due to the prominent site location overlooked by neighbouring properties and its prominence in the wider landscape. Residual significant impacts would remain that are unlikely to be resolved. To require further investigation to assess the impact on any local historical or cultural assets.
	2. Value and protect diversity and local distinctiveness including rural ways of life?	+	+	+	Development of this site would increase diversity and protect rural ways of life for Travellers.	
	3. Maintain and enhance cultural and historical assets?	--	--	--	The setting of the Bath World Heritage Site is at risk from development in this prominent location.	
Ob. 9 Encourage and	1. Protect and enhance habitats	-/+	-/+	-/+	The site is adjacent to land designated an SNCI.	Sensitive site design and mitigation works

GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ

protect habitats and biodiversity (taking account of climate change)	and species (taking account of climate change)?				Development at this location may have an adverse impact on the neighbouring protected land.	would likely be required to make this site acceptable for residential development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution, particularly in this prominent location.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ

Overall Commentary:	<p>This site raises a majority of significant positive impacts against the sustainability appraisal objectives, due in large part to the site's location adjacent to the city boundary, with reasonable access to local services, facilities and public transport. The development of this greenfield land would however likely give rise to further social exclusion and tension with the settled community, due to the significant impact of development on open countryside.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has reasonable access to local services and facilities. Objective 2 – the site has reasonable access to local health services. Objective 3 – the site would meet a significant level of the identified need and offers the scope to provide a range of tenures. Objective 4 – the allocation of this site would very likely give rise to social tension and conflict due to its isolated location, despite the allocation of land in a sustainable location. Objective 5 – the site has good access to educational and employment opportunities. Objective 6 – the development of a greenfield site provides the scope to demonstrate sustainable construction principles. The site is also likely to be able to connect to existing waste management services serving neighbouring residential properties. Objective 7 – the site's location would likely have a significant negative impact on the aim to promote access to sustainable transport. Objective 8 – development at this location would have a negative impact on the landscape, and on the setting of the World Heritage Site. Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 8 – condition of allocation to require further investigation to assess impacts on local historical or cultural assets. Objective 9 – sensitive site design and mitigation works would likely be required to make this site acceptable for residential development. Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.</p>
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GT.18 Agricultural land adjacent to Haycombe Cemetery, BA2 2RQ

	<p>Enhancement measures identified for this site include:</p> <p>Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.</p>
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GT.19 Pennyquick land to south, BA2 1RG

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GT.19 Pennyquick land to south, BA2 1RG							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	+	+	+	Reasonable access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	Reasonable access to local health facilities.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site offers the scope to meet a significant level of the identified need on a large scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for	+	+	+	Is likely to be able to provide a range of tenures due to the scale of the site.		

GT.19 Pennyquick land to south, BA2 1RG

	a range of tenures?						
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	+	+	+	May give rise to objections due to development of a prominent area of open space but is likely to promote more cohesive communities through provision of a site in a sustainable location.		
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	The provision of a site on land not immediately adjacent to existing residential properties may improve social integration.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	-	-	-/+	Location separate from existing residential area may increase fear of crime due to lack of integration, though this is likely to reduce over time.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	+	+	+	Close proximity to education provision and public transport network		
	2. Give all sectors of the community	+	+	+	Close proximity to main employment sites in the city		

GT.19 Pennyquick land to south, BA2 1RG

	access to work opportunities, paid or unpaid?				provision and public transport network, however the site is slightly more isolated than other city locations.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.		
	2. Promote waste management and resource efficiency?	+	+	+	Site well located in relation to existing waste recycling services in a residential area, though access for large vehicles would have to be accommodated through alterations to the highway.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	-	-	-	Poor access to local services and facilities would be unlikely to make public transport, cycling and walking more attractive.		
	2. Reduce the need/desire to travel by car?	-	-	-	The site is in an unsustainable location, increasing the need to travel by car.		
Ob. 8 Protect and enhance	1. Protect and enhance	--	--	--	Development of this prominent open green space	Sensitive site screening would be a	

