

**Bath & North East Somerset  
Local Plan 2016 - 2036**

**Options Consultation  
Winter 2018**

# **Interim sustainability appraisal**

**integrating the requirements of the Strategic  
Environmental Assessment (SEA) Regulations**



**Bath & North East  
Somerset Council**

## Contents

---

1. Introduction	1
2. How to comment on the report	1
3. Sustainability Appraisal Process and Methodology	2
4. B&NES Local Plan	5
5. Options appraisals Summary (November 2017)	6
6. Options appraisal Summary (November 2018)	12
7. Next Stage	28

---

Appendix 1a: Appraisal Matrices

Appendix 1b: Placemaking Plan Development Management Policies SA Screening

## 1. Introduction

- 1.1 This report has been produced alongside the Bath and North East Somerset Local Plan Options document (November 2018) and is published for consultation. This report constitutes the second interim sustainability appraisal report (interim SA report) integrating the requirements of the Strategic Environmental Assessment (SEA) regulations. In order to ensure sustainability considerations are integrated fully into plan making it is necessary for plan makers to be aware of the implications of their decisions as early as possible in the planning process. Therefore, this report outlines these sustainability effects of options considered and mitigation/enhancement measures are recommended (where possible) to inform the preparation of the draft Local Plan.
- 1.2 Please note that this is not a formal SA report. The formal SA report will be published for the Publication Draft Plan.
- 1.3 The Options document has been reviewed in terms of the requirements of the Habitat Regulations. All options and policy areas have been screened for Likely Significant Effects to identify any areas of significant potential concern and any policy amendments that may be required. The Screening Report is available from [www.bathnes.gov.uk/localplan](http://www.bathnes.gov.uk/localplan).

## 2. How to comment on the report

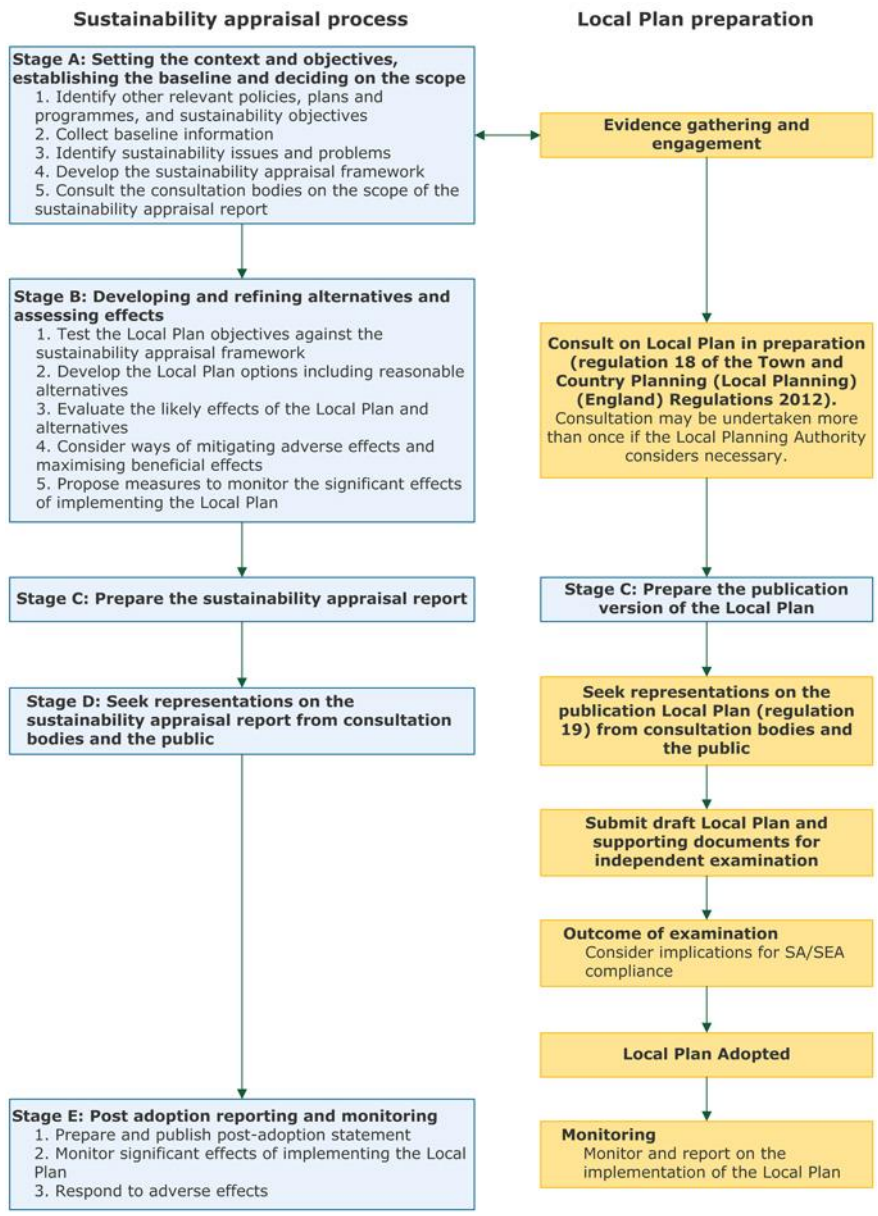
- 2.1 The Local Plan options document and this interim SA report are available for comments from 12<sup>th</sup> November 2018 to 7<sup>th</sup> January 2019. The purpose of this consultation is to provide the statutory environmental bodies and other interested parties, as well as the general public the opportunity to express their opinion on the interim SA report.
- 2.2 All comments on this report should be sent either by email to [local\\_plan2@bathnes.gov.uk](mailto:local_plan2@bathnes.gov.uk) or by post to:

Planning Policy  
Bath and North East Somerset Council  
Lewis House  
Manvers Street  
Bath  
BA1 1JG

### 3. Sustainability Appraisal Process and Methodology

3.1 Sustainability appraisal has a number of set stages and is carried out as an integral part of Local Plan preparation. Stage A has already been completed via the Scoping Report and Stage B is currently being undertaken.

Table 1 Sustainability Appraisal Process (PPG)



3.2 The SA is a tool used in ensuring that decisions are made meeting the requirements of sustainable development. The integration of sustainability into the plan starts formally at the stage of issues and options. In keeping with SA guidance, the effects of the options have been assessed in broad terms with the aim of developing the Submission Draft. The appraisal

matrices are set out in Table 3. Significance of effect has been defined within the appraisal of the Local Plan as follows:

Table 2 Significance Criteria

Score	Description	Symbol
Major positive impact	The option / plan achieves most of the applicable SA questions and has a major positive effect in relation to characteristics of the effect and the sensitivity of the receptors	++
Minor positive impact	The option / plan achieves some of the SA questions and has a positive effect in relation to characteristics of the effect and the sensitivity of the receptors	+
Neutral	The option / plan does not have an effect on the achievement of the SA Objective or SA questions	0
Minor negative impact	The option / plan conflicts with some of the SA questions and has a negative effect in relation to characteristics of the effect and the sensitivity of the receptors	-
Major negative impact	The option / plan conflicts with most of the applicable SA questions and has a major negative effect in 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 Objectives	?
Not applicable	The option/plan is not applicable to the SA Objectives	n/a

### Assessment techniques

3.3 Matrices have been used to identify the sustainability effects of the options. These matrices are designed to help identify the potential impacts of the plan on each SA topic (guided by the SA Objectives and Questions). The framework of SA Objectives and SA Questions is presented in Table 3. The matrix for the assessment of the options allows for a discussion and comparison of each of the options under consideration.

