

**Local Plan 2016-2036  
Issues & Options Consultation  
Winter 2017**

# **Draft Interim Sustainability Appraisal Report**

Options document (Part 1)



**Bath & North East  
Somerset Council**

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## Appendix 1: Appraisal Matrices

## **1. Introduction**

- 1.1 This report has been produced alongside the production of the Bath and North East Somerset Local Plan Options consultation document (Part 1a) and is published for consultation. This report constitutes the first interim sustainability appraisal report (SA report). 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 Preferred Option Document.
- 1.2 Please note that this is not a formal SA report. The formal SA report will be published for the Publication Draft Plan.

## **2. How to comment on the report**

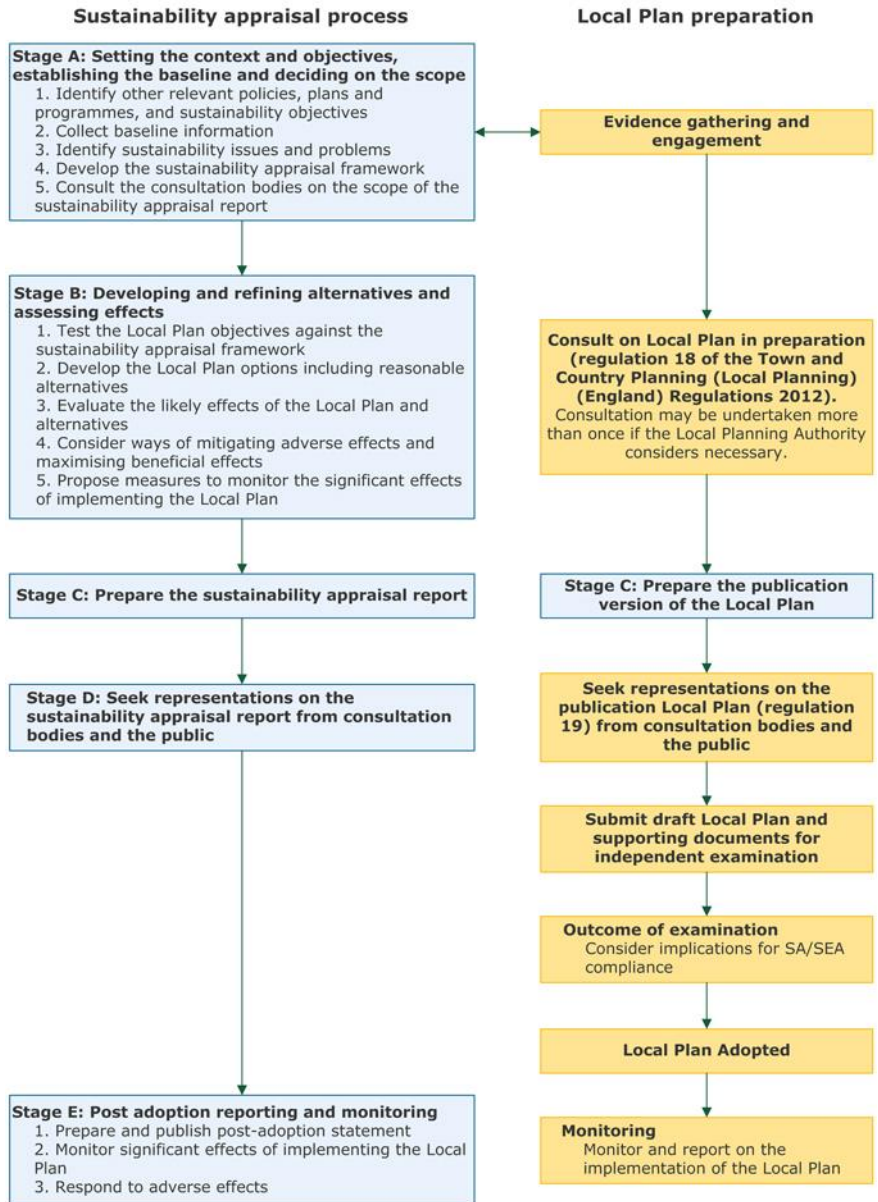
- 2.1 The Local Plan options document and this interim SA report are available for comments from 22<sup>nd</sup> November 2017 to 10<sup>th</sup> January 2018. The purpose of this consultation is to provide the statutory environmental bodies and other interested parties as well as the general public the opportunity to express their opinion on the interim SA report.
- 2.2 All comments on this report should be sent by 10<sup>th</sup> January 2018, 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. These appraisal matrices are set out in Annex A. Significance 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 is a relatively simple. It 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 impairments?</li> </ul>
<b>Objective 2: Meet identified needs for sufficient, high quality and affordable</b>	<ul style="list-style-type: none"> <li>- Provide viable and deliverable good quality housing and affordable housing to meet the full objectively assessed</li> </ul>

<b>SA Objectives</b>	<b>Appraisal questions/prompts (Does the policy/option lead to...)</b>
<b>housing</b>	<ul style="list-style-type: none"> <li>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 maximises 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, noise pollution</b>	<ul style="list-style-type: none"> <li>- Minimise increase in traffic congestion?</li> <li>- Development that minimises 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 are sensitive to noise, including areas of tranquillity?</li> <li>- Development where adequate water supply, foul drainage,</li> </ul>

SA Objectives	Appraisal questions/prompts (Does the policy/option lead to...)
	sewage treatment facilities and surface water drainage is available?
<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 maximises 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 into one Local Plan (as now required by national policy).

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, via a broad spatial strategy for accommodating growth. A full SA of the West of England Joint Spatial Plan has been carried out.

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 Options documents. The Council’s response to the key issues raised is outlined in the consultation statement. The next 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	Part1a- Winter 2017 Part1b-Spring 2018
Preferred Options	Summer 2018
Draft Plan	Autumn 2018
Examination	Spring 2019
Adoption	Autumn 2019

## 5. Local Plan Options appraisals

- 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.

### 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
  - Minimise 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



<ul style="list-style-type: none"> <li>impacts of climate change, sustainable water management, deliver healthy lifestyles, improve local sense of place and attract investment)</li> <li>• Establish and maintain coherent and resilient ecological networks</li> </ul>
<p>3) Facilitate a strong, productive, diverse and inclusive economy</p> <ul style="list-style-type: none"> <li>• Maintain/plan for an appropriate supply of business land and premises in sustainable locations across B&amp;NES that are suitable for &amp; attractive to businesses, focusing on the Bath &amp; Somer Valley Enterprise Zone</li> <li>• Capitalise on innovation opportunities and facilitate growth in knowledge-based high value added sectors</li> <li>• Maintain &amp; enhance city, town, district and local centres as important and vibrant commercial areas</li> <li>• Maintain a strong visitor economy and a strong &amp; diverse retail sector</li> </ul>
<p>4) Meet housing needs arising from a changing and growing population</p> <ul style="list-style-type: none"> <li>• Plan for the delivery of sufficient new homes to meet evidenced needs arising from demographic changes and to support economic development</li> <li>• Facilitate the sustainable provision of accommodation that meets a range of specific needs e.g. older people, young people and those on lower incomes</li> <li>• Enable the most efficient use of the existing housing stock to meet the range of accommodation needs</li> </ul>
<p>5) Plan for development that promotes health and well being</p> <ul style="list-style-type: none"> <li>• Facilitate healthier lifestyles including active modes of travel</li> <li>• Promote/deliver local employment, training &amp; regeneration opportunities contributing to reducing health &amp; social inequalities</li> <li>• Ensuring access to sufficient health facilities for new development (e.g. through provision of social/physical infrastructure)</li> <li>• Reduce risk of hazards to human health including flood risk, improving air quality and designing out crime</li> </ul>
<p>6) Deliver well connected places accessible by sustainable means of transport</p> <ul style="list-style-type: none"> <li>• Reduce the need to travel and encourage greater use of public transport, walking and cycling through the location and design of new development</li> <li>• Help to manage congestion through the location and form of development</li> <li>• Ensure development helps to provide high quality and attractive public transport and walking &amp; cycling routes</li> <li>• In conjunction with strategic plans/initiatives covering the wider area facilitate enhanced accessibility to and within the District, including rural areas</li> </ul>
<p>7) Ensure the timely and efficient provision of infrastructure to support growing communities</p> <ul style="list-style-type: none"> <li>• Direct development to those locations well served or capable of being well served by infrastructure in a cost-effective &amp; efficient manner</li> <li>• Ensure the alignment of the development of new housing with the provision of all necessary infrastructure</li> <li>• Facilitate investment in improving social &amp; recreational infrastructure</li> </ul>

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 effect 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 Objective: 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. But there is no direct reference to this objective.

### **Mitigation/Enhancement**

Priority 1) could include specific bullet point tackling with 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 proposes 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 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)
- 5.9 Any reasonable alternative options raised through the Local Plan Options consultation and further evidence work should be tested against the SA Framework to inform the next stage of Local Plan preparation.

## **Student accommodation requirements**

- 5.10 Five Options responding to universities growth and student accommodation demand are discussed in the Local Plan 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 lead to 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 required. 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 and the universities' requirements in order to

avoid or mitigate impact on natural, built and historic environment and support universities.

**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 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 required. 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. Next Steps

- 6.1 The next stage of the SA will be an assessment of the options document, part 1b and this will be published in Spring 2018. Once the options and preferred options documents have been assessed, the SA will assess pre-submission versions of the Plan and at this stage a formal SA report will be produced.