GT.19 Pennyquick land to south, BA2 1RG

<p>the district's distinct historic, environmental and cultural assets</p>	<p>landscape and townscape?</p> <p>2. Value and protect diversity and local distinctiveness including rural ways of life?</p> <p>3. Maintain and enhance cultural and historical assets?</p>	<p>+</p> <p>--</p>	<p>+</p> <p>--</p>	<p>+</p> <p>--</p>	<p>would adversely impact on the townscape and landscape.</p> <p>Development of this site would increase diversity and protect rural ways of life for Travellers.</p> <p>The setting of the Bath World Heritage Site is at risk from development in this prominent location.</p>	<p>condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue due to the prominent site location overlooked by neighbouring properties and its prominence in the wider landscape. Residual significant impacts would remain that are unlikely to be resolved.</p> <p>To require further investigation to assess the impact on WHS.</p>	
<p>Ob. 9 Encourage and protect habitats and biodiversity (taking account</p>	<p>1. Protect and enhance habitats and species (taking account of climate change)?</p>	<p>-/+</p>	<p>-/+</p>	<p>-/+</p>	<p>The site is adjacent to land designated an SNCI. Development at this location may have an adverse impact on the neighbouring protected land.</p>	<p>Sensitive site design and mitigation works would likely be required to make this site acceptable for residential</p>	

GT.19 Pennyquick land to south, BA2 1RG

of climate change						development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution, particularly in this prominent location.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

GT.19 Pennyquick land to south, BA2 1RG

Overall Commentary:	<p>This site raises a majority of significant positive impacts against the sustainability appraisal objectives, due in large part to the site's location adjacent to the city boundary, with reasonable access to local services, facilities and public transport. The development of this greenfield land would however likely give rise to further social exclusion and tension with the settled community, due to the significant impact of development on open countryside.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has reasonable access to local services and facilities. Objective 2 – the site has reasonable access to local health services. Objective 3 – the site would meet a significant level of the identified need and offers the scope to provide a range of tenures. Objective 4 – the allocation of this site would very likely give rise to social tension and conflict due to its isolated location, despite the allocation of land in a sustainable location. Objective 5 – the site has good access to educational and employment opportunities. Objective 6 – the development of a greenfield site provides the scope to demonstrate sustainable construction principles. The site is also likely to be able to connect to existing waste management services serving neighbouring residential properties. Objective 7 – the site's location would likely have a significant negative impact on the aim to promote access to sustainable transport. Objective 8 – development at this location would have a negative impact on the landscape, and on the setting of the World Heritage Site. Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 8 – condition of allocation to require further investigation to assess impacts on local historical or cultural assets. Objective 9 – sensitive site design and mitigation works would likely be required to make this site acceptable for residential development. Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.</p> <p>Enhancement measures identified for this site include:</p>
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GT.19 Pennyquick land to south, BA2 1RG



Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

GT.20 Land north of Kelston Road, BA1 9AB

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GT.20 Land north of Kelston Road, BA1 9AB							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	+	+	+	Reasonable access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	Reasonable access to local health facilities.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site offers the scope to meet a significant level of the identified need on a large scale site.		
	2. Help make accommodation affordable for all sectors of the	+	+	+	Is likely to be able to provide a range of tenures due to the scale of the site.	Condition of allocation to make provision for affordable	

GT.20 Land north of Kelston Road, BA1 9AB

	community by allocating sites for a range of tenures?					accommodation to meet identified need.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	+	+	+	May give rise to objections due to development of a prominent area of open space but is likely to promote more cohesive communities through provision of a site in a sustainable location.		
	2. Reduce social exclusion through provision of authorised sites?	+	+	+	The provision of a site on land not immediately adjacent to existing residential properties may improve social integration.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	Uncertain	Uncertain	Uncertain	Location separate from existing residential area and adjacent to the Oldfield School may increase fear of crime for both site and neighbouring residents due to lack of integration.	Sensitive site design to include 'Secured by Design' (or similar) would be helpful in reducing potential for social conflict and so improving potential for social integration. Would also assist with fear of crime for	