Table 3 Local Plan DPD SA Framework

SA Objectives	Appraisal questions/prompts (Does the policy/option lead to...)
<b>Objective 1: Improve the health and well-being of all communities</b>	<ul style="list-style-type: none"> <li>- Provision of adequate supporting health services and improved access to healthcare including through sustainable transport means?</li> <li>- Make it easy to reach everyday destinations (e.g. schools, workplaces, homes, shops, community facilities) by “active” travel e.g. through high quality cycling and walking infrastructure?</li> <li>- Opportunities to engage in structured sport?</li> <li>- Opportunities to engage in play, leisure and informal recreation?</li> <li>- Support local sustainable food production, including the provision of allotments and community gardening?</li> <li>- Maintaining or increasing access to existing open space and in areas of deficiency, the provision of new open or natural space?</li> <li>- Inclusive design which supports social interaction for all ages, including the needs of those with sensory and mobility</li> </ul>

SA Objectives	Appraisal questions/prompts (Does the policy/option lead to...)
	impairments?
<b>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</b>	<ul style="list-style-type: none"> <li>- Provide viable and deliverable good quality housing and affordable housing to meet the full objectively assessed housing needs?</li> <li>- Help boost significantly the supply of housing?</li> <li>- Deliver a suitable mix of housing types and tenures</li> </ul>
<b>Objective 3: Promote stronger, more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</b>	<ul style="list-style-type: none"> <li>- Provision of appropriate and accessible community social and cultural facilities?</li> <li>- Design out crime and promote a feeling of security through better design?</li> <li>- Promotion of public spaces that might support civic, cultural, recreational and community functions?</li> <li>- Design of the public realm which maximizes opportunities for social interaction and connections within and between neighbourhoods?</li> </ul>
<b>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</b>	<ul style="list-style-type: none"> <li>- Provide an adequate supply of land diverse range of employment opportunities to meet the requirements of growth sectors?</li> <li>- Correct imbalances between residential and employment development to help reduce travel distances to work</li> </ul>
<b>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</b>	<ul style="list-style-type: none"> <li>- Prioritising access to good public transport and safe walking and cycling infrastructure (including segregated cycle lanes), over facilities for private cars?</li> <li>- Incorporation of electric vehicle charging points into new developments or ensuring they can be retrofitted?</li> <li>- Access to major employment areas?</li> </ul>
<b>Objective 6: Protect and enhance local environmental distinctiveness</b>	<ul style="list-style-type: none"> <li>- Protection of areas of valued landscape and townscape?</li> <li>- Avoidance of harmful impacts of development on all landscapes including AONB landscape character and its statutory purpose?</li> <li>- Development which values and protects diversity and local distinctiveness including rural ways of life?</li> </ul>
<b>Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings</b>	<ul style="list-style-type: none"> <li>- Development that affects cultural and historic assets and their settings?</li> <li>- Well-designed development that is well related to the surrounding townscape?</li> </ul>
<b>Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</b>	<ul style="list-style-type: none"> <li>- Avoidance of potential impacts of development on designated sites (international, national, local)?</li> <li>- Avoidance of potential impacts or loss of ancient woodland and aged or veteran trees</li> <li>- Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated and undesignated wildlife sites protected species and priority species?</li> <li>- Conservation, restoration and re-creation of priority habitats?</li> <li>- Development which maintain and create habitat connectivity?</li> <li>- Development which incorporates biodiversity into the design e.g. green corridors, linking open space etc?</li> </ul>
<b>Objective 9: Reduce land, water, air, light,</b>	<ul style="list-style-type: none"> <li>- Minimize increase in traffic congestion?</li> </ul>

SA Objectives	Appraisal questions/prompts (Does the policy/option lead to...)
<b>noise pollution</b>	<ul style="list-style-type: none"> <li>- Development that minimizes exposure to poor air quality and noise pollution?</li> <li>- The remediation of contaminated sites?</li> <li>- Avoidance of location of potentially noisy activities in areas that is sensitive to noise, including areas of tranquility.</li> <li>- Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</li> </ul>
<b>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</b>	<ul style="list-style-type: none"> <li>- Development which supports and corresponds with appropriate flood risk management guidance including applying a sequential approach and policies for any form of flooding including surface water flooding?</li> </ul>
<b>Objective 11 Increase resilience to climate change</b>	<ul style="list-style-type: none"> <li>- Development designed to be resilient to future climate of increased extremes of heat, cold and rainfall in line with latest guidance, e.g. passive cooling measures such as deciduous trees and blue infrastructure to adapt to hotter summers?</li> </ul>
<b>Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</b>	<ul style="list-style-type: none"> <li>- Encourage the effective use of brownfield land, provided that it is not of high environmental value;</li> <li>- Development which incorporates SUDS?</li> <li>- Water efficient design and reduction in water consumption?</li> <li>- Development that demonstrates sustainable design and construction including efficient use of materials?</li> <li>- Utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating</li> <li>- Development that maximizes energy efficiency?</li> <li>- Protection of grades 1- 3a agricultural land from development?</li> <li>- Adequate provision of waste management facilities and where possible include measure to help to reduce the amount of waste generated by development?</li> </ul>

3.4 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. A 'precautionary approach' is taken, especially with qualitative judgements and mitigation is suggested if there is any doubt as to the likely effect of the plan.

## 4. B&NES Local Plan

4.1 The B&NES Local Plan is being prepared in the context of and to deliver the West of England Joint Spatial Plan, to respond to changed local circumstances and new national policy/legislation. It will encompass a strategy to guide development, site allocations and district-wide Development Management policies for determining planning applications. Upon its adoption it will replace the Core Strategy and Placemaking Plan.

- 4.2 The West of England Joint Spatial Plan covers the period from 2016 to 2036 and focusses on establishing the housing requirement for the area and the job growth ambition, with a broad spatial strategy for accommodating growth. A full SA of the West of England Joint Spatial Plan has been carried out. <https://www.jointplanningwofe.org.uk>.
- 4.3 Preparation of the B&NES Local Plan will be supported by a range of evidence and the Council will work closely with communities and other stakeholders at various stages of the preparation process. Comments received on the commencement document have been considered and issues regarding the scope and nature of this Plan will be addressed through this and subsequent stages of plan preparation. The Council’s response to the key issues raised is outlined in the consultation statement. The stages of the production of the Local Plan are set out in the Council’s approved Local Development Scheme. In summary these are:

Table 4 Local Plan key stages

Issues and Options	November 2017-February 2018
Options	November 2018– January 2019
Draft Plan	Summer 2019
Examination	Autumn/winter 2019
Adoption	Early 2020

## 5. Local Plan Issues and Options appraisals (November 2017)

- 5.1 The Vision, Strategic Priorities and options discussed in the Plan are tested against the SA Framework. Suggestions are also made for mitigating any adverse effects predicted (where possible), and maximizing beneficial effects. The full appraisal tables and analysis for the options and related policies are provided in Appendix 1 of the first Interim Report. [http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/LP20162036/lp\\_201636\\_io\\_interim\\_sa\\_report\\_nov\\_2017.pdf](http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/LP20162036/lp_201636_io_interim_sa_report_nov_2017.pdf)

### Vision and Priorities

- 5.2 Each of the Priorities will be implemented through strategic policies, development management policies and site allocations in the Local Plan. In order to ensure that the principles of sustainability are adequately enshrined within the plan, it is important for the Local Plan Priorities to be tested for compatibility with the SA objectives, the aim of this process is to help refine the plan objectives where necessary, and identify potential areas of conflict which need to be addressed.