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Preferred Options	Summer 2018
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	Vision and Spatial Priorities	
SA Objectives	Commentary	Mitigation/Enhancement
<b>Objective 1:</b> Improve the health and well-being of all communities	<p>++</p> <p>Wellbeing is key part of B&amp;NES Vision. Spatial Priority 5) states ‘Plan for development that promotes health and well being’</p> <ul style="list-style-type: none"> <li>• Facilitate healthier lifestyles including active modes of travel</li> <li>• Promote/deliver local employment, training &amp; regeneration opportunities contributing to reducing health &amp; social inequalities</li> <li>• Ensuring access to sufficient health facilities for new development (e.g. through provision of social/physical infrastructure)</li> <li>• Reduce risk of hazards to human health including flood risk, improving air quality and designing out crime</li> </ul> <p>Spatial Priority 2) improved Green Infrastructure networks helps tackle various issues including delivering of healthy lifestyles. Spatial Priority 6) states ‘Deliver well connected places accessible by sustainable means of transport’</p> <ul style="list-style-type: none"> <li>• Reduce the need to travel and encourage greater use of public transport, walking and cycling through the location and design of new development</li> </ul>	
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	<p>++</p> <p>Spatial Priority 4) states ‘Meet housing needs arising from a changing and growing population’</p> <ul style="list-style-type: none"> <li>• Plan for the delivery of sufficient new homes to meet evidenced needs arising from demographic changes and to support economic development</li> <li>• Facilitate the sustainable provision of accommodation that meets a range of specific needs e.g. older people, young people and those on lower incomes</li> <li>• Enable the most efficient use of the existing housing stock to meet the range of accommodation needs</li> </ul>	Priority 4) should also include to provide high quality housing.
<b>Objective 3:</b>	++	

	Vision and Spatial Priorities	
SA Objectives	Commentary	Mitigation/Enhancement
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>Spatial Priority 7) states ‘Ensure the timely and efficient provision of infrastructure to support growing communities’</p> <ul style="list-style-type: none"> <li>• Direct development to those locations well served or capable of being well served by infrastructure in a cost-effective &amp; efficient manner</li> <li>• Ensure the alignment of the development of new housing with the provision of all necessary infrastructure</li> <li>• Facilitate investment in improving social &amp; recreational infrastructure</li> </ul> <p>As part of Spatial Priority 3) it states ‘Maintain &amp; enhance city, town, district and local centres as important and vibrant commercial areas’. This should help to promote stronger and more vibrant/cohesive communities.</p>	
<b>Objective 4:</b>	++	
Build a strong, competitive economy and enable local businesses to prosper	<p>Spatial Priority 3) states ‘Facilitate a strong, productive, diverse and inclusive economy’</p> <ul style="list-style-type: none"> <li>• Maintain/plan for an appropriate supply of business land and premises in sustainable locations across B&amp;NES that are suitable for &amp; attractive to businesses, focusing on the Bath &amp; Somer Valley Enterprise Zone</li> <li>• Capitalise on innovation opportunities and facilitate growth in knowledge-based high value added sectors</li> <li>• Maintain &amp; enhance city, town, district and local centres as important and vibrant commercial areas</li> <li>• Maintain a strong visitor economy and a strong &amp; diverse retail sector</li> </ul>	
<b>Objective 5:</b>	++	
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<p>Spatial Priority 6) states ‘Deliver well connected places accessible by sustainable means of transport’</p> <ul style="list-style-type: none"> <li>• Reduce the need to travel and encourage greater use of public transport, walking and cycling through the location and design of new development</li> <li>• Help to manage congestion through the location and form of development</li> <li>• Ensure development helps to provide high quality and attractive public transport and walking &amp; cycling routes</li> </ul>	



	Vision and Spatial Priorities	
SA Objectives	Commentary	Mitigation/Enhancement
	<ul style="list-style-type: none"> <li>In conjunction with strategic plans/initiatives covering the wider area facilitate enhanced accessibility to and within the District, including rural areas</li> </ul> <p>Spatial Priority 1) also refers to ‘reducing the need to travel and encouraging sustainable travel through the location and layout of development’.</p>	
<b>Objective 6:</b> Protect and enhance local environmental distinctiveness	++	
	<p>Strategic Priority 2) states ‘Protect and enhance the District's natural, built and cultural environment and provide green infrastructure’.</p> <ul style="list-style-type: none"> <li>Ensuring growth &amp; development takes place within the environmental capacity of the District, including prioritising the optimal use of brownfield sites</li> <li>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)</li> <li>Establish and maintain coherent and resilient ecological networks</li> </ul>	
<b>Objective 7:</b> Protect and enhance the district’s historic, environmental and cultural assets and their settings	++	
	<p>Strategic Priority 2)Protect and enhance the District's natural, built and cultural environment and provide green infrastructure</p> <ul style="list-style-type: none"> <li>Ensuring growth &amp; development takes place within the environmental capacity of the District, including prioritising the optimal use of brownfield sites</li> <li>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)</li> <li>Establish and maintain coherent and resilient ecological networks</li> </ul>	
<b>Objective 8:</b> Protect and improve habitats and biodiversity and	++	
	<p>Spatial Priority 2) states ‘Protect and enhance the District's natural, built and cultural environment and provide green infrastructure’</p>	

	Vision and Spatial Priorities	
SA Objectives	Commentary	Mitigation/Enhancement
geodiversity (taking account of climate change), and maintain and create habitat connectivity	<ul style="list-style-type: none"> <li>Ensuring growth &amp; development takes place within the environmental capacity of the District, including prioritising the optimal use of brownfield sites</li> <li>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)</li> <li>Establish <i>and maintain coherent and resilient ecological networks</i></li> </ul>	
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	+/? The Cross Cutting Objective: Pursue a low carbon and sustainable future in a climate change and Priority 6) Deliver well connected places, (particularly the element on helping to manage congestion) contribute to this objective. But there is no direct reference to this objective. Spatial Priority 2) prioritises the optimal use of brownfield sites.	Priority 1) could include specific bullet point addressing air quality and pollution.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	++ Spatial Priority 1) states ‘Pursue a low carbon and sustainable future in a changing climate’ <ul style="list-style-type: none"> <li>Minimise vulnerability and provide resilience to impacts of climate change e.g. flood risk</li> </ul>	
<b>Objective 11</b> Increase resilience to climate change	++ Spatial Priority 1) states ‘Pursue a low carbon and sustainable future in a changing climate’ <ul style="list-style-type: none"> <li>Minimise vulnerability and provide resilience to impacts of climate change e.g. flood risk</li> </ul>	
<b>Objective 12:</b> Encourage careful, efficient use of natural resources including energy and encourage sustainable construction	++ Spatial Priority 1) states ‘Pursue a low carbon and sustainable future in a changing climate’ and <ul style="list-style-type: none"> <li>Encouraging increased renewable and low carbon energy generation</li> <li>Promoting sustainable and energy efficient design &amp; construction</li> <li>Minimise vulnerability and provide resilience to impacts of climate change e.g. flood risk</li> </ul>	

	Vision and Spatial Priorities	
SA Objectives	Commentary	Mitigation/Enhancement
and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Spatial Priority 2) and 4) will help to reduce use of greenfield land encouraging efficient use of land.	
<b>Overall Commentary:</b>	<p>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.</p> <p>There is an uncertain effect on Objective 9: Reduce land, water, air, light, noise pollution. The Cross Cutting Objective: 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. But there is no direct reference to this objective.</p> <p><b>Mitigation/Enhancement</b></p> <p>Priority 1) could include specific bullet point tackling with air quality and pollution.</p> <p>Priority 4) should also include providing high quality housing.</p>	

<i>Spatial Strategy : Non-Strategic Development</i>			
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	<p>++/?</p> <p>By directing new development to the most sustainable locations where access to health facilities and services, as well as to where public transport is best, this option is likely to have a major positive effect on this SA Objective. Depending on the level of development at each location this Option should help to support the role of main centres and provide opportunities to meet the needs of other local communities in improving the health and well-being of all communities. However, the effects will be dependent on the precise scale, location and layout of development which would need to be supported by appropriate development and design principles (including provision of an appropriate level of open space for recreation; protection and enhancement of Green Infrastructure; inclusive design; promoting active travel).</p> <p><b>Mitigation/enhancement</b> Careful consideration is required to identify</p>	<p>+/?</p> <p>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 for a long-term positive effect on this SA Objective. This Option should help to support the role of these centres in improving the health and well-being of local communities. However, it could result in limiting opportunities to meet the needs of other local communities in the rest of the District, especially the more remote rural communities. Again, the effects will be dependent on the precise scale, location and layout of development which would need to be supported by appropriate development and design principles (including provision of an appropriate level of open space for recreation; protection and enhancement of Green Infrastructure; inclusive design; promoting active travel).</p> <p><b>Mitigation/enhancement</b></p>	<p>-/?</p> <p>Given the likely scale of development in rural areas is likely to be relatively small in scale compared with the other Options it is unlikely that this Option would help to neither improve access to healthcare services for rural communities nor provide opportunities to meet the needs of other local communities in terms of improving the health and well-being of all communities. It is likely to lead to car travel accessing key services. Overall effect is negative or uncertain at this stage.</p> <p><b>Mitigation/enhancement</b> Careful consideration is required to identify these 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.</p>

	<i>Spatial Strategy : Non-Strategic Development</i>		
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	these 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.	Careful consideration is required to identify these 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.	
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++ This Option has the potential for a positive effect against this SA Objective through the provision of housing in the main centres in the most sustainable locations, as well as the smaller settlements and rural areas of the District.	++ This Option has the potential for a positive effect against this SA Objective through the provision of housing on the edge of the towns or at two or three of the larger villages.	+ This Option has the potential for a positive effect against this SA Objective through the provision of housing across the District, and help to ensure that the needs of rural communities are being met. Given that less development would be focused main urban areas and larger villages (Options 1 and 2) Option 3 is less like to meet the housing needs of those communities.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ Under Option 1 new development will be directed to the most sustainable locations where access to health facilities and services, as well as to public transport is best. This Option has the potential for a major positive effect in supporting community benefits at a range at	+/- This Option, by 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 for a positive effect as it would support the role and help increase the vitality of these centres. These would be the	+/? Whilst the dispersal of development across the District is under this Option has the potential to provide opportunities for community benefits over a wider area the significance is likely to be reduced as the scale of development will be relatively