GT.20 Land north of Kelston Road, BA1 9AB

						site residents and neighbouring land use (school).	
Ob. 5 Access to business, employment and skills opportunities	<p>1. Will there be access to educational and training opportunities?</p> <p>2. Give all sectors of the community access to work opportunities, paid or unpaid?</p>	+	+	+	<p>Close proximity to education provision and public transport network</p> <p>Close proximity to main employment sites in the city provision and public transport network, however the site is slightly more isolated than other city locations.</p>		
Ob. 6 Promoting sustainable construction and efficient use of resources	<p>1. Promote development that demonstrates sustainable construction principles?</p> <p>2. Promote waste management and resource efficiency?</p>	+	+	+	<p>Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.</p> <p>Site well located in relation to existing waste recycling services in a residential area.</p>		
Ob. 7 Promoting	1. Make public transport, cycling	++	++	++	The site is very well located. This site would make the use		

GT.20 Land north of Kelston Road, BA1 9AB

<p>access to sustainable transport</p>	<p>and walking easier and more attractive?</p> <p>2. Reduce the need/desire to travel by car?</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>of public transport, cycling and walking easier and more attractive.</p> <p>The site is very well located which would likely reduce the need to travel by car, though it may not reduce the desire.</p>		
<p>Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets</p>	<p>1. Protect and enhance landscape and townscape?</p> <p>2. Value and protect diversity and local distinctiveness including rural ways of life?</p> <p>3. Maintain and enhance cultural and historical assets?</p>	<p>-</p> <p>-/+</p> <p>--</p>	<p>-</p> <p>-/+</p> <p>--</p>	<p>-</p> <p>-/+</p> <p>--</p>	<p>Development of greenfield site would not enhance the landscape and townscape, though the site could be seen as a continuation of the built environment at this location.</p> <p>Moderate adverse impact on local diversity and distinctiveness, as protected landscape, though it would protect the rural ways of life.</p> <p>The development of this site would have an adverse impact on the setting of the World Heritage Site due to the extension of the built environment outside the City boundary.</p>	<p>To require further investigation to assess the impact on WHS.</p>	

GT.20 Land north of Kelston Road, BA1 9AB

<p>Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)</p>	<p>1. Protect and enhance habitats and species (taking account of climate change)?</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is designated an SNCI. Development at this location would have very significant adverse impact on this protected habitat.</p>	<p>Mitigation, including sensitive site design and potential enhancement works to adjoining areas of the SNCI would be required to make this site acceptable for residential development.</p>	
<p>Ob. 10 Reduce land, water, air, light and noise pollution</p>	<p>1. Minimise land, water, air, light and noise pollution?</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Development of greenfield site would not minimise pollution, particularly in this prominent location.</p>	<p>Condition of allocation for sensitive site design to consider impact of additional pollution sources.</p>	
<p>Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Not applicable as site is not in a flood risk area.</p>		

GT.20 Land north of Kelston Road, BA1 9AB

Overall Commentary:

This site raises a majority of significant positive impacts against the sustainability appraisal objectives, due in large part to the site's location adjacent to the city boundary, with reasonable access to local services, facilities and public transport. The development of this greenfield land would however likely give rise to further social exclusion and tension with the settled community, due to the significant impact of development on open countryside.

The significant impacts identified for this land are:

Objective 1 – the site has reasonable access to local services and facilities.

Objective 2 – the site has reasonable access to local health services.

Objective 3 – the site would meet a significant level of the identified need and offers the scope to provide a range of tenures.

Objective 4 – the allocation of this site would contribute towards creating more cohesive communities by developing a site in a sustainable location. Its location away from residential properties would assist with this due to enabling peaceful integration.

Objective 5 – the site has good access to education, skills and employment opportunities.

Objective 6 – the development of a greenfield site provides the scope to demonstrate sustainable construction principles. The site is also likely to be able to connect to existing waste management services serving the surrounding area.

Objective 7 – the site has very good access to public transport options which is likely to reduce the need / desire to travel by car.

Objective 8 – development at this location would have a negative impact on the landscape, including on the setting of the World Heritage Site.

Objective 9 – the site is covered by a habitat designation which would likely be significantly affected by any development of this site.

Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.

Mitigation measures identified for this site include:

Objective 4 – condition of allocation to require sensitive site design (including 'Secured by Design' or similar).

Objective 8 – condition of allocation to further investigate to assess impacts on World Heritage Site.

Objective 9 – mitigation works including sensitive site design and potential enhancement works to adjoining areas of the SNCI would be required to make this site acceptable for residential development.

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Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

GT.21 Springfield park / Meare Road open space, BA2 5PX

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GT.21 Springfield park / Meare Road open space, BA2 5PX							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	--	--	--	Very poor access to local services and facilities. Large site would isolate families.	Recommend that the site be required to establish link to Avon Consortium Traveller Education Service (ACTES) to mitigate some of the identified negative impact.	
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	--	--	--	Very poor access to local health facilities which would not improve access for Travellers over the short to long term.	Site allocation should require formal links to be made with local GP to ensure long-term access.	
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	The ability to provide large site is reduced by the sloping nature of the site. The site would not meet need of all sectors of travelling community but would meet need of household(s) for small / medium scale site.		
	2. Help make	+	+	+			

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	accommodation affordable for all sectors of the community by allocating sites for a range of tenures?				May not be able to provide a range of tenures, but could be made affordable.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	The site is not in a sustainable location and would be very prominent in the context of the surrounding built environment. Development at this location is highly likely to give rise to conflict and social tension.	No recommendations as screening at this location would likely only serve to isolate site residents from neighbouring properties, and exacerbate social exclusion. This would also fail to resolve the issue of overlooking and so residual significant impacts would remain. Recommendations for sensitive site design including 'Secured by Design' would be unlikely to quell negative	
	2. Reduce social exclusion through provision of authorised sites?	--	--	--	Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	--	--	--	Development of this large scale site in such a prominent location may increase fear of crime, including against site residents, as the site is in an exposed location.		

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						perceptions of development at this location. No recommendations are appropriate.	
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	++	++	++	Well situated to the City and FE (Further Education) provision as well as local school, with ample public transport network		
	2. Give all sectors of the community access to work opportunities, paid or unpaid?	++	++	++	Close proximity to City and B&NES/ City major employment site, with ample public transport network.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.		
	2. Promote waste management and resource efficiency?	++	++	++	Site is very well located in relation to existing waste recycling services in a residential area.		

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Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	--	--	--	Very poor access to local services and facilities would be unlikely to make public transport, cycling and walking more attractive.	No recommendations.	
	2. Reduce the need/desire to travel by car?	--	--	--	The site is in an unsustainable location, increasing the need to travel by car.	No recommendations.	
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this large and prominent greenfield site would not enhance the townscape.	Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue due to the prominent site location overlooking neighbouring properties. Residual significant impacts would remain that are unlikely to be resolved.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	--	--	--	The development of this site would have a significant adverse impact on local distinctiveness, as the landscape is protected by a national designation (AONB).		
	3. Maintain and enhance cultural and historical assets?	--	--	--	The development of this site would have an adverse impact on the World Heritage Site due to the extension of the built environment at this greenfield location.		

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						To require further investigation to assess the impact on WHS.	
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-	-	-	The site is designated an SNCI. Development at this location would have very significant adverse impact on this protected habitat.	Mitigation works, including sensitive site design and potential enhancement works to adjoining areas of the SNCI would be required to make this site acceptable for residential development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution, particularly in this prominent location.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