#### **Proposed B&NES Vision**

Bath and North East Somerset will be internationally renowned as a beautifully inventive and entrepreneurial 21st century place with a strong social purpose and a spirit of wellbeing, where everyone is invited to think big – a ‘connected’ area ready to create an extraordinary legacy for future generations



## Proposed Spatial Priority

- 1) Cross cutting objective: Pursue a low carbon and sustainable future in a changing climate
  - Reducing the need to travel and encouraging sustainable travel through the location and layout of development
  - Encouraging increased renewable and low carbon energy generation
  - Promoting sustainable and energy efficient design & construction
  - Minimize vulnerability and provide resilience to impacts of climate change e.g. flood risk
- 2) Protect and enhance the District's natural, built and cultural environment and provide green infrastructure
  - Ensuring growth & development takes place within the environmental capacity of the District, including prioritising the optimal use of brownfield sites
  - Maintain and enhance functional and connected high quality GI networks (helps tackle impacts of climate change, sustainable water management, deliver healthy lifestyles, improve local sense of place and attract investment)
  - Establish and maintain coherent and resilient ecological networks
- 3) Facilitate a strong, productive, diverse and inclusive economy
  - Maintain/plan for an appropriate supply of business land and premises in sustainable locations across B&NES that are suitable for & attractive to businesses, focusing on the Bath & Somer Valley Enterprise Zone
  - Capitalise on innovation opportunities and facilitate growth in knowledge-based high value added sectors
  - Maintain & enhance city, town, district and local centres as important and vibrant commercial areas
  - Maintain a strong visitor economy and a strong & diverse retail sector
- 4) Meet housing needs arising from a changing and growing population
  - Plan for the delivery of sufficient new homes to meet evidenced needs arising from demographic changes and to support economic development
  - Facilitate the sustainable provision of accommodation that meets a range of specific needs e.g. older people, young people and those on lower incomes
  - Enable the most efficient use of the existing housing stock to meet the range of accommodation needs
- 5) Plan for development that promotes health and well being
  - Facilitate healthier lifestyles including active modes of travel
  - Promote/deliver local employment, training & regeneration opportunities contributing to reducing health & social inequalities
  - Ensuring access to sufficient health facilities for new development (e.g. through provision of social/physical infrastructure)
  - Reduce risk of hazards to human health including flood risk, improving air quality and designing out crime
- 6) Deliver well connected places accessible by sustainable means of transport
  - Reduce the need to travel and encourage greater use of public transport, walking and cycling through the location and design of new development
  - Help to manage congestion through the location and form of development
  - Ensure development helps to provide high quality and attractive public transport and walking & cycling routes
  - In conjunction with strategic plans/initiatives covering the wider area facilitate enhanced accessibility to and within the District, including rural areas
- 7) Ensure the timely and efficient provision of infrastructure to support growing communities
  - Direct development to those locations well served or capable of being well served by infrastructure in a cost-effective & efficient manner
  - Ensure the alignment of the development of new housing with the provision of all necessary infrastructure
  - Facilitate investment in improving social & recreational infrastructure

5.3 Table 5 shows the result of the compatibility testing. In general, the Local Plan Priorities are compatible with SA Objectives. There are some uncertain effects identified, particularly the relationship between facilitating development and protecting the natural and built environment and minimising pollution. The potential development sites need to be tested against the SA Framework. These uncertain effects need to be balanced by the inclusion of appropriate development management policies and site allocation policies at the relevant stage of Plan preparation.

Table 5 SA Objective and New Local Plan Spatial Priorities Compatibility Test

	SP1) Pursue a low carbon and sustainable future in a changing climate	SP2) Protect and enhance the District's natural, built and cultural environment and provide GI	SP3) Facilitate a strong, productive, diverse and inclusive economy	SP4) Meet housing needs arising from a changing and growing population	SP5) Plan for development that promotes health and well being	SP6) Deliver well connected places accessible by sustainable means of transport	SP7) Ensure the timely and efficient provision of infrastructure
Objective 1:1 Improve the health and well-being of all communities	√	√	√	√	√	√	√
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	√	√	√	√	0	√	√
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	√	√	√	√	√	√	√
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	√	√	√	√	√	√	√
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	√	√	√	√	√	√	√
Objective 6: Protect and enhance local environmental distinctiveness	√	√	?	?	0	√/?	0
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	√	√	?	?	√	0	0
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	√	√	?	?	√	0	√
Objective 9: Reduce land, water, air, light, noise pollution	√	√	?	?	√	√	√
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	√	√	?	?	√	0	√
Objective 11 Increase resilience to climate change	√	√	?	?	0	√	√
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy	√	√	?	?	0	0	√

Key: √ Compatible x Incompatible 0 No Link/neutral ? Uncertain or Unknown

## Vision and Priorities

- 5.4 The Vision and Spatial Priorities have major positive effects to achieve the SA Objectives. Each of the priorities will be addressed through the implementation of strategic policies, development management policies and site allocations.
- 5.5 There is an uncertain effect on Objective 9: Reduce land, water, air, light, noise pollution. The Cross Cutting Priority: Pursue a low carbon and sustainable future in a climate change and Priority 6: Deliver well connected places, (particularly the element of helping to manage congestion) will contribute to this objective. However, there is no direct reference to this objective.

### **Mitigation/Enhancement**

Priority 1) could include specific bullet point tackling air quality and pollution.

Priority 4) should also include providing high quality housing.

## Spatial Strategy: Non-Strategic Growth Options

- 5.6 Alongside the existing commitments, much of the housing growth will be accommodated in the Strategic Development Locations at Whitchurch and North Keynsham and through Urban Intensification in Bath. However, the new Local Plan has a key role in establishing how the 'non-strategic growth' of around 700 new dwellings will be delivered. The approach to the 'non-strategic growth' will relate to the sustainability of locations in terms of access to employment opportunities, facilities and services, as well as to public transport and the ability to meet infrastructure requirements effectively. The consultation document proposed three options;

### **Option 1 - Continue the existing hierarchical approach**

By directing new development to the most sustainable locations, which could include locations on the edge of Bath; and at Keynsham; Midsomer Norton, Radstock and Westfield in the Somer Valley, and then the larger villages, this Option has the potential to perform well against SA Objectives 1 - 4 as these locations have good access to health and community facilities and services, as well as to public transport. However, there may be potentially negative impacts on historic, built and natural environment (SA Objectives 6 -9 and 12).