<i>Spatial Strategy : Non-Strategic Development</i>			
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	settlements and should help enhance the roles in the main service centres plus help meet the community needs of other larger settlements and rural communities by spreading small levels of development across the District.	potential to provide opportunities for cultural, leisure and recreational activity for the residents which would help maximise opportunities for social interaction and build more cohesive communities. However, it would not necessarily benefit other service centres or the rural communities.	small in scale. This has the potential to result in a positive effect on the SA Objective as well as a negative effect as the community needs of the main centres are unlikely to be met adequately under this Option. Overall impact uncertain at this stage.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++ Under this Option new development will be directed to the most sustainable locations where access to employment opportunities is best. This Option has the potential for a major positive effect against this SA Objective through the provision of new employment opportunities in the locality and would contribute to meeting the employment needs of the District, particularly for the rural areas.	+/- 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 for a positive effect against this SA Objective through the provision of new employment opportunities in those areas of the District. It would also result in a negative effect through not meeting the needs to meet the employment needs in other areas of the District.  <b>Mitigation/enhancement</b> Careful consideration is required to identify these suitable locations considering the access to employment opportunities and site capacities to provide new employment space.	+/? Dispersing development across the District has the potential for a long-term positive effect against this SA Objective through the potential provision of new smaller scale employment opportunities across the District which could be provided in areas with poor access to key transport routes and public transport. But this would depend on the scale and location of development. Under this Option it is likely that the employment needs of the main centres would not be met as effectively as under Options 1 and 2. The overall effect on this SA Objective is therefore uncertain at this stage.

	<i>Spatial Strategy : Non-Strategic Development</i>		
SA Objectives	Option 1 Continue the existing hierarchical approach	Option 2 Focussed approach	Option 3 Dispersed approach
			<b>Mitigation/enhancement</b> Careful consideration is required to identify these suitable development locations considering the access to employment opportunities and site capacities to provide new employment space.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ This Option directs new development to the most sustainable locations where access to health, cultural and community facilities and services, and most accessible by sustainable transport means. Depending on the level and scale of development at particular locations this Option has the potential to lead to improvements in public transport alongside the provision of housing, employment, services and facilities which could help to reduce reliance on the private car. There should also be opportunities to promote cycling and walking in these areas. This has the potential to have a major positive effect on this SA Objective  <b>Mitigation/enhancement</b>	+/? Through this Option there is the potential to improve access to services and facilities for the existing residents. The concentration of development could lead to improvements in public transport alongside the provision of housing, employment, services and facilities which could help to reduce reliance on the private car for the residents of these settlements. There should also be opportunities to promote cycling and walking in these areas. This would lead to a positive effect on this SA Objective but will depend on the precise location and design of new development. However, this Option is likely to result in increased levels of travel by car from those living in other parts of the District	-/? Dispersing development across the District has the potential to increase traffic on the existing road network resulting in a negative impact, but conversely is likely to reduce the negative effects of increased traffic on the existing road network which it likely to result through Option 2 and to an lesser extent, Option 1. Improvements to public transport are likely to be minimal compared to Options 1 and 2. There should also be opportunities to promote cycling and walking in these areas. However, this will be dependent on the final distribution and scale of development so at this stage the effect is considered uncertain.

<i>Spatial Strategy : Non-Strategic Development</i>			
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	Consider the access to cycle/walking infrastructure through the site selection process and ensure that there is suitable mitigation provided through Local Plan policies address any significant effects in order to help reduce any potential negative impacts on this SA Objective.	resulting in a long-term negative effect by placing additional pressure on an already congested transport network.  <b>Mitigation/enhancement</b> Consider the access to cycle/walking infrastructure through the site selection process and ensure that there is suitable mitigation provided through Local Plan policies address any significant effects in order to help reduce any potential negative impacts on this SA Objective.	<b>Mitigation/enhancement</b> Consider the access to cycle/walking infrastructure through the site selection process and ensure that there is suitable mitigation provided through Local Plan policies address any significant effects in order to help reduce any potential negative impacts on this SA Objective.
<b>Objective 6:</b> Protect and enhance local environmental distinctiveness	-/?  Depending on where development is located this Option has the potential for negative effects on landscape. However, as development would be spread in locations on the edge of Bath; and at Keynsham; Midsomer Norton, Radstock and Westfield in the Somer Valley, then the larger villages the significance of the effect is likely to be reduced compared to Option 2. Under this Option some development could take place in villages that have a suitable level of facilities which lie within the Mendip Hills AONB.	-/?  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 have a long-term negative effects on landscape under this Option. However there may be scope to potentially reduce the significance of negative effects dependent on the scale of growth. This will also be dependent on the precise location and design of new development.	-/?  Under this Option some development could take place in villages which lie within the Mendip Hills AONB. However, this is likely to be relatively small scale and unlikely to have a major negative effect providing adequate mitigation is provided. There is also the potential for long-term cumulative negative Impact on local distinctiveness under this Option resulting from the dispersal of development. However as



<i>Spatial Strategy : Non-Strategic Development</i>			
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	<p>However, this is likely to be relatively small scale and unlikely to have a major negative effect providing adequate mitigation is provided. The nature and significance of the effect on landscape will be dependent on the precise location and design/layout of development.</p> <p><b>Mitigation/enhancement</b> Ensure the impact on local environmental distinctiveness will be considered through the site selection process and that there is suitable mitigation provided through Local Plan policies address any significant effects on local environmental distinctiveness their settings in order to help reduce any potential negative impacts.</p>	<p><b>Mitigation/enhancement</b> Ensure the impact on local environmental distinctiveness will be considered through the site selection process and that there is suitable mitigation provided through Local Plan policies address any significant effects on local environmental distinctiveness their settings in order to help reduce any potential negative impacts.</p>	<p>more development will be spread across other areas of the District this negative effect is reduced on the landscape compared to Options 1 and 2. Notwithstanding this, the nature and significance of the effect on landscape will be dependent on the scale, precise location and design/layout of development.</p> <p><b>Mitigation/enhancement</b> Ensure that there is suitable mitigation provided through Local Plan policies address any significant effects on local environmental distinctiveness their settings in order to help reduce any potential negative impacts.</p>
<b>Objective 7:</b>	- /?	- /?	- /?
Protect and enhance the district's historic, environmental and cultural assets and their settings	The nature and significance of the effect on historic, environmental and cultural assets and their settings is dependent on the scale and precise location of development as well as the significance of the asset. Concentrating development in locations on the edge of Bath;	The significance of the effect on historic, environmental and cultural assets and their settings as a result of Option 2 is dependent on the scale and precise location of development as well as the significance of the asset. Focussing development at a few	The nature and significance of the effect on historic, environmental and cultural assets and their settings is dependent on the scale and precise location of development as well as the significance of the asset. Dispersing development across

	<i>Spatial Strategy : Non-Strategic Development</i>		
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	<p>and at Keynsham; Midsomer Norton, Radstock and Westfield in the Somer Valley, then the larger villages has the potential for negative effects on historic, environmental and cultural assets and their settings in and around those locations but will result in no significant effects on assets in other smaller settlements in the District where development is not proposed. As development would be spread across more settlements under this Option is likely to have a more negative impact on this SA Objective than Option 2 unless suitable mitigation is put in place. At this stage the effect uncertain.</p> <p><b>Mitigation/enhancement</b> Ensure the impact on historic environment and their settings will be considered through the site selection process and there is suitable mitigation provided through Local Plan policies address any significant effects on historic, environmental and cultural assets.</p>	<p>key locations, such as on the edge of the towns; or at two or three of the larger villages has the potential to have a negative impact on assets in and around those locations but will result in no significant effects on assets in other smaller settlements in the District where development is not proposed. The effect on this SA Objective is therefore uncertain at this stage. However, suitable mitigation will need to be put in place to address any significant effects when selecting suitable locations for development.</p> <p><b>Mitigation/enhancement</b> Ensure the impact on historic environment and their settings will be considered through the site selection process and there is suitable mitigation provided through Local Plan policies address any significant effects on historic, environmental and cultural assets.</p>	<p>the District has the potential to have a negative impact on a larger number of heritage assets than the other Options, The effect on this SA Objective is therefore uncertain at this stage.</p> <p><b>Mitigation/enhancement</b> Ensure the impact on historic environment and their settings will be considered through the site selection process and Ensure that there is suitable mitigation provided through Local Plan policies address any significant effects on historic, environmental and cultural assets.</p>
<b>Objective 8:</b>	-/?	-/?	?
Protect and improve habitats and biodiversity	The nature and significance of effects on biodiversity or geodiversity whether	The nature and significance of effects on biodiversity or geodiversity whether	This Option has the potential to have a negative effect on biodiversity and