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Overall Commentary:	<p>This site raises a majority of significant negative impacts against the sustainability appraisal objectives, due in large part to the site's unsustainable location, and its likely significant impact on the AONB. The development of this greenfield land would likely give rise to further social exclusion and tension with the settled community, due to the significant impact of development on open countryside and existing playspace.</p> <p>The significant impacts identified for this land are:</p> <p>Objective 1 – the site has very poor access to local services and facilities which would have an ongoing negative impact on site residents.</p> <p>Objective 2 – the site has very poor access to local health services which would likely have significant ongoing negative impacts on site residents.</p> <p>Objective 3 – the site would meet a significant level of the identified need and offers the scope to provide a range of tenures.</p> <p>Objective 4 – the allocation of this site would not contribute towards creating more cohesive communities by developing a site in an unsustainable location. Its location adjacent to existing residential properties would likely cause social tension and conflict.</p> <p>Objective 5 – the site has very good access to education, skills and employment opportunities.</p> <p>Objective 6 – the development of a greenfield site provides the scope to demonstrate sustainable construction principles. The site is also likely to be able to connect to existing waste management services serving the surrounding area.</p> <p>Objective 7 – the site has very poor access to public transport options which would not reduce the need / desire to travel by car.</p> <p>Objective 8 – development at this location would have a significant, negative impact on the landscape, including on the setting of the World Heritage Site and the AONB.</p> <p>Objective 9 – the site is covered by a habitat designation which would likely be significantly affected by any development of this site.</p> <p>Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.</p> <p>Mitigation measures identified for this site include:</p> <p>Objective 1 – condition of allocation to require link to Avon Consortium Traveller Education Service (ACTES) to be established.</p>
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Objective 2 – condition of allocation to require link with local GP to be established.

Objective 9 – mitigation works would be required to make this site acceptable for residential development.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

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GT.22 Land at Charlcombe Way, BA1 6JZ							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	+	+	+	Reasonable access to local services and facilities.		
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	+	+	+	Reasonable access to local health facilities.		
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	+	+	+	Site would not meet need of all sectors of travelling community but would meet need of household(s) for large scale site.	Condition of allocation to make provision for affordable accommodation to meet identified need.	
	2. Help make accommodation affordable for all sectors of the community by allocating sites for a range of tenures?	+	+	+	May not be able to provide a range of tenures, but could be made affordable.		

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Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	-	-	-	The site is in a sustainable location but would be very prominent in the context of the surrounding built environment. Development at this location is highly likely to give rise to conflict and social tension.		
	2. Reduce social exclusion through provision of authorised sites?	-	-	-	Development of this site is highly likely to give rise to further social exclusion through likely increase in conflict and social tension.		
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	-	-	-	Development of this large scale site in such a prominent location may increase fear of crime, including against site residents, as the site is in an exposed location.		
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	+	+	+	Well situated to the City and FE (Further Education) provision as well as local school, with ample public transport network		
	2. Give all sectors of the community access to work opportunities, paid or unpaid?	+	+	+	Close proximity to City and B&NES/ City major employment site, with ample public transport network, however the site is slightly		

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					more remote than other city sites.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site.		
	2. Promote waste management and resource efficiency?	++	++	++	Site is very well located in relation to existing waste recycling services in a residential area.		
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	+	+	+	The site is well located. This site would make the use of public transport, cycling and walking easier and more attractive.		
	2. Reduce the need/desire to travel by car?	-	-	-	The site is unlikely to reduce the need / desire to travel by car.		
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this large and prominent greenfield site would not enhance the landscape.	Sensitive site screening would be a condition of allocation to ensure the impact of development is not significantly negative, but is not considered likely to resolve this issue due to the prominent site	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	--	--	--	The development of this site would have a significant adverse impact on local distinctiveness, as the landscape is protected by a national designation (AONB).		

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	3. Maintain and enhance cultural and historical assets?	--	--	--	The development of this site would have an adverse impact on the World Heritage Site due to the extension of the built environment at this greenfield location.	location heavily overlooked by neighbouring properties. Residual significant impacts would remain that are unlikely to be resolved. To require further investigation to assess the impact on WHS.	
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	--	--	--	The site is designated an SNCI. Development at this location would have very significant adverse impact on these protected habitats.	Mitigation works, including sensitive site design and potential enhancement works to adjoining areas of the SNCI would be required to make this site acceptable for residential development.	
Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution, particularly in this prominent location.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage	1. Reduce vulnerability to, and manage flood	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

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flood risk (taking account of climate change)	risk (taking account of climate change)?						
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GT.22 Land at Charlcombe Way, BA1 6JZ

Overall Commentary:

This site raises both significant negative and positive impacts against the sustainability appraisal objectives. The negative impacts arise from the site's location within the AONB and likely very significant impact on community cohesion due to the prominence of the site in the landscape.