**Mitigation:** Careful consideration is required to identify suitable locations for an appropriate level of development. Alternative sites need to be tested against the SA framework and appropriate development requirements and design principles should be established.

### **Option 2 - Focussed approach**

Focussing development at a few key locations (such as on the edge of the towns; or at two or three of the larger villages) has the potential to result in a positive impact on SA Objectives 1 – 4 as this Option should help to support the role of these centres in improving health and community facilities and services. Like Option 1, Option 2 may have potentially negative impacts on historic, built and natural environment (SA Objectives 6 -9 and 12).

**Mitigation:** Careful consideration is required to identify suitable locations for an appropriate level of development. Alternative sites need to be tested against the SA framework and appropriate development requirements and design principles should be established.

### **Option 3. Dispersed approach**

A more dispersed approach would mean allowing a range of smaller sites across the District at a greater range of large and small settlements. The dispersed approach has a positive effect on Objectives 2-4 by providing opportunities for community benefits over a wide area. However, it may lead to increase car travel for work and accessing key services and facilities therefore the effects on other SA Objectives were generally negative or uncertain at this stage.

**Mitigation** Careful consideration is required to identify suitable locations for an appropriate level of development. Alternative sites need to be tested against the SA framework and appropriate development requirements and design principles should be established.

- 5.7 However, given that no decision has been made on the distribution and scale of development between the settlements nor the precise location, scale, location and layout of development many of the effects have been recorded as uncertain at this stage. Careful consideration is required to identify suitable development locations for an appropriate level of development. Where potential negative effects on certain SA Objectives have been identified it is recommended that appropriate mitigation is put in place through the site selection process and/or that there is suitable mitigation provided Local Plan policies.

## **Strategic Development Location N. Keynsham and Whitchurch**

- 5.8 North Keynsham and Whitchurch have been identified as Strategic Development Locations through the Joint Spatial Plan (JSP) process. A Sustainability Appraisal to develop the JSP was undertaken to inform all stages of the plan preparation and JSP Policy 5 (the place-shaping principles) and Policies 7.1 and 7.2 (site specific requirements) provide the starting point for detailed assessment and allocation within the Local Plan. ([www.jointplanningwofe.org.uk](http://www.jointplanningwofe.org.uk)) The Local Plan Issues & Options consultation document includes Concept Diagrams for each of the Strategic Development Locations that illustrate an emerging development area and approach based on site analysis/evidence. A series of questions are then set out relating to the key spatial issues for each location. As such distinct spatial options for each Strategic Development Location are not outlined at this stage and are not appraised. The SA therefore sets out general analysis and commentary for each SA objective. (see Appendix 1)

## **Student accommodation requirements**

- 5.10 Five Options responding to universities growth and student accommodation demand are discussed in the Local Plan Issues & Options Document.

**Option 1 Current approach: Prioritise homes and jobs in the City Centre /Enterprise Zone. No specific Purpose Built Student Accommodation (PBSA) allocations**

This policy approach prioritises homes and jobs in the City Centre and Enterprise Zone where provision of social, health and community facilities and services are most accessible by sustainable transport. However it is likely to result in market led PBSA development increasing pressure on the private rental property market and potentially suitable land for other uses such as for employment. This could have a negative effect on existing communities and potentially student living in inaccessible locations by public transport. Also it is likely to have an uncertain effect in meeting student accommodation requirements needed to support the universities growth aspirations. The effects on protecting and enhancing the district's historic, natural and local distinctiveness are uncertain as the locations for new PBSA are not clear.

**Mitigation:** Careful consideration of the Universities' growth aspirations and associated accommodation requirements is needed. Development Management policies may need to be formulated to guide the determination of planning applications for PBSA.

**Option 2 Identify and allocate sites in or outside Bath (on and off-campus) to meet the need for PBSA**

Identifying specific sites for PBSA is likely to have a positive effect on meeting student accommodation requirements and meeting affordable housing requirements as JSP Policy 3 requires 35% on-site Affordable Housing contribution from PBSA. However uncertain effects are recorded for the rest of the objectives as the effects are site and location specific.

**Mitigation:** Alternative sites need to be tested against the SA framework and appropriate development requirements and design principles should be established.

**Option 3 PBSA to meet need (including that linked to new academic space) only allowed on campus, with policies to refuse elsewhere**

Directing new PBSA onto campuses will have a number of major positive effects as there is a good range of facilities and services available on campuses, accessible to public transport and walking/cycling infrastructure. This will also minimise traffic congestion elsewhere in the city and prioritise sites outside the campuses for other uses such as employment and housing. However, intensifying development on campuses is likely to have a negative impact on their natural, built and historic environment. It might also have a negative effect on meeting universities business requirements/aspirations.

**Mitigation:** A clear understanding is required both of campus capacities taking into account their environmental constraints/opportunities and the universities' requirements in order to avoid or mitigate impact on natural, built and historic environment.

**Option 4 Option 3 plus releasing further Green Belt land to facilitate more PBSA to meet need (subject to exceptional circumstances)**

Option 3 analysis applies. Identifying new locations within the Green Belt is likely to have a major positive effect on social and economic objectives. This could facilitate university growth and associated student accommodation provision while prioritising potential development sites outside campuses for other uses such as employment and housing. However, developing new greenfield land accessible to the campuses would be likely to have uncertain or major negative effects on protecting and enhancing the district's historic, natural and local distinctiveness.

**Mitigation**

Alternative sites need to be tested against the SA framework and appropriate development requirements and design principles should be established.

**Option 5 Further academic space must be supported by the provision of additional student accommodation (including 2nd & 3rd year students)**

This option ensures further academic space is supported by the appropriate provision of the student accommodation on campus or other land controlled by the Universities. (including 2nd & 3rd year students). On campus provision would result in the same affects as Option 3. Both Universities play an important role in the economy of the city and the wider area. It may have a negative impact on Objective 4: Build a strong, competitive economy and enable local businesses to prosper if Universities' growth plans are not realised due to the lack of suitable land for student accommodation.

**Mitigation** Careful consideration of the Universities' growth aspirations and associated accommodation requirements is needed. Development management policies may need to be formulated to guide the determination of planning applications for PBSA or new Local Plan should identify appropriate locations for new student accommodation. Alternative sites need to be tested against the SA framework and appropriate development requirements and design principles should be established.

## 6. Options Document Summary (November 2018)

- 6.1 The Local Plan will allocate sites for development and set out a comprehensive policy framework for determining planning applications across the District. This Options document focusses on the issues which need review or significant change within the new Local Plan. Existing policy areas where limited or no change is needed are referenced briefly in the Options document and SA screening has been carried out. (see appendix 1b) The Options document will outline the emerging proposed policy approaches and options, rather than policy wording, to address these issues. Its publication will stimulate further discussion and comment which will be used to inform the Council’s policies and site allocations proposed in the Draft Local Plan.
- 6.2 The Options document is divided into the following chapters and the SA summary will follow the same structure. Full appraisals are included in Appendix 1a.