	<i>Spatial Strategy : Non-Strategic Development</i>		
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>internationally or nationally or locally designated will be dependent on the scale and precise location of development. There is the potential for negative effects on biodiversity and geodiversity unless suitable mitigation is provided to ensure new development avoids harm to biodiversity and geodiversity and where possible provide enhancements. However, compared to Option 2, this Option has the potential for a less negative effect on locally important sites and habitats as development will be spread over a wider range of locations. At this stage the potential effect of this Option is considered uncertain.</p> <p><b>Mitigation/enhancement</b> Ensure the impact on biodiversity and geodiversity will be considered through the site selection process and that there is suitable mitigation provided through Local Plan policies to address any significant effects on biodiversity and geodiversity in order to help reduce any potential harmful impacts.</p>	<p>internationally or nationally or locally designated will be dependent on the scale and precise location of development. There is the potential for negative effects on biodiversity and geodiversity unless suitable mitigation is provided to ensure new development avoids harm to biodiversity and geodiversity and where possible provide enhancements. By focussing a quantum of development at just a few key locations under this Option there is potential for effecting greater harm to biodiversity and geodiversity in those locations but this will depend on the significance/sensitivity of the assets. At this stage the potential effect of this Option is considered uncertain.</p> <p><b>Mitigation/enhancement</b> Ensure the impact on biodiversity and geodiversity will be considered through the site selection process and that there is suitable mitigation provided through Local Plan policies to address any significant effects on biodiversity and geodiversity in</p>	<p>geodiversity over a wider area. At this stage the significance of effects is unknown and will be dependent on the nature, scale and location of development and significance/sensitivity of the assets. At this stage the potential effect of this Option is considered uncertain.</p> <p><b>Mitigation/enhancement</b> Ensure the impact on biodiversity and geodiversity will be considered through the site selection process and that there is suitable mitigation provided through Local Plan policies to address any significant effects on biodiversity and geodiversity in order to help reduce any potential harmful impacts.</p>

<i>Spatial Strategy : Non-Strategic Development</i>			
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
		order to help reduce any potential harmful impacts.	
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	-/? Concentrating development in locations on the edge of Bath; and at Keynsham; Midsomer Norton, Radstock and Westfield in the Somer Valley, then the larger villages has the potential to increase traffic on the existing road network. However, this will depend on the distribution and scale of development between the settlements. However, this is uncertain at this stage. Concentrating growth on the edge of the main settlements would mean that growing communities are located in close proximity to the majority of services and facilities, which could help to reduce the need to travel. The effect on this SA Objective in terms of water, light pollution and land contamination is uncertain at this stage will depend on precise location of development and should be considered through the site selection process.  <b>Mitigation/enhancement</b> Ensure any impacts on/resulting from water,	-/? 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 increase traffic on the existing road network resulting in a long-term negative effects on air quality.  Potential improvements to strategic road infrastructure and public transport could help to improve air quality. The effect on this SA Objective in terms of water, light pollution and land contamination is uncertain at this stage will depend on precise location of development and should be considered through the site selection process.  <b>Mitigation/enhancement</b> Ensure any impacts on/resulting from water, light pollution and land contamination is considered through the site selection process and that there is suitable mitigation provided	-/? Spreading new development across the District has the potential to increase traffic on the existing road network. Compared to the other Options, this is likely to reduce the negative effects of increased traffic on the existing road network, particularly in the main centres. However, this will be dependent on the final distribution and scale of development under this Option. The effect on this SA Objective in terms of water, light pollution and land contamination is uncertain at this stage will depend on precise location of development and should be considered through the site selection process.  <b>Mitigation/enhancement</b> Ensure any impacts on/resulting from water, light pollution and land contamination is considered through the

	<i>Spatial Strategy : Non-Strategic Development</i>		
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	light pollution and land contamination is considered through the site selection process and that there is suitable mitigation provided Local Plan policies to ensure any significant negative effects are addressed in the short-term to result in a neutral effect on this SA Objective.	Local Plan policies to ensure any significant negative effects are addressed in the short-term to result in a neutral effect on this SA Objective.	site selection process and that there is suitable mitigation provided Local Plan policies to ensure any significant negative effects are addressed in the short-term to result in a neutral effect on this SA Objective.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>?</p> <p>Flooding is unlikely to be a significant issue for location of new development under any of the Options providing the sequential approach is applied when selecting sites.</p> <p><b>Mitigation/enhancement</b> The sequential test needs to be applied through the site selection process. Ensure that there is suitable mitigation provided through Local Plan policies to ensure that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere.</p>	<p>?</p> <p>Flooding is unlikely to be a significant issue for location of new development under any of the Options providing the sequential approach is applied when selecting sites.</p> <p><b>Mitigation/enhancement</b> The sequential test needs to be applied through the site selection process. Ensure that there is suitable mitigation provided through Local Plan policies to ensure that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere.</p>	<p>?</p> <p>Flooding is unlikely to be a significant issue for location of new development under any of the Options providing the sequential approach is applied when selecting sites.</p> <p><b>Mitigation/enhancement</b> The sequential test needs to be applied through the site selection process. Ensure that there is suitable mitigation provided through Local Plan policies to ensure that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere.</p>
<b>Objective 11</b> Increase resilience to climate change	<p>?</p> <p>The location of development under any of the Options is unlikely to have a significant effect</p>	<p>?</p> <p>The location of development under any of the Options is unlikely to have a significant</p>	<p>?</p> <p>The location of development under any of the Options is unlikely to have a</p>

	<i>Spatial Strategy : Non-Strategic Development</i>		
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	on this SA Objective. The effects will be dependent on the precise scale, location and layout of development.	effect on this SA Objective. The effects will be dependent on the precise scale, location and layout of development.	significant effect on this SA Objective. The effects will be dependent on the precise scale, location and layout of development.
<b>Objective 12:</b> 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)	-/? Given that it is likely that the majority of development is likely to occur on the edge of settlements on greenfield land (as is the case for all the Options) there is potential for a minor negative effect against this SA Objective.  It is considered likely that all of the Options have the potential for the loss of best and most versatile agricultural land but that this is uncertain until the precise location of development is known.  The location of development under any of the Options is unlikely to have a significant effect against this SA Objective In terms of waste management.  Effects regarding sustainable construction, water efficiency and renewable energy will be	-/? Given that it is likely that the majority of development is likely to occur on the edge of settlements on greenfield land (as is the case for all the Options) there is potential for a minor negative effect against this SA Objective.  It is considered likely that all of the Options have the potential for the loss of best and most versatile agricultural land but that this is uncertain until the precise location of development is known.  The location of development under any of the Options is unlikely to have a significant effect against this SA Objective In terms of waste management.  Effects regarding sustainable construction,	-/? Given that it is likely that the majority of development is likely to occur on the edge of settlements on greenfield land (as is the case for all the Options) there is potential for a minor negative effect against this SA Objective.  On local distinctiveness and character grounds development at settlements in the rural areas may result in a lower density than the urban areas and larger local centres and could result in the loss of more greenfield land than Option 1 and 2, although it is uncertain at this stage.  It is considered likely that all of the Options have the potential for the loss of best and most versatile agricultural land but that this is uncertain until the precise

<i>Spatial Strategy : Non-Strategic Development</i>			
<b>SA Objectives</b>	<b>Option 1 Continue the existing hierarchical approach</b>	<b>Option 2 Focussed approach</b>	<b>Option 3 Dispersed approach</b>
	<p>dependent on the precise location, scale, location and layout of development and are therefore recorded as having a neutral effect at this stage.</p> <p><b>Mitigation/enhancement</b> Through appropriate Local Plan policies ensure the location of new development seeks to minimise impacts on natural resources to mitigate any negative impacts on this SA Objective.</p>	<p>water efficiency and renewable energy will be dependent on the precise location, scale, location and layout of development and are therefore recorded as having a neutral effect at this stage.</p> <p><b>Mitigation/enhancement</b> Through appropriate Local Plan policies ensure the location of new development seeks to minimise impacts on natural resources to mitigate any negative impacts on this SA Objective.</p>	<p>location of development is known.</p> <p>The location of development under any of the Options is unlikely to have a significant effect against this SA Objective In terms of waste management.</p> <p>Effects regarding sustainable construction, water efficiency and renewable energy will be dependent on the precise location, scale, location and layout of development and are therefore recorded as having a neutral effect at this stage.</p> <p><b>Mitigation/enhancement</b> Through appropriate Local Plan policies ensure the location of new development seeks to minimise impacts on natural resources to mitigate any negative impacts on this SA Objective.</p>
<b>Overall Commentary</b>	<p>The overall performance of each scenario against the SA Objectives is summarised below:</p> <p><b>Option 1:</b> 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</p>		

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:** 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:** 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.

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.



<i>SDL: North Keynsham</i>		
<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/Enhancement</b>
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>	<p>There is a relatively good range of healthcare facilities and services in Keynsham Town Centre. It also has good public transport links to large urban centres – Bath and Bristol – with healthcare facilities. However some areas are quite remote from the town centre and beyond a reasonable walking distance of facilities.</p> <p>The development proposes to adopt a simple, permeable and highly connected street network supporting sustainable and healthy transport options. This will provide a walkable neighbourhood, strong safe links to the pedestrian and cycle network, schools and facilities and to local public transport connections on the A4 and Keynsham Rail Station. There is potential for new bridge connections across the river to South Gloucestershire. Links are proposed to be made to the Bristol-Bath cycle route (National Route 4)</p> <p>This good internal street network contributes very well to improve the health and well-being of all communities.</p> <p>The vision for the site proposes to provide increased access to the River Avon and for the new community to thrive and develop within a well-integrated and multi-functional green infrastructure network. These aspects are very important in ensuring that the new development contributes to this objective.</p>	<p>This level of strategic growth may require mitigation or future provision of health facilities. This would need to be identified at masterplanning stage.</p> <p>The JSP requires a new local centre with facilities to provide a focus for the new community to meet their needs including healthcare facilities and local retail provision. The JSP also requires provision of a new school and employment floorspace. Combined, these new facilities mean that residents could access a range of facilities on foot or by bike, encouraging an active and healthy lifestyle.</p> <p>The NLP consultation document asks views on the proposed approach to the street network and wider connection. Any reasonable alternative options raised through the consultation and further evidence work should be tested against the SA Framework.</p>