The significant impacts identified for this land are:

Objective 1 – the site has reasonable access to local services and facilities.

Objective 2 – the site has reasonable access to local health services.

Objective 3 – the site would meet a significant level of the identified need and offers the scope to provide a range of tenures.

Objective 4 – the allocation of this site would not contribute towards creating more cohesive communities. Its location adjacent to existing residential properties would likely cause significant social tension and conflict.

Objective 5 – the site has very good access to education, skills and employment opportunities.

Objective 6 – the development of a greenfield site provides the scope to demonstrate sustainable construction principles. The site is also likely to be able to connect to existing waste management services serving the surrounding area.

Objective 7 – the site has good access to public transport options, but is located on the urban fringe in a location which would be unlikely to reduce the need / desire to travel by car.

Objective 8 – development at this location would have a significant, negative impact on the landscape, including on the setting of the World Heritage Site and the AONB.

Objective 9 – the site is covered by a habitat designation which would likely be significantly affected by any development of this site.

Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.

Mitigation measures identified for this site include:

Objective 9 – mitigation works, including sensitive site design and potential enhancement works to adjoining areas of the SNCI would be required to make this site acceptable for residential development.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.

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GT.23 Land at junction of Redlynch Lane and Charlton Road, Queen Charlton, BS31 2JK							
Objective	Detailed Questions	Short Term	Medium Term	Long Term	Commentary / Performance	Mitigation / Enhancement	B&NES Response
Ob. 1 Improve accessibility to community facilities and local services	1. Improve accessibility to community facilities and local services?	--	--	--	The site has very poor access to local services and facilities.	Recommend that the site be required to establish link to Avon Consortium Traveller Education Service (ACTES) to mitigate some of the identified negative impact.	
Ob. 2 Improve the health and well-being of all communities	1. Improve access to health facilities?	--	--	--	The site has very poor access to local health services.	Site allocation should require formal links to be made with local GP to ensure long-term access.	
Ob. 3 Meet identified needs for sufficient, high quality and affordable housing	1. Help meet the accommodation needs of all sectors of the travelling community?	-	-	-	The location of this site adjacent to an existing Traveller site may prevent development for households from other cultural groups. The site would meet only a small level of need.	Condition of allocation to make	
	2. Help make accommodation affordable for all	+	+	+	The site has the potential to achieve development of		

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	sectors of the community by allocating sites for a range of tenures?				affordable accommodation.	provision for affordable accommodation to meet identified need.	
Ob. 4 Promote safer, stronger more vibrant and cohesive communities	1. Promote stronger more cohesive communities through provision of authorised sites in sustainable locations?	--	--	--	The allocation of this isolated rural site would likely aggravate tension with the settled community due to a perceived difference in treatment. This is particularly relevant due to the planning history of the adjacent site which does not have planning permission. Development at this location would therefore likely give rise to increased conflict.	No recommendations as the fact of development at this location would likely give rise to tension and conflict which has no potential for mitigation.	
	2. Reduce social exclusion through provision of authorised sites?	--	--	--			
	3. Reduce crime and fear of crime through allocation of land for provision of authorised sites?	Uncertain	Uncertain	Uncertain	Similarly, social exclusion would not be reduced by the allocation of an isolated rural site which would not encourage social integration.	Recommendations for sensitive site design including 'Secured by Design' would be unlikely to quell negative perceptions of development at this location. No recommendations are appropriate.	
Ob. 5 Access to business, employment and skills opportunities	1. Will there be access to educational and training opportunities?	+	+	+	Site is of a commutable distance to the City of Bath college, Norton Radstock and close enough to major road network to access Bristol FE		