### Spatial Strategy including the rural areas

Options	Overall summary
<p><u>Option 1</u>  <u>Focussed approach avoiding the Green Belt</u></p> <p>Under this option all non-strategic growth is focussed at a few key locations outside the Green Belt in the south of the District (Midsomer Norton, Radstock and Timsbury), with an allowance for around 50 dwellings across the remaining settlements.</p>	<p>By focussing development at three key locations (Midsomer Norton, Radstock and Timsbury) with an allowance for around 50 dwellings across the remaining settlements outside the Green Belt, this Option has the potential to result in a positive impact on SA Objectives 1 – 4 as it should help to support the role of these centres in improving health and community facilities and services, as well as to public transport. However, there may be potentially negative impacts on historic, built and natural environment (SA Objectives 6 - 9 and 12). All Options will have a major positive effect on SA Objective 5 by helping to meet housing need.</p> <p><b>Mitigation and enhancement</b></p> <p>Careful consideration is required to identify suitable sites for an appropriate level of development with appropriate development requirements and design principles to guide development which will set out how potential harm identified through the SA might be mitigated. Where it may be necessary to consider alternative sites, these should be tested against the SA framework before allocation in the Local Plan.</p>
<p><u>Option 2</u>  <u>More dispersed approach avoiding the Green Belt</u></p>	<p>Distributing development across a wider (but still limited) range of key (Midsomer Norton, Radstock, Clutton/Temple Cloud and Timsbury) plus a more</p>



<p>The alternate approach would be to distribute the growth across a wider (but still limited) range of settlements outside the Green Belt (Midsomer Norton, Radstock, Clutton/Temple Cloud and Timsbury) plus a more limited level of development at other villages outside the Green Belt to accommodate around 100 dwellings.</p>	<p>limited level of development at other villages outside the Green Belt (around 100 dwellings) has the potential to perform well against SA Objectives 1 - 4 as these locations have good access to health and community facilities and services. Like Option 1, Option 2 may have potentially negative impacts on historic, built and natural environment (SA Objectives 6 - 9 and 12). All Options will have a major positive effect on SA Objective 5 by helping to meet housing need.</p> <p><b>Mitigation and enhancement</b></p> <p>Careful consideration is required to identify suitable sites for an appropriate level of development with appropriate development requirements and design principles to guide development which will set out how potential harm identified through the SA might be mitigated. Where it may be necessary to consider alternative sites, these should be tested against the SA framework before allocation in the Local Plan.</p>
<p><u>Option 3</u> <u>Combination of locations outside and within the Green Belt</u></p> <p>Under this options development would be focussed at sustainable and suitable non-Green Belt locations (potentially at Midsomer Norton, Radstock and some smaller sites at the villages) and at the most sustainable locations including suitable opportunities around Bath and other of the more sustainable Green Belt settlements. This approach would <u>only</u> be considered once all other non-Green Belt options had been fully explored and if exceptional circumstances are demonstrated.</p>	<p>Providing more homes (including affordable housing) around Bath with key social services and facilities including health and well-being facilities, and existing and future employment opportunities has positive effects on Objectives 1 – 4.</p> <p>Whilst the effects on other SA Objectives are generally negative or uncertain at this stage, this Option is likely to have major negative impacts on historic, built and natural environment SA Objectives 6 - 8 due the potential for development in the proximity of Bath. All Options will have a major positive effect on SA Objective 5 by helping to meet housing need.</p> <p><b>Mitigation and enhancement</b></p> <p>Careful consideration is required to identify suitable sites for an appropriate level of development with appropriate development requirements and design principles to guide development which will set out</p>

	<p>how potential harm identified through the SA might be mitigated. Where it may be necessary to consider alternative sites, these should be tested against the SA framework before allocation in the Local Plan. However this approach would only be considered once all other non-Green Belt options had been fully explored and if exceptional circumstances are demonstrated.</p>
--	---

## Bath

Policy Approach	Overall summary comments
BTH1 (Economy)	<p><i>Option 1. Amend Policy B3 for Twerton Riverside so that it more strongly protects the remaining industrial space for industrial uses</i></p> <p><i>Option 2. Maintain current Policy B3 approach but with specific reference to excluding development of PBSA</i></p> <p>Both options have a neutral effect on Objectives 3-9 and 11 and 12. The key difference is that Option 1 facilitates greater protection of industrial uses and therefore it contributes well to Objective 4 to build a strong, competitive economy and enable local businesses to prosper, whereas Option 2 contributes well to Objective 1 and 2 potentially facilitating some housing at locations accessible to key health facilities.</p>
BTH2 (Housing)	<p>Increasing the provision of housing (additional 300 dwellings) including affordable housing in Bath where there is a good range of social infrastructure including health facilities and accessible by sustainable transport has significant positive effects on Objectives 1, 2 and 5. However there are uncertain effects identified for Objectives 3 (community), 6 (local distinctiveness), 7 (historic environment), 8 (natural environment) and 9 (pollution).</p> <p><b>Mitigation and enhancement</b></p> <p>Need to consider site specific impact and mitigation through the site selection process. Further assessments, especially the impact on natural environment and habitats, historic environment including the WHS and its setting, Conservation Area and listed buildings. Detailed site allocations will need to address potential effects on SAC (the Bath &amp; Bradford on Avon) issues. Also it is subject to a sequential test in considering flood risk.</p>
BTH3 (Visitor Accommodation)	<p>Both options have neutral and uncertain effect on majority of objectives as the effects on natural, built and historic environment depends on specific locations. Any future proposals will be assessed against relevant Development</p>

	<p>Management policies through the Planning Application stage. Option 2 setting out the mid-long term requirements in the Plan may lead to allowing more hotels in locations potentially suitable for residential or employment uses in a short term.</p> <p><b>Mitigation and enhancement</b></p> <p>It is helpful to set out the Council's approach to managing visitor accommodation in a Destination Management Plan linking with the Council's emerging Economic Strategy.</p>
<p>BTH4, BTH5, BTH6, BTH 7 and BTH8 (Universities growth and student accommodation)</p>	<p><i>BTH4</i></p> <p><i>Option 1. New student accommodation and academic space on-campus only.</i></p> <p><i>Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.</i></p> <p><i>Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.</i></p> <p><i>BTH5 Proposed Policy approach for affordable purpose built student accommodation</i></p> <p><i>BTH6 Proposed policy approach for large-scale purpose-built shared living</i></p> <p><i>BTH7 Bath University Claverton Campus</i></p> <p><i>BTH8 Bath Spa University Newton Park Campus</i></p> <p>All options have significant positive effects on social objectives such as objective 2 (housing), objective 3 (community), objective 4 (economy) and objective 5 (sustainable transport) as they allow more student accommodation and academic facilities on campuses allowing potential development sites in the city to be used for other development such as housing and office space. Policy approach BTH5 with 35% PBSA affordable rent helps address the affordability issues and may help to free up existing HMOs to non-students occupation. Policy approach BTH6 also helps increase a mix of housing types and tenures.</p> <p>However all options have uncertain effects on environmental objectives such as objective 6 (local distinctiveness), objective 7 (historic environment) and objective 8 (natural environment) as both Claverton Campus and Newton Park Campus are located in the high value landscape areas with rich historic and natural environment.</p> <p><b>Mitigation and enhancement</b></p> <p>Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies. Setting out the scale and location of new development will give more certainty and help facilitate the right development.</p>
<p>BTH9 (Transport)</p>	<p><i>Option 1. Maintain the current criteria based policy and progress delivery of new Park &amp; Ride development solely through submitting a planning application.</i></p> <p><i>Option 2. Identify specific land for Park and Ride development (expansion of existing sites at Lansdown &amp; Odd Down and new provision East of Bath) and</i></p>