<i>SDL: North Keynsham</i>		
SA Objectives	Commentary	Mitigation/Enhancement
		Masterplanning will need to ensure that development is integrated within this strong green infrastructure network.
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>	<p>The WoE Joint Spatial Plan requires delivering around 1,500 new homes of which 1,400 homes in the plan period.</p> <p>The NLP Options document asks views on the appropriate housing mix. Setting the appropriate housing mix would contribute very well to meet this objective.</p> <p>An integrated marina is proposed which could provide space for residential house boats, further diversifying the housing mix.</p>	Any reasonable alternative options raised through the consultation and further evidence work should be tested against the SA Framework.
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>There is a good range of community facilities and services in Keynsham Town Centre as the second largest town in the district. In general it also has good public transport links to large urban centres – Bath and Bristol – with good community facilities. However some areas are quite remote from the town centre and beyond a reasonable walking distance of facilities.</p> <p>There are currently 5 primary schools and 3 secondary schools in the town however there is no or limited capacity to accommodate primary school students from new development. Within 1500m from Wellsway School.</p> <p>The Options document suggests the Link Road, serving two purposes: it is needed in order to help reduce traffic currently travelling through Keynsham Town Centre, and it also has to access and serve the new development. The Concept Diagram shows an indicative alignment through the middle of the site which includes a new railway crossing east of Pixash Lane and options to join the A4 at a new junction and at Broadmead roundabout. The development proposes to adopt a simple, permeable and highly connected street network based on a strong street hierarchy. This would support sustainable and healthy</p>	<p>The JSP requires a new primary school on site and financial contribution to the provision of a secondary education provision off site.</p> <p>The JSP requires a new local centre with facilities to provide a focus for the new community to meet their needs.</p> <p>The Link Road would aim to reduce the level of through traffic within Keynsham Town Centre, providing a benefit to the existing community and resulting in a more vibrant and pleasant town centre.</p> <p>The vision recognises that the site is</p>

<i>SDL: North Keynsham</i>		
SA Objectives	Commentary	Mitigation/Enhancement
	<p>transport options by providing a walkable neighbourhood, strong safe links to the pedestrian and cycle network (including the Bristol to Bath cycle path – National Route 4) schools and facilities and to local public transport connections on the A4 and Keynsham Rail Station. There is potential for new bridge connections across the river to South Gloucestershire.</p> <p>The proposed link between the Avon Mill Lane and A4 Modal Link Road and good internal street network are essential and contribute very well to meet this objective.</p> <p>The proposed marina could provide space for house boats, integrating the boating community with the rest of the development in a positive way which would relate strongly to this objective.</p> <p>The development is required by the JSP to contribute positively to local character and distinctiveness which would relate strongly to this objective.</p>	<p>currently isolated from the rest of Keynsham due to the physical barriers created by the railway line and the A4. Mitigation will be required to ensure that the development is appropriately connected to the rest of town and maximises opportunities to create connections between the two. Failure to maximise connections will risk compromising the aims of this objective.</p>
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>	<p>In general good access to local employment sites (including Somerdale, the Town Centre and Asmead/Pixash strategic industrial estates), Bristol EZ and Bath EA with public transport. The JPS requires around 50,000 sqm of additional employment space on site.</p> <p>The consultation document discusses the relocation and integration of Avon Valley Wildlife and Adventure Park within the development site. The main facilities are proposed to be relocated to the north-eastern end adjacent to Avon Valley Farm. These should be laid out to minimise visual impact on views from sensitive locations. Larger buildings and structures and any features such as parking should be appropriately screened using planting. Delivering access to the Bristol to Bath cycle path will be a key requirement.</p> <p>As an important local business and tourist attraction, an enhanced Wildlife and Adventure Park will be an integral part of the site and successful integration will contribute to this</p>	<p>A solution will need to be found to enable Avon Valley Wildlife and Adventure Park to relocate and fulfil their business aims whilst integrating the business appropriately with the rest of the development and mitigate landscape and visual impact from the Cotswolds.</p>

<i>SDL: North Keynsham</i>		
<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/Enhancement</b>
	objective.	
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>This location is strategically accessible to public transport. However this area has particular challenges in providing suitable and appropriate access across the railway line. The railway line and A4 will act as barriers for potential future residents to access the town centre, railway station and facilities in the town by sustainable modes of travel. The Options document suggests the Link Road, serving two purposes: it is needed in order to help reduce traffic currently travelling through Keynsham Town Centre, and it also has to access and serve the new development. The Concept Diagram shows an indicative alignment through the middle of the site which includes a new railway crossing east of Pixash Lane and options to join the A4 at a new junction and at Broadmead roundabout. The development proposes to adopt a simple, permeable and highly connected street network based on a strong street hierarchy. This would support sustainable and healthy transport options by providing a walkable neighbourhood, strong safe links to the pedestrian and cycle network (including the Bristol to Bath cycle path) schools and facilities and to local public transport connections on the A4 and Keynsham Rail Station. There is potential for new bridge connections across the river to South Gloucestershire.</p> <p>The Link Road and good internal street network are essential and contribute very well to meet this objective.</p>	<p>The NLP consultation document asks views on this Link Road and the overall movement strategy. Any reasonable alternative options raised through the consultation and further evidence work should be tested against the SA Framework.</p> <p>The JSP requires as mitigation: the North Keynsham link road to be multi-modal (to include integrated cycle infrastructure and allow for public transport); pedestrian and cycle links to surrounding areas including National Route 4, the town centre/train station, A4 and access to River Avon; access to high frequency Metrobus along the A4; high frequency local bus service through the site; improved facilities at the train station.</p>
<p><b>Objective 6:</b> Protect and enhance local environmental distinctiveness</p>	<p>Cotswolds AONB lies east of Saltford. The site is visible from the Cotswolds and in Landscape and Visual Assessment is considered to be part of a continuous swathe of open countryside from the Avon Valley towards the hills. The eastern and riverside areas of the site are considered to be the most visible and least appropriate for development.</p>	<p>The NLP consultation document asks views on the proposed responses to landscape impact, especially considering views from the Cotswolds. Any reasonable alternative options raised through the consultation and further</p>

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<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/Enhancement</b>
	<p>However, the proposed approach responds to this by requiring lower density housing at the eastern edges where the visual impact will be greatest, with the edges of the developed areas also planted up with bands of woodland to around 30m depth to provide visual screening and privacy for residents.</p> <p>It also suggest that the riverside area would remain undeveloped and has significant potential to be made more publicly accessible and enhanced as both an amenity and environmental asset, linked into a wider green infrastructure network across the site.</p> <p>The development is required by the JSP to contribute positively to local character and distinctiveness which would relate strongly to this objective.</p>	evidence work should be tested against the SA Framework.
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets and their settings</p>	<p>The site contains a small number of listed buildings around Avon Mill Lane, two listed bridges and a number of heritage sites with HER records, notably some Roman finds at Avon Valley Wildlife and Adventure Park. There are a small number of buildings with notable character at Broadmead Lane Industrial Estate and Avon Valley Farm.</p> <p>The JSP requires the development to deliver a layout and form that produces a high quality of urban design, contributes positively to local character and distinctiveness, and that mitigates impact on sensitive views.</p>	Mitigation will be required to ensure that there is a positive strategy for the conservation and enjoyment of the historic environment and that heritage assets are conserved in a manner appropriate to their significance.
<p><b>Objective 8:</b> Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<p>There are a number of environmental designations affecting the site. Stidham Farm Site of Special Scientific Interest (SSSI) is located to the east of the site and currently managed as an arable field. This SSSI is designated for its geological features. There are three Sites of Nature Conservation Interest on site: Stidham Farm SNCI, Broad Mead Field SNCI in the centre (designated for its marshy grassland and botanical interest), and the River Chew SNCI (designated for its running water and associated marginal habitats, including protected fauna, which use the site in part as a wildlife corridor). The River Avon SNCI runs adjacent to the northern site boundary and is designated for its running water and associated marginal habitats, including protected fauna, botanical and invertebrate</p>	Mitigation will be required to ensure that impacts on biodiversity are minimised and if possible a net gain in biodiversity is achieved.

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<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/Enhancement</b>
	<p>interest. The consultation document suggests that the riverside area would remain undeveloped and has significant potential to be made more publicly accessible and enhanced as both an amenity and environmental asset, linked into a wider green infrastructure network across the site. There is significant potential across the site to restore and re-create habitats and biodiversity, including new wetland features, restored floodplain meadows and new woodland.</p> <p>Background evidence suggests that Stidham Farm SSSI should be retained on site in its current form, given its designation. The SSSI margins could be enhanced with native species. Retention, expansion and enhancement of all hedges should be maintained across the site. Mature trees should be retained. Broad Mead Field SNCI should be retained and expanded as a marshy grassland in order to improve its biodiversity and to mitigate the loss of habitat elsewhere. Other SNCIs on site and adjacent should also be retained and enhanced. In conjunction with the landscape assessment the site should incorporate priority habitats into the design, such as hedgerows, orchards, ponds, lowland meadows, reedbeds, lowland mixed deciduous woodland, wet woodland, wood-pasture and parkland. These habitats can be used to alleviate flood risk, increase biodiversity and provide foraging, breeding and commuting habitat for a range of protected species, including badgers, bats, amphibians, reptiles and riparian mammals.</p>	