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	2. Give all sectors of the community access to work opportunities, paid or unpaid?	+	+	+	(Further Education). The site is located close to both Keynsham and Bristol. Both areas offer ample and diverse employment. For both objectives poor public transport could be an issue.		
Ob. 6 Promoting sustainable construction and efficient use of resources	1. Promote development that demonstrates sustainable construction principles? 2. Promote waste management and resource efficiency?	+	+	+	Greenfield development is unsustainable. But scope to demonstrate sustainable construction principles through new site. There is no through access to the site from the main highway at present. Access by waste collection services is uncertain at present, and would likely require highways alterations to achieve access to the site.	Waste collection services would likely have to be arranged for roadside collection.	
Ob. 7 Promoting access to sustainable transport	1. Make public transport, cycling and walking easier and more attractive?	--	--	--	Very poor access to local services and facilities would be unlikely to make public transport, cycling and walking more attractive.	No recommendations.	

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	2. Reduce the need/desire to travel by car?	--	--	--	The site is in an unsustainable location, increasing need to travel by car.	No recommendations.	
Ob. 8 Protect and enhance the district's distinct historic, environmental and cultural assets	1. Protect and enhance landscape and townscape?	--	--	--	Development of this greenfield site would not enhance the landscape and instead appear alien within the wider open landscape.	Appropriate screening would likely fail to reduce the impact of development in this open landscape. Residual significant impacts would remain that are unlikely to be resolved. To require further investigation to assess the impact on any local historical or cultural assets.	
	2. Value and protect diversity and local distinctiveness including rural ways of life?	+	+	+	Development of this site would increase diversity and protect rural ways of life for Travellers.		
	3. Maintain and enhance cultural and historical assets?	Uncertain	Uncertain	Uncertain	Uncertain.		
Ob. 9 Encourage and protect habitats and biodiversity (taking account of climate change)	1. Protect and enhance habitats and species (taking account of climate change)?	-/+	-/+	-/+	No habitat features have been identified for this site. No significant impact on this objective has been identified.		

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Ob. 10 Reduce land, water, air, light and noise pollution	1. Minimise land, water, air, light and noise pollution?	--	--	--	Development of greenfield site would not minimise pollution.	Condition of allocation for sensitive site design to consider impact of additional pollution sources.	
Ob. 11 Reduce vulnerability to, and manage flood risk (taking account of climate change)	1. Reduce vulnerability to, and manage flood risk (taking account of climate change)?	N/A	N/A	N/A	Not applicable as site is not in a flood risk area.		

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Overall Commentary:

This site raises a majority of significant negative impacts against the sustainability appraisal objectives, due in large part to the site's location in the open countryside, with poor access to local services, facilities and public transport. The development of this greenfield land would likely give rise to further social exclusion and tension with the settled community, as the allocation of land in the open countryside would likely be perceived as unnecessary 'special treatment'.

The significant impacts identified for this land are:

Objective 1 – the site has very poor access to local services and facilities.

Objective 2 – the site has very poor access to local health services.

Objective 3 – the site would meet need for a small scale site, but would likely conflict with the adjacent unauthorised site.

Objective 4 – the allocation of this site would very likely give rise to social tension and conflict due to its isolated location. This would have a significant negative impact on the aim to create more cohesive communities.

Objective 5 – the site has good access to educational and employment opportunities.

Objective 6 – the development of a greenfield site provides the scope to demonstrate sustainable construction principles. The lack of access to the highway does however prevent access to waste management services.

Objective 7 – the site's location would likely have a significant negative impact on the aim to promote access to sustainable transport.

Objective 8 – development at this location would appear alien in the context of the surrounding open countryside and have a negative impact on the landscape.

Objective 10 – the development of this greenfield location would not achieve this objective, instead having a negative impact from new pollutants.

Mitigation measures identified for this site include:

Objective 1 – condition of allocation to require link to Avon Consortium Traveller Education Service (ACTES) to be established.

Objective 2 – condition of allocation to require link with local GP to be established.

Objective 6 – condition of allocation to require waste collection services to be arranged for roadside collection.

Objective 8 – condition of allocation to require further investigation to assess the impact on any local historical or cultural assets.

Objective 10 – condition of allocation for sensitive site design to consider impact of additional pollution sources.

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Enhancement measures identified for this site include:

Objective 3 – condition of allocation to make provision for affordable accommodation to meet identified need.