	<p><i>allocate in the Local Plan.</i></p> <p>Both options have a significant positive effect on objective 5 (promoting sustainable transport) and positive effects on objective 2 (housing), objective 3 (community) and objective 4 (economy) as Park and Ride schemes are an important part of the Transport Strategy which supports the city's growth agenda including providing more housing and employment. Option 2 Identifying specific land with a right level of capacity for Park and Ride development will give more certainty better guiding implementation.</p> <p>However both options have negative or uncertain effects on environmental objectives such as objective 6 (local distinctiveness), objective 7 (historic environment) and objective 8 (natural environment) as no site specific assessments are undertaken at this stage. Option 1 maintaining the current criteria based policy requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm in identifying appropriate sites. The policy also requires development within the Cotswolds AONB to be considered in accordance with the national policy. Option 2 identifying specific land and allocating through the Local Plan allows comparison of potential sites in order to select the most sustainable &amp; suitable locations considering all relevant impacts on natural and historic environment and potential mitigation measures.</p> <p><b>Mitigation and enhancement</b></p> <p>Further work is necessary, particularly considering the cumulative impact with the proposed household recycling facilities at Odd Down (see BTH10 below), to identify the scale and locations for new development. Setting out the scale and location of new development and allocating through the Local Plan will give more certainty and should help facilitate the right development. New proposals will be subject to appropriate Development Management policies.</p>
BTH10	<p><i>Option 1 Seek to demonstrate 'exceptional circumstances' to remove land from the Green Belt at Odd Down and allocate for a waste facility in the Local Plan</i></p> <p><i>Option 2 Progress delivery solely through submitting a planning application for 'inappropriate development' in the Green Belt</i></p> <p>The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse &amp; recycling easier for residents. Therefore both options have a significant positive effect on objective 12 (promoting waste management) and positive effects on objective</p>

	<p>2 (housing), objective 3 (community) and objective 4 (economy), objective 9 (pollution) and objective 11 (climate change).</p> <p>Investigations undertaken so far suggest that the expansion of the Odd Down Park &amp; Ride which is required to satisfactorily mitigate the impacts of development &amp; traffic growth in the city can also be accommodated adjacent to the potential recycling facility site at Odd Down. This allows consideration of a new access into the Odd Down P&amp;R site away from the existing roundabout easing congestion at this junction. Therefore allocating the land through the Local Plan (option 1) has a positive effect on objective 5 (sustainable transport).</p> <p>However both options have uncertain effects on environmental objectives such as objective 6 (local distinctiveness), objective 7 (historic environment) and objective 8 (natural environment) as no site specific detailed assessments are available at this stage.</p> <p><b>Mitigation and enhancement</b></p> <p>Further work is necessary, particularly considering the cumulative impact with the extension to the Park and Ride at Odd Down, to identify the scale and locations for new development. Setting out the scale and location of new development and allocating through the Local Plan will give more certainty and help facilitate the right development. New proposals will be subject to appropriate Development Management policies.</p>
--	---

## Keynsham, including North Keynsham Strategic Development Location

Policy Approach	Overall summary comments
KSM1	<p><i>Option 1 Update the Keynsham Strategic Policy Approach</i></p> <p><i>Option 2 Maintain the current approach</i></p> <p>The updated policy approach will incorporate the north Keynsham SDL into the proposed strategy. This will allow for the provision of improved infrastructure to be incorporated into existing and proposed developments. The revised approach will make provision for a new local centre and services at north Keynsham which can be accessed from existing and proposed development sites. The revised approach will also have a greater emphasis on qualitative improvements to the Town Centre, with improvements to aspects such as health and wellbeing, the economy and air quality.</p>
Vision and Objective including	<p>The proposed visions and objectives together with policies will seek to provide a new sustainable community that would be well connected to</p>

<p>KSM7(SuDs), KSM8(Heat Network) and KSM10 (community and education facilities)</p>	<p>Keynsham Town. The proposed development would lead to improved infrastructure and good access to public transport. The proposed development will include a local centre and services. A new primary school will be constructed along within employment land provision. The site has been located so as to retain and enhance existing green infrastructure links and to avoid harm to the surrounding landscape.</p> <p><b>Mitigation</b> A detailed Agricultural Land Classification (ALC) Assessment is required to establish the precise land grading. The NPPF states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (with the best and most versatile defined as that in grades 1, 2 and 3a of the Agricultural Land Classification).</p>
<p>KSM3 Garden City Principles</p>	<p>Applying the Garden Community principles would allow for land value capture and community stewardship and buy in of local services and infrastructure. This would secure these services for the long term rather than rely on a third party resulting major positive effects on most of the objectives.</p>
<p>KSM4 and 5</p>	<p><i>Road Options Including walking and cycling</i> <i>Option 2A: Pixash Lane to Avon Mill Lane, Option 2C: Pixash to new A4175 junction, Option 3A: A4 new junction to Avon Mill Lane and Option 3C: A4 new junction to new junction on A4175</i></p> <p>Permeable street network and connection to existing infrastructure allows for the delivery of the housing required by the JSP. The proposed link road will reduce traffic in Keynsham Town Centre, connect to existing walking and cycling networks, provide access to employment opportunities in the Bristol/Bath area. Therefore major positive effects on objective 1 (health), objective 2(housing), objective 3(community), objective 4(economy) and objective 5(sustainable transport) are identified for all options.</p> <p>However, some negative and uncertain effects have been identified as below.</p> <p>Option 2C and 3C: Link road to A4175 will visually impact on the open countryside. The road will cross the River Avon SNCI and bat corridor as well as an area of open lane outside of the proposed built up area. It is likely to be visually intrusive. These result in negative effects on objective 6 protecting local distinctiveness and objective 8 to protect natural environment. Light pollution will have a negative impact on the bat corridor along the river (objective 9)</p> <p><b>Mitigation</b> Further assessment is required.</p>