<i>SDL: North Keynsham</i>		
<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/Enhancement</b>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	<p>The western part of the area is previously developed land however majority of the development area would be greenfield. Development on greenfield land does not contribute to promoting the conservation and wise use of land.</p> <p>The site includes some areas of artificial ground and historic landfill. This and the existing industrial uses could pose contamination issues for development. The ground conditions are generally not expected to pose constraints for foundations however further investigation would be required.</p> <p>An AQMA was declared for the Centre of Keynsham in July 2010. Development at North Keynsham may cause pressure on the key transport network impacting on air quality, but has the potential to improve the air quality within the Keynsham Town Centre AQMA. It is also closely linked to the AQMA in Saltford.</p>	<p>Transport Impact Assessment and adequate preventative and mitigation measures are required.</p> <p>Appropriate land remediation will be required to ensure a safe development.</p> <p>By encouraging good design, development should be mitigated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation such as the River Avon corridor.</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>Mainly Flood Zone 1. Existing industrial area is within FZ2. To the north the area is bounded by the River Avon, which forms a corridor of fluvial Flood Zone 3 that also forms part of the functional floodplain.</p> <p>Areas of surface water flood risk exist along the river corridors but are largely contained within the fluvial extents.</p> <p>Initial work suggests there could be opportunity to re-route Broadmead Brook to provide improved outfall from upstream, reducing flood risk around the railway line, while improvements to levels within the functional floodplain could ease floodwater flows. The alignment of the North Keynsham Link Road could assist in providing current and future flood protection. Significant improvements will be required to attenuate flows from the redeveloped site.</p>	<p>New residential development should be focused on the parts of the area in Flood Zone 1, avoiding the areas identified as functional floodplain.</p> <p>Surface water runoff should be carefully managed to avoid adverse downstream impacts on Keynsham.</p> <p>The JSP includes implementation of a sustainable drainage strategy.</p>

<i>SDL: North Keynsham</i>		
<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/Enhancement</b>
	<p>There is a small Groundwater Source Protection Zone at Somerdale, contained within the site.</p> <p>There are no Drinking Water Safeguard Zones nearby.</p>	
<b>Objective 11</b> Increase resilience to climate change	<p>The JSP requires all new development to minimise energy demand and maximise the use of renewable energy, and where viable meeting all demands for heat and power without increasing carbon emissions.</p> <p>The consultation document suggests potential for development at North Keynsham to be built to a Zero Carbon standard. If this is achievable, North Keynsham could become a beacon for sustainable development, and in the process provide a healthy environment and a low cost of living for its future residents. This will contribute very well to this objective. Green infrastructure provision can contribute to mitigating and adapting to climate change.</p>	Mitigate and adapt the natural and built environment to climate change through the implementation of green infrastructure, including implementation of a SuDs network.
<b>Objective 12:</b> 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)	<p>The JSP requires all new development to minimise energy demand and maximise the use of renewable energy, and where viable meeting all demands for heat and power without increasing carbon emissions.</p> <p>The consultation document suggests potential for development at North Keynsham to be built to a Zero Carbon standard. If this is achievable, North Keynsham could become a beacon for sustainable development, and in the process provide a healthy environment and a low cost of living for its future residents. This will contribute very well to this objective.</p> <p>There are potential opportunities for hydropower along the river, as identified in the B&amp;NES Renewable Energy and Planning Research Update (2010). The potential for the inclusion of a Heat Network is being investigated.</p>	Any reasonable alternative options raised through the consultation and further evidence work should be tested against the SA Framework.
<b>Summary</b>	<p>North Keynsham has been identified as a Strategic Development Location 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 (site specific requirements) provide the starting point for detailed assessment and allocation within the Local Plan. The Local Plan 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</p>	



<i>SDL: North Keynsham</i>		
<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/Enhancement</b>
	<p>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.</p> <p>Any reasonable alternative options raised through the Local Plan Options consultation and further evidence work should be tested against the SA Framework to inform the next stage of Local Plan preparation.</p>	

<i>SDL: Whitchurch</i>		
<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/enhancement</b>
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>	<p>The area has good access to National Route 3. There are a number of sites used as playing fields between Whitchurch and Stockwood and along A37. The northern part of the area is designated as Ecological Networks through B&amp;NES Placemaking Plan Policy NE4 and Green Infrastructure Policy NE1.</p> <p>The consultation document discusses how the quality of green spaces can be improved ensuring that people have better access to recreational facilities and to the natural environment.</p> <p>The provision of green infrastructure such as park and open spaces, allotments, and the natural environment is very important to ensure new development contribute well to this objective improving the health and well-being of all communities.</p>	<p>The JSP requires a new local centre with facilities to provide a focus for the new community to meet their needs including healthcare facilities. This would need to be identified at masterplanning stage.</p> <p>Any reasonable alternative options raised through the Local Plan Options consultation and further evidence work should be tested against the SA Framework.</p>
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>	<p>The JSP requires the site to deliver 2,500 new homes, with 1,600 homes in the plan period. This area is within the wider Bristol HMA therefore development in this area contributes well to meeting this objective.</p> <p>Greenfield development is likely to be more viable than brownfield. Viability likely to be dependent upon alternative sources of funding.</p>	<p>Setting the appropriate housing mix would contribute very well to meet this objective.</p>
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>The JSP requires enhancements to Whitchurch Village, as well as the provision of two local centres, two new primary schools and a secondary school.</p> <p>There are limited facilities at Whitchurch village and in the adjoining urban edge of Bristol within walking or cycling distance. It is also proposed, where possible, to enhance public transport provision and cycling routes to Keynsham. This is the nearest town centre and is within relatively close proximity. It is proposed, where possible, to enhance public transport provision and cycling routes to the town. For more comprehensive facilities, the development relates better to Bristol rather than Bath.</p> <p>The area potentially has good access to facilities within south Bristol but this is</p>	<p>The JSP requires a comprehensive green infrastructure network that reinforces and enhances the important characteristics of the area. Development with good on-site facilities will be designed to ensure benefits to both new and existing communities. The policy requires providing retail, healthcare and community facilities, two new primary schools and a secondary school.</p>

<i>SDL: Whitchurch</i>		
SA Objectives	Commentary	Mitigation/enhancement
	<p>dependent on securing a good level of public transport services.</p> <p>The area has good access to National Route 3. There are a number of sites used as playing fields between Whitchurch and Stockwood and along A37. The northern part of the area is designated as Ecological Networks through B&amp;NES Placemaking Plan Policy NE4 and Green Infrastructure Policy NE1.</p> <p>The consultation document asks views on the existing separation between Whitchurch village and Bristol urban area.</p>	Careful consideration is required to maintain or enhance the identify of Whitchurch Village and communities within Bristol urban area.
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>	<p>The JSP requires employment space at a quantum and of a type to be determined though the Local Plan. No specific quantum or types are identified at this stage. The consultation document asks views on appropriate types of employment.</p> <p>Good access to employment opportunities in Bristol with improved transport infrastructure including public transport will be provided as part of the development.</p>	Any reasonable alternative options raised through the consultation and further evidence work should be tested against the SA Framework.
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>This area is within about 5km of Keynsham railway station, There are good connections to Bristol with existing footpath and cycle path infrastructure, and opportunities for enhancing routes in to Keynsham. The area also benefits from existing bus services which provide a regular service to Bristol</p> <p>Existing Sustainable Transportation:</p> <ul style="list-style-type: none"> <li>• PROWs run through the site area which provide connection to Whitchurch;</li> <li>• Cycle paths are located immediately north (A37) and south (Norton Lane); and</li> <li>• Area is well serviced with a number of bus stops along the A37 which provide regular bus services into Bristol.</li> </ul> <p>The JSP requires the following infrastructure to be completed before housing development commences.:</p>	The Local Plan Options consultation document asks views on sustainable and active travel. Any reasonable alternative options raised through the consultation and further evidence work should be tested against the SA Framework.

<i>SDL: Whitchurch</i>		
SA Objectives	Commentary	Mitigation/enhancement
	<p>i. the multi-modal link A4-A37-south Bristol link including as a pre-requisite, the Callington Road scheme being completed, and.</p> <p>ii. Park and Ride.</p>	
<p><b>Objective 6:</b> Protect and enhance local environmental distinctiveness</p>	<p>The area is located within the Dundry Plateau landscape area. The assets and aspects of significance include the Maes Knoll and Wansdyke Scheduled Ancient Monument, the historic landscape around Whitchurch, a visually important references point for much of southern Bristol and countryside to the south of the ridge and the interface with the distinctive landscape of the Chew Valley contributes to the distinctiveness of this part of the Dundry plateau area.</p> <p>The suggested development areas responds to this important environmental context, and seeks to enhance the green infrastructure network, The provision of green infrastructure such as park and open spaces, allotments, as well as natural environments has been identified as being of particular importance. very important for our health and wellbeing, and essential for biodiversity to flourish. It is a vital aspect to ensure that the new development becomes a successful place.</p>	<p>During the consultation process questions are asked to identify opportunities to improve the quality of green spaces, and ensure that people have better access to recreational facilities and to the natural environment and also how to make more of Stockwood Vale or Maes Knoll as important environmental assets to the local area. These could they form part of a new strategic parkland for the area.</p>
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets and their settings</p>	<p>The area is located within the Dundry Plateau landscape character area, and is adjacent to the Stockwood Vale landscape character area. The historic assets and aspects of significance include the Maes Knoll and Wansdyke Scheduled Ancient Monuments, the setting of Queen Charlton conservation area, historic buildings, and pre-medieval field patterns,</p> <p>The JSP requires the protection and enhancement of historic assets as well as areas of high landscape character and visual sensitivity including the setting of Queen Charlton Conservation Area, Maes Knoll and Wansdyke Scheduled Ancient Monuments. It also requires mitigating impacts on sensitive views. The suggested development area has</p>	<p>Further careful consideration is required to refine the development area to minimise adverse impacts on heritage assets and valued landscape character, and to identify opportunities for enhancement.</p>

<i>SDL: Whitchurch</i>		
SA Objectives	Commentary	Mitigation/enhancement
	<p>been informed by an understanding of the sensitive context of the area, however further consideration is required to manage potential adverse impacts.</p> <p>In the consideration and identification of alternative options, the consultation document asks views on whether development should take place in other areas such as in Stockwood Vale and within the setting of Maes Knoll.</p>	
<p><b>Objective 8:</b> Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<ul style="list-style-type: none"> <li>The east of Whitchurch village is relatively unconstrained but there are a number of SNCIs. Sturminster Road SNCI and Stockwood Open Space SNCICarlton Bottom and Queen Charlton Watercourse SNCI</li> </ul> <p>The provision of green infrastructure such as park and open spaces, allotments, as well as natural environments are identified as being important for biodiversity to flourish</p>	<p>The area with high sensitivity should be avoided.</p> <p>Further assessment and ecological mitigation plan are necessary, and opportunities for habitat and biodiversity enhancement will be sought.</p>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	<p>Not in AQMA but close to Bristol AQMA. The Council has started a short term monitoring scheme (6 months) to clarify the levels of NO2. This data will help to inform any decision on the need for an air quality management area in Whitchurch.</p> <p>Development on greenfield land does not contribute to promoting the conservation and wise use of land.</p> <p>There are no Groundwater Source Protection Zones nearby.</p> <p>There are no Drinking Water Safeguard Zones nearby.</p>	<p>Transport Impact Assessment and adequate preventative and mitigation measures are required.</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>The area around the village lies almost entirely within FZ1. A small area of fluvial FZ2 flows a tributary of Brislington Brook that flows between Whitchurch Park and Stockwood.</p> <p>Several parts of the area are at risk of surface water flooding, with particular areas west of A37, along Queen Charlton Lane and adjoining the settlement area of Whitchurch in Bristol.</p>	<p>New residential development should be focused on the parts of the area in Flood Zone 1, avoiding the areas identified as functional floodplain.</p>

<i>SDL: Whitchurch</i>		
<b>SA Objectives</b>	<b>Commentary</b>	<b>Mitigation/enhancement</b>
<b>Objective 11</b> Increase resilience to climate change	The JSP requires all new development to minimise energy demand and maximise the use of renewable energy, and where viable meeting all demands for heat and power without increasing carbon emissions. The aspiration is for the development to be at least zero carbon.	Further consideration is required to set site specific development requirements.
<b>Objective 12:</b> 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)	All development will need to adhere to national and each council’s planning policies related to energy provisions. However, there is no evidence at present that development can link into existing heat networks, although work in relation to this aspect is currently underway.	Large scale development will provide an opportunity to incorporate larger scale low carbon scheme which potentially allows higher standards to be achieved.
<b>Overall commentary</b>	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 7.2 (site specific requirements) provide the starting point for detailed assessment and allocation within the Local Plan. The Local Plan 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.  Any reasonable alternative options raised through the Local Plan Options consultation and further evidence work should be tested against the SA Framework to inform the next stage of Local Plan preparation.	

<i>Spatial Strategy : Student Accommodation</i>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
<b>Objective 1:</b> Improve the health and well-being of all communities				
+/-	?	++	++/?	?
This policy approach priorities homes and jobs in the City Centre and Enterprise Zone where provision of health services are most accessible by sustainable transport means. However it is likely to lead to market led PBSA development increasing pressure on private rental property market. This could have a negative effect on existing communities and potentially students living in inaccessible locations by	It depends on the locations. <b>Mitigation/enhancement</b> Consider access to health facilities and cycle/walking infrastructure through the site selection process. Consider how the accommodation requirements for follow-on year students are met.	There are good range of sports facilities and a medical centre in the University of Bath Claverton Down campus. Fairfield Park Health Centre provides the University Medical Service at the BATH SPA UNIVERSITY Newton Park campus. Therefore there is a positive effect on this objective. <b>Mitigation/enhancement</b> Consider how the accommodation requirements for follow-on year students are met.	There are good range of sports facilities and a medical centre in the University of Bath Claverton Down campus. Fairfield Park Health Centre provides the University Medical Service at the Bath S Newton Park campus. Therefore there is a positive effect on this objective. <b>Mitigation/enhancement</b> Regarding potential new locations within the Green Belt, would need to consider the access to health facilities and cycle/walking infrastructure through the site selection process.	It depends on the locations. <b>Mitigation/enhancement</b> Consider access to health facilities and cycle/walking infrastructure through the site selection process. Include development management policies to determine planning applications for PBSA. Consider how the accommodation requirements for follow-on year students are met.

<b>Spatial Strategy : Student Accommodation</b>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
public transport.  <b>Mitigation/enhancement</b> Consider how the accommodation requirements for follow-on year students are met. Include development management policies to determine planning applications for PBSA.			Consider how the accommodation requirements for follow-on year students are met.	
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing				
+/?	+	++	++	+
This policy approach prioritises homes in the City Centre and Enterprise Zone therefore it has a positive effect on this objective in terms of general housing. However it is likely to have an uncertain effect in	It is likely to have a positive effect on this objective meeting the student accommodation requirements. JSP Policy 3 requires 35% on-site Affordable Housing contribution from student accommodation.	It is likely to have a major positive effect on this objective meeting the student accommodation requirements without relying on land elsewhere. JSP Policy 3 requires 35% on-site Affordable Housing	It is likely to have a major positive effect on this objective meeting the student accommodation requirements. JSP Policy 3 requires 35% on-site Affordable Housing contribution from student accommodation. <b>Mitigation/enhancement :</b>	It is likely to have a positive effect on this objective meeting the student accommodation requirements. JSP Policy 3 requires 35% on-site Affordable Housing contribution from student accommodation. <b>Mitigation/enhancement</b>



<b>Spatial Strategy : Student Accommodation</b>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
meeting student accommodation requirements.  <b>Mitigation/enhancement</b> Careful consideration is required of Universities' growth aspirations and associated accommodation requirements. Consider how the accommodation requirements for follow-on year students are met.	<b>Mitigation/enhancement :</b> It is helpful to identify the type of accommodation to be provided and how affordable housing contributions can be made through the new Local Plan. Consider how the accommodation requirements for follow-on year students are met.	contribution from student accommodation.  <b>Mitigation/enhancement :</b> It is helpful to identify the type of accommodation to be provided and how affordable housing contribution can be made. Consider how the accommodation requirements for follow-on year students are met.	It is helpful to identify the type of accommodation to be provided and how affordable housing contribution can be made. Consider how the accommodation requirements for follow-on year students are met.	Careful consideration is required of Universities' growth aspirations and associated accommodation requirements. Consider how the accommodation requirements for follow-on year students are met.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				
?	+/?	++	++	?
This policy approach prioritises homes and jobs in the City Centre and Enterprise Zone where provision of community facilities and services are	It depends on the locations. <b>Mitigation/enhancement :</b> Consider access to community faculties and services and cycle/walking infrastructure through the site selection	It is likely to have a positive effect on this objective as students have a good access to facilities on campus. <b>Mitigation/enhancement :</b> The right types of PBSA at the	It is likely to have a positive effect on this objective as students have a good access to facilities on campus. <b>Mitigation/enhancement :</b> The right types of PBSA at the right rental level help manage the	It depends on the locations. <b>Mitigation/enhancement</b> Consider access to community facilities and services and cycle/walking infrastructure through the site selection and

<i>Spatial Strategy : Student Accommodation</i>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
most accessible by sustainable transport means. However it is unclear whether this results in positive or negative impact.	process.  The right types of PBSA at the right rental level would help manage the future concentration of HMOs maintaining good balanced communities. This needs to be considered through the new Local Plan.	right rental level help manage the future concentration of HMO maintaining good balanced communities.	future concentration of HMO maintaining good balanced communities.  Regarding the potential new locations within the Green Belt, consider how these new areas will be integrated with existing student and general communities.	Development Management process.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper				
+/?	+/?	+/?	++	-/?
This policy approach prioritises jobs in the City Centre and Enterprise Zone. <b>Mitigation/enhancement</b> Include development management policies to determine planning applications for PBSA.	It depends on the locations. <b>Mitigation/enhancement :</b> Careful consideration is required though the site selection process.	It is likely to have a positive effect in terms of supporting general economic development by prioritising the sites outside the campuses. However it might have a negative impact in terms of meeting University business requirements, <b>Mitigation/ enhancement</b>	It is likely to have a positive effect in terms of supporting general economic development by prioritising the sites outside the campuses and meeting University business requirements. <b>Mitigation/ enhancement</b> Campus masterplanning would be needed to identify site capacities.	Both Universities play an important role in the economy of the city and the wider area. It may have a negative impact on this objective if further academic space is not provided due to lack of student accommodation. <b>Mitigation/ enhancement</b> Campus masterplanning would be

<b>Spatial Strategy : Student Accommodation</b>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
		Campus masterplanning would be needed to identify site capacities.		needed to identify site capacities.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking				
+/?	+/?	++	++/?	+/?
This policy approach priorities homes and jobs in the City Centre and Enterprise Zone where most accessible by sustainable transport means.  <b>Mitigation/enhancement</b> Include development management policies to determine planning applications for PBSA.	It depends on the locations. <b>Mitigation/enhancement :</b> Consider access to public transport and cycle/walking infrastructure through the site selection process.	It is likely have a positive effect as all campuses are accessible by public transport and existing cycling and walking routes.	It is likely have a positive effect as all campuses are accessible by public transport and existing cycling and walking routes. Regarding the potential new location within the Green Belt, it would be dependent on the locations. <b>Mitigation/enhancement :</b> Consider access to public transport and cycle/walking infrastructure through the site selection process.	It depends on the locations. <b>Mitigation/enhancement</b> Consider access to public transport and cycle/walking infrastructure through the site selection and Development Management process.
<b>Objective 6:</b> Protect and enhance local environmental distinctiveness				
?	+/?	--	--	--/?
Uncertain effect as the	It depends on the locations.	It is likely to have a negative	It is likely to have a negative effect	It depends on the locations.