	<p>Option 2A and 2C: An additional bridge will need to be constructed across the railway line at Pixash Lane (Grade II listed bridge). This results in a negative effect on objective 7 protecting historic environment.</p> <p><b>Mitigation</b></p> <p>A sensitive approach must be taken to the design to protect the setting of the Grade II listed bridge. Any alterations to Avon Mill Lane should preserve the setting of the adjoining Grade II listed buildings.</p> <p>Option 2C and 3C would result in a link road that would need to be sited outside of the built up area within flood zone 3 therefore it is subject to a sequential and exception test.</p> <p><b>Mitigation</b></p> <p>A sequential and exception test should be applied for all options.</p>
KSM6 Marina	<p>The proposed marina will be sited within a sustainable location close to the proposed local centre resulting positive effects on social objectives. Any marina can also act as flood storage.</p> <p>A large scale marina can provide visitor accommodation which can contribute to economic development. A small scale marina can be used as a residential mooring which will contribute to housing targets set out in the JSP.</p> <p>The proposed location would be within walking distance of the proposed local centre and will have good access to public transport resulting major positive effects on objective 5 (sustainable transport).</p>
KSM9 Avon Valley Adventure and Wildlife Park	<p>The proposed adventure and wildlife park will sit adjacent to the proposed SDL. Therefore it is considered to be located within a sustainable location. Visitors and employees will be able to take advantage of sustainable transport options, positive effects have been identified on most of the SA objectives.</p> <p>However, an uncertain effect has been identified on objective 6 as the proposed position of the park will be closer and be more visible from the AONB than the rest of the development.</p> <p><b>Mitigation</b></p> <p>Any landscape and visual impact will require mitigation, informed by a Landscape and Visual Impact Assessment.</p>

## Whitchurch Strategic Development Location

Policy Approach	Overall summary comments
WCH1 Overall approach	<p><i>Option 1</i></p> <p><i>Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area</i></p> <p><i>Option 2</i></p>

	<p><i>Extending Whitchurch Village to accommodate all the proposed development.</i></p> <p><i>Option 3</i>  <i>The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.</i></p> <p>All three options have significant positive effects on objective 1(health and well-being), objective 2 (housing), objective 3 (communities), objective 4 (economy), objective 5 (transport) and objective 10 (flooding). However, a minor negative effect is identified for Option 1 and Option 2 on promoting stronger communities (objective 3) as these options may result in the loss of distinctive character of Whitchurch as a village.</p> <p>All three options have negative effects on objective 6 (local environmental distinctiveness), objective 7 (historic environment) and objective 8 (natural environment). Land to the west of Whitchurch village is very sensitive as it lies within the setting of the Maes Knoll, Wansdyke Scheduled Ancient Monuments and a number of listed buildings. The area towards Queen Charlton is very sensitive within the setting of Queen Charlton Conservation Area. Therefore it is considered that option 1 and option 2 have a significant negative effect on objective 6 (local distinctiveness) and 7 (historic environment)</p> <p>There are a number of SNCIs (Sturminster Road SNCI, Stockwood Open Space SNCI and Carlton Bottom and Queen Charlton Watercourse SNCI, therefore negative or uncertain effects have been identified on objective 8 (natural environment).</p>
<p>WCH2 Garden Community Principles</p>	<p><i>Option 1: reflect the Garden Community Principles as adapted from those proposed by the Town and Country Planning Association</i></p> <p><i>Option 2. An alternative option could be to reply on the existing JSP policy framework, and the site allocation policy that will be developed for the next stage of the Local Plan.</i></p> <p>Applying the Garden Community principles would allow for land value capture and community stewardship and buy in of local services and infrastructure. This would secure these services for the long term rather than reply on a third party resulting major positive effects on most of the objectives.</p>
<p>Strategic Design Objectives (WCH3),WCH4, WCH5, WCH6, WCH7, WCH8 and WCH9</p>	<p>The strategic design objectives together with proposed policy approach (WCH4 housing types and size, WCH5 employment, WCH6 sustainable transport, WCH7 sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care) have major and minor positive effects on all SA objectives in principle.</p>



	<p>Mitigation and enhancement</p> <p>It is important that these principles and approaches need to be reflected in the site selection process and the site specific development requirements and design principles</p>
<p><i>WCH11</i> <i>Brislington Park and Ride</i></p>	<p>For both eastern and western options:</p> <p>The main benefit of relocating the Park &amp; Ride facility to Hicks Gate is unlocking the development of the SDL at Brislington which provides homes closer to the key employment centre in Bristol supporting economic growth. Therefore major positive effects have been identified for both areas on objective 2 (housing), objective 4 (economy) and objective 5 (sustainable transport).</p> <p>Uncertain effects have been identified on objective 6 (local distinctiveness), objective 7 (historic environment), objective 8 (natural environment), objective 9 (air quality) and objective 10 (flood risk).</p> <p><b>Mitigation and enhancement</b></p> <p>More detailed assessments will need to be undertaken to determine the most appropriate location for the Park &amp; Ride from an operational perspective and in terms of environmental and other impacts. A sequential approach needs to be applied in considering floor risk.</p>

## Somer Valley

<b>Policy Approach</b>	<b>Overall summary comments</b>
<p>Vision, Priority and Town Centre approach</p>	<p>The vision, priorities, and town centre policy approach generally perform well against the SA objectives. The vision and priorities aim for Midsomer Norton town centre to be the principal centre providing key employment opportunities (SV EZ), services and leisure provision to the communities in the Somer Valley area. The town centre policy approach also encourages Radstock town centre and Westfield local centre to be retained and enhanced.</p> <p>Therefore a number of potential major positive effects have been identified in relation to objective 1 (health and wellbeing), objective 3 (community) and objective 4 (economy).</p> <p>An uncertain effect has been identified on objective 2 'meet identified needs for sufficient, high quality and affordable housing' as the future housing requirements are still under consideration (see non-strategic growth options). The Draft Somer Valley Transport Strategy maintains the existing level of public car parking capacity. Within the context of this parking issue there may be a</p>

	<p>need to review allocation of South Road Car Park for food retail. Therefore uncertain effects have been identified on objective 4 (economy) and objective 5 (sustainable transport).</p> <p><b>Mitigation and enhancement</b></p> <p>The draft Plan will set out the housing requirement and identify sites to meet this housing requirement. There remains a need to ensure that new housing is properly aligned with new infrastructure, both transport and social and community facilities.</p> <p>The draft Somer Valley Transport Strategy maintains the existing level of public car parking capacity, therefore further work is necessary considering this issue in the context of town centre development.</p>
SOM1	<p>Development for business uses in this location would provide more jobs and would make it easier for local residents to reach workplaces. Therefore both options have positive effects on objective 1 (health and wellbeing), objective 3 (community), objective 4 (economy) and objective 5 (sustainable transport). Inclusion of the south eastern corner of the EZ proposed by Option 1 would help deliver sustainable transport links and improvements to the A362.</p> <p>Inclusion of a wider range of commercial uses (retail, hotel, A3 uses to support employees/business uses on the site and an element of A3/A4/A5 roadside uses) would also have significant benefit for the site's vitality and helps promote stronger more vibrant and cohesive communities in this location. Therefore significant positive effects have been identified on these objectives for Option 1.</p> <p>Any proposals would be subject to relevant Development Management policies therefore neutral effects have been identified on environmental objectives.</p> <p><b>Mitigation/enhancement</b></p> <p>Appropriate development requirements and design principles should be carried forward.</p>

## Development Management Policies

Policy Approach	Overall summary comments
DM1	The proposed approach will help to secure more sustainable methods of

Carbon reduction	<p>construction using the energy hierarchy. The fabric first approach will also increase the likelihood of delivering zero carbon development compared to the current policy approach resulting major positive effects on objective 3(housing), objective 8 (natural environment), objective 11(climate change) and objective12 (natural resources).</p>
DM2 Wind energy	<p>The current policy approach does not specifically make an allowance for wind energy. The provision of wind energy will contribute towards renewable energy targets and zero carbon development. A criteria based policy as proposed would encourage the provision of wind energy by identifying areas of search for suitable sites that also seeks to minimise the impact on the landscape resulting positive effect on objective 2(housing), objective 4(economy), objective 9(pollution) objective 11(climate change) and objective 12 (natural resources). There are negative or uncertainty effects have been identified for environmental objectives.</p> <p>Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites. Site-specific mitigation and enhancement measures should be included in the policies.</p>
DM3 Rural exception sites	<p>The proposed approach clarifies the amount of market housing allowed which may encourage the development of rural exception sites. The stated size of the development expected should also make the site more attractive to Registered Providers. Therefore a major positive effect has been identified on objective 2 (housing).</p>
DM4 Regeneration of Social Housing	<p>Option 2 preventing the net loss of affordable housing subject to social balance and viability considerations will provide more robust protection against the loss of affordable housing and will take into account the viability of repairing existing properties. Unlike Option 1which only takes into account social balance and the current Policy Approach, Option 2 takes into account the cost of repairing the existing properties in considering the viability which helps consider the regeneration of social housing in a more comprehensive manner. Therefore option 2 result in major positive effects on objective 1(health and well-being), objective 2 (housing) and objective 3(community).</p>
DM5 Self-Built	<p>The proposed SDL sites are sustainably located providing access to local shops, services and retaining green infrastructure. To include self-build as part of the SDL sites will mean that self-build properties can benefit from the proposed SDL layout. Therefore major positive effects have been identified on objective 1 (health), objective 2 (housing), objective 3 (community) and objective 5 (sustainable transport) and</p>

	Options 2 and 3 propose allocating sites for self-build which could ensure that self-build properties would occur within sustainable locations, however the potential sites need to be tested against the SA objectives.
DM6 Extra Care Housing	The proposed option will clarify the difference between C2 and C3b. This will provide clear guidance on the contribution on transport and affordable resulting positive effects on objective 2 (housing), objective 3 (community) and objective 5 (sustainable transport).
DM7 Housing standard	Whilst the current policy approach will achieve some provision of accessible housing, option 1 will provide clearer guidance on the required provision. To consolidate the requirements in the local plan will provide a more robust approach. Option 1 facilitates all new dwellings to meet the optional standard of 110 litres to encourage water efficiency. Therefore major positive effects have been identified on objective 1 (health), objective 2 (housing), objective 3 (community) and objective 12 (resources).
DM8 Internal space	Whilst the current policy approach will achieve some provision of accessible housing, it does not reference internal space standards. The proposed approach will provide clearer guidance on internal space standards and will encourage good design and therefore, better quality accommodation resulting major positive effects on objective 1 (health and well-being) and objective 2 (housing).
DM9 Replacement dwellings outside the Green Belt	Option 1 with a new policy for considering replacement dwellings outside the Green Belt will aim to protect rural character contributing well to objective 6 (protect and enhance local environmental distinctiveness). Option 2 relying on the existing planning policy framework could lead mainly to a neutral effect on this objective, as new development will be subject to relevant Development Management policies.
DM10 Housing in Green Belt Villages	Option 1 would define infill boundaries which can be used to direct development into locations that would not harm the local environmental distinctiveness (objective 6), historic environment (objective 7) and natural environment (objectives 8 and 9) informed by appropriate assessments. Option 2 could lead to uncertain effects on protecting local environmental distinctiveness, historic and natural environment at this stage even though new development is subject to relevant Development Management policies.
DM11 Industrial Floorspace	Option 1 will strengthen the policy approach to retaining existing industrial space so will have a positive impact on objective 3 (stronger communities) and objective 4 (stronger economy). Option 2 aims to protect identified strategic sites strongly. However, the existing policy approach has resulted in a significant loss of industrial space outside of the enterprise zone.
DM12 Office Floorspace	Option 1 will strengthen the policy approach to retaining existing office space within Bath City Centre (following the introduction of the Article 4), therefore it will have a significant positive effect on objective 4 (stronger economy). It

	<p>also has positive effect on objective 2 (housing) and 12 (efficient use of land) as it helps provide more housing on sites no longer considered suitable for the office use. Option 2 may continue to result in a loss of office space resulting a minor negative effect on objective 4 (economic objective).</p>
DM13 Fast food	<p>Option 1: Introduce a policy for fast food takeaways from opening near schools and youth facilities can help to make the local environment more supportive of healthier choices, particularly for young people and has positive effects on objective 1 (health &amp; well-being), objective 3 (stronger communities) and objective 9 (pollution). Option 2: Introduce a policy that prevents the overconcentration/clustering of fast food outlets would prevent a concentration of uses within a local centre. The existing town centre policies do afford some control in this area but are not specific to A5 uses. Therefore it has positive effects on objective 1 (health objective), objective 3 (community) and objective 9 (pollution). Option 3 - The existing policy framework would rely on adopted town centre policies which do not include specific controls over the provision of A5 uses, therefore it has negative impact on objective 1 (health objective) and objective 3 (community objective).</p>
DM14 Car parking standard	<p>Option 1 (Differentiate parking standards spatially in broad areas or zones across the District) would allow for flexibility in parking provision on sites within different locations. For example, requirements could be reduced in areas with good public transport connections to encourage the use of sustainable travel options with likely positive effect against SA objectives 5 (promoting sustainable transport) and objective 9 (tackling air pollution). Option 2 (Continue with the existing minimum parking standards and include garages in the parking standard) is district wide so does not allow for differentiation between settlements. This does not encourage the use of sustainable travel options. Option 3 (Excluding garages from the residential parking standard) may result in sufficient off street parking being provided, thereby helping to reduce problems associated with on-street parking. However, a high level of parking spaces will not encourage the use of sustainable travel resulting negative and uncertain effects on objective 3 (community) and objective 5 (sustainable transport). The proposed approach introducing a requirement to provide electric bike hire point contributes to reducing air pollution (positive effect on objective 9).</p>
DM15 Parking Standard defined in the Local Plan or SPD	<p>Two options have very similar SA effects. Option 1 (Continue to define parking standards in a schedule within the Local Plan) would provide a robust framework for setting parking standards in development and Option 2 (Define parking standards in a separate SPD) would allow for flexibility for parking standards to be amended during the plan period.</p>

DM16 Electric vehicles infrastructure	The current policy approach under ST.7 does not provide a robust requirement to provide electric vehicle charging infrastructure as part of a development. Option 1 will require EV charging points to be installed as part of a development which will provide access to sustainable travel options and contribute towards reducing air pollution which has significant positive effects on objective 5 (promoting sustainable transport) and objective 9 (tackling air pollution). There are also positive effects on objective 3 (community), objective 4 (economic objective), objective 11 (climate change) and objective 12 (sustainable energy).

## 7 Next Steps

- 7.1 The next stage of the SA will be an assessment of the draft Local Plan document which is anticipated to be published in summer 2019.