<b>Spatial Strategy : Student Accommodation</b>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
location for new PBSA is not clear.  <b>Mitigation/enhancement</b> Include development management policies to determine planning applications for PBSA.	<b>Mitigation/enhancement :</b> Consider the impact on local environmental distinctiveness through the site selection process.	effect on this objective as part of University of Bath Claverton Campus is within the AONB and Bath Spa University Newton Park Campus is within the core of a registered historic park and includes a Scheduled Monument. <b>Mitigation/enhancement</b> Appropriate impact assessments need to be carried out. Careful consideration is required to set the site development requirements and design principles.	on this objective as part of University of Bath Claverton Campus is within the AONB and Bath Spa University Newton Park Campus is within the core of a registered historic park and includes a Scheduled Monument. Regarding the potential new location within the Green Belt, it is likely to have a major negative effect. <b>Mitigation/enhancement</b> Appropriate impact assessments need to be carried out. Careful consideration is required to identify the locations and set the site development requirements and design principles.	For on-campus development, option 3 and 4 assessments apply. <b>Mitigation/enhancement</b> Consider the impact on local environmental distinctiveness through the site selection and Development Management process.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets and their settings				
?	?	--	--	--/?
Uncertain effect as the	It depends on the locations.	It is likely to have a major	It is likely to have a major negative	It depends on the locations.

<i>Spatial Strategy : Student Accommodation</i>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
location for new PBSA is not clear.  <b>Mitigation/enhancement</b> Include development management policies to determine planning applications for PBSA.	<b>Mitigation/enhancement :</b> Consider the impact on historic environment through the site selection process. Appropriate development requirements and design principles should be established.	negative effect on this objective as the University of Bath Claverton Campus is within the World Heritage Site and Bath Spa University Newton Park Campus is within the core of a registered historic park and includes a Scheduled Monument. <b>Mitigation/enhancement</b> Appropriate impact assessments need to be carried out. Appropriate development requirements and design principles should be established.	effect on this objective as part of the University of Bath Claverton Campus is within the WHS and Bath Spa University Newton Park Campus is within the core of a registered historic park and includes a Scheduled Monument. Regarding the new location within the Green Belt, it is likely to have a major negative effect. <b>Mitigation/enhancement</b> Appropriate impact assessments need to be carried out. Careful consideration is required to identify the location. Appropriate development requirements and design principles should be established.	For on-campus development, option 3 and 4 assessments apply. <b>Mitigation/enhancement :</b> Consider the impact on historic environment through the site selection process. Appropriate development requirements and design principles should be established.  Include development management policies to determine planning applications for PBSA.
<b>Objective 8:</b> Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity				
?	?	?	?	?
Uncertain effect as the location for new PBSA is not	It depends on the locations. <b>Mitigation/enhancement :</b>	The extensive Bathampton Down SNCI flows into the	The University of Bath Claverton campus is already substantially	It depends on the locations. For on campus development,

<b>Spatial Strategy : Student Accommodation</b>				
<b>Option 1 Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation</b>	<b>Option 2 Allocate sites for PBSA on or/and off campus</b>	<b>Option 3 PBSA only allowed on campus, with polices to refuse elsewhere</b>	<b>Option 4 Option 3 plus releasing further Green Belt land to facilitate more PBSAs</b>	<b>Option 5 Further academic space must be supported by the provision of additional student accommodation</b>
<p>clear.</p> <p><b>Mitigation/enhancement</b> Include development management policies to determine planning applications for PBSA.</p>	<p>Consider the impact on habitats and biodiversity and geodiversity through the site selection process.</p>	<p>north fringe of the campus and a small geological SSSI exists along Quarry Road. The location is close to the Bath SAC.</p> <p>The University of Bath Claverton campus is already substantially developed. There is scope for further intensification but this requires careful management.</p> <p>Placemaking Plan SB18 sets out the application of a zonal approach '3' (green zone) and '5' (clear zone), general principles (f) and (j), and area specific principle 'P' (AONB north of the Avenue). This will mitigate negative effects and could potentially generate positive outcomes.</p>	<p>developed. There is scope for further intensification but this requires careful management as explained in Option 3.</p> <p>Placemaking Plan SB18 sets out the application of zonal approach '3' (green zone) and '5' (clear zone), general principles (f) and (j), and area specific principle 'P' (AONB north of the Avenue). This will neutralise negative effects and could potentially generate positive outcomes.</p> <p>For Bath Spa University Newton Park campus hosts a number of lesser horseshoe bat roosts, which forage in the surrounding parkland.</p> <p><b>Mitigation/enhancement</b> Appropriate impact assessments need to be carried out. Consider the</p>	<p>option 3 and 4 assessments apply.</p> <p><b>Mitigation/enhancement</b> Appropriate impact assessments need to be carried out. Consider the impact on habitats and biodiversity and geodiversity through the site selection process. Appropriate development requirements and design principles should be established.</p>

<i>Spatial Strategy : Student Accommodation</i>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
		For the Bath Spa University Newton Park campus hosts a number of lesser horseshoe bat roosts, which forage in the surrounding parkland. <b>Mitigation/enhancement</b> Appropriate impact assessments need to be carried out. Consider the impact on habitats and biodiversity and geodiversity through the site selection process. Appropriate development requirements and design principles should be established.	impact on habitats and biodiversity and geodiversity through the site selection process. Appropriate development requirements and design principles should be established.	
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution				
?	?	+	+/?	+/?
Uncertain effect as the location for new PBSA is not clear.	It depends on the locations. <b>Mitigation/enhancement :</b> Consider the impact on habitats and biodiversity and	More students living on campus helps to minimise increase in traffic congestion.	More students living on campus helps to minimise increase in traffic congestion. <b>Mitigation/enhancement</b>	It depends on the locations. More students living on campus would help to minimise increase in traffic congestion.

<b>Spatial Strategy : Student Accommodation</b>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
<b>Mitigation/enhancement</b> Include development management policies to determine planning applications for PBSA.	geodiversity through the site selection process.	<b>Mitigation/enhancement</b> Consider light pollution from intensified use on campuses.	Consider light pollution from intensified use on campuses. Regarding the potential new locations, careful consideration is required through the site selection process.	<b>Mitigation/enhancement</b> Consider light pollution from intensified use on campuses. Regarding the potential new locations, careful consideration is required through the site selection and Development Management process.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)				
?	?	+	+/?	+/?
Uncertain effect as the location for new PBSA is not clear. <b>Mitigation/enhancement</b> The sequential test needs to be applied case by case.	It depends on the locations. <b>Mitigation/enhancement</b> The sequential test needs to be applied through the site selection process.	The University of Bath Claverton Campus is located within FZ1. Bath Spa University Newton Park Campus is located within FZ1	The University of Bath Claverton Campus is located within FZ1. Bath Spa University Newton Park Campus is located within FZ1. <b>Mitigation/enhancement</b> The sequential test needs to be applied through the site selection process.	It depends on the locations. For on-campus development, option 3 and 4 assessments apply. <b>Mitigation/enhancement</b> The sequential test needs to be applied through the site selection process.
<b>Objective 11</b> Increase resilience to climate change				
0	?	0/?	?	?
No significant effect in this	Uncertain effect on this	No significant effect in this	No significant effect in this	Uncertain effect on this objective.



<b>Spatial Strategy : Student Accommodation</b>				
<b>Option 1</b> Current Approach Prioritises homes and jobs in the City Centre /EZ No PBSA allocation	<b>Option 2</b> Allocate sites for PBSA on or/and off campus	<b>Option 3</b> PBSA only allowed on campus, with polices to refuse elsewhere	<b>Option 4</b> Option 3 plus releasing further Green Belt land to facilitate more PBSAs	<b>Option 5</b> Further academic space must be supported by the provision of additional student accommodation
objective.	objective.	objective.	objective.	
<b>Mitigation/enhancement</b> New development should be informed by current and new Local Plan Policies.	<b>Mitigation/enhancement</b> New development should be informed by current and new Local Plan Policies.	<b>Mitigation/enhancement</b> New development should be informed by current and new Local Plan Policies.	<b>Mitigation/enhancement</b> New development should be informed by current and new Local Plan Policies.	<b>Mitigation/enhancement</b> New development should be informed by current and new Local Plan Policies.
<b>Objective 12:</b> 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)				
?	?	?	?	?
This policy approach prioritises homes and jobs in the City Centre and Enterprise Zone. However it is unclear whether this results in a positive or negative impact as there is some uncertainty where new development may locate.	It depends on the locations. <b>Mitigation/enhancement :</b> Appropriate development requirements and design principles should be established.	Uncertain effect on this objective. <b>Mitigation/enhancement :</b> Appropriate development requirements and design principles should be established.	Uncertain effect on this objective. <b>Mitigation/enhancement :</b> Appropriate development requirements and design principles should be established.	Uncertain effect on this objective. <b>Mitigation/enhancement :</b> Appropriate development requirements and design principles should be established.

**Overall key commentary**

**Option 1**

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 lead to 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 required. Development management policies may need to be formulated to guide the determination of planning applications for PBSA.

**Option 2**

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**

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 and the universities' requirements in order to avoid or mitigate impact on natural, built and historic environment and support universities.

**Option 4**

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**

This option ensures further academic space is supported by the appropriate provision of the student accommodation on campus or other land controlled by 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 required. 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.