

Spatial Strategy: Non-Strategic Development Options

Spatial Strategy : Non-Strategic Development			
SA Objectives	Option 1. Focussed approach avoiding the Green Belt	Option 2. More dispersed approach avoiding the Green Belt	Option 3. Approach including some Green Belt locations
Objective 1: Improve the health and well-being of all communities	<p>++/?</p> <p>Focussing development at three key locations (Midsomer Norton, Radstock and Timsbury) with an allowance for around 50 dwellings across the remaining settlements outside the Green Belt has the potential for a major 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. High density development is more likely to help encourage walking and cycling, in particular to existing services and facilities in Midsomer Norton and Radstock. With larger scale development there may be some potential for on-site provision such as open space, potentially offering better facilities to adjoin existing 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. The effects will be dependent on the precise scale, location and layout of development which would need to</p>	<p>+/?</p> <p>Under this Option development is distributed across a wider (but still limited) range of key (Midsomer Norton, Radstock, Clutton/Temple Cloud and Timsbury) plus a more limited level of development at other villages outside the Green Belt (around 100 dwellings). Those settlements on bus routes can access health facilities by public transport. A certain level of new development may help to improve health facilities; however, it is unlikely that the level of new development would be large enough to support new facilities and is likely to have a positive effect on this SA Objective. As with Option 1 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>+/?</p> <p>Under this Option new development would be directed to the most sustainable locations in the District and has the potential for a positive effect on this SA Objective. Development at locations around Bath generally has good access to the Royal United Hospital and GP surgeries. In general, high density development could lead to encouraging walking and cycling, in particular to existing services and facilities.</p> <p>Higher density development could lead to encouraging walking and cycling, in particular to existing services and facilities in most locations. With larger scale development there may be some potential for on-site provision such as open space, potentially offering better facilities to adjoin existing communities.</p> <p>As with the other two options the effects will be dependent on the precise scale, location and layout of development which would need to be supported by appropriate development</p>

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SA Objectives	Option 1. Focussed approach avoiding the Green Belt	Option 2. More dispersed approach avoiding the Green Belt	Option 3. Approach including some Green Belt locations
	<p>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). However without appropriate improvement, the cumulative impact is likely to place additional strain on existing facilities and services.</p> <p>Mitigation/enhancement As part of the site selection process the cumulative impact on existing facilities, services and health provision should be carefully assessed in order to ensure the needs of existing and future communities can be met without the need to travel to far, especially by private transport.</p>	<p>Mitigation/enhancement As part of the site selection process the cumulative impact on existing facilities, services and health provision should be carefully assessed in order to ensure the needs of existing and future communities can be met without the need to travel to far, especially by private transport.</p>	<p>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>Mitigation/enhancement As part of the site selection process the cumulative impact on existing facilities, services and health provision should be carefully assessed in order to ensure the needs of existing and future communities can be met without the need to travel to far, especially by private transport.</p>

<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	<p>++</p> <p>Under this Option development will be focussed at three key locations (Midsomer Norton, Radstock and Timsbury) with an allowance for around 50 dwellings across the remaining settlements outside the Green Belt. This has the potential for a positive effect against this SA Objective through the provision of housing within and on the edge of these settlements which will help meet the housing needs for the Somer Valley in particular. However this focussed approach is less likely to meet the housing needs of the wider rural community.</p> <p>Greenfield development is likely to be more viable than brownfield therefore could provide more certainty for the delivery of affordable housing.</p>	<p>++</p> <p>This Option, in distributing development across a wider (but still limited) range of key (Midsomer Norton, Radstock, Clutton/Temple Cloud and Timsbury) plus a more limited level of development at other villages outside the Green Belt (around 100 dwellings), has the potential for a positive effect against this SA Objective through the provision of housing at a wider range of settlements than Option 1 and will help to ensure that the needs of rural communities are being met.</p> <p>Greenfield development is likely to be more viable than brownfield therefore could provide more certainty for the delivery of affordable housing.</p>	<p>++</p> <p>This Option would direct new development to the most sustainable locations and therefore have a positive effect against this SA Objective through a more dispersed distribution of housing across the District.</p> <p>This Option will not only which will help meet the housing needs for the south of the District as well as potentially for Bath would help meet identified needs for Bath where the need for affordable housing is greatest</p> <p>Greenfield development is likely to be more viable compared to brownfield therefore it could provide more certainty for the delivery of affordable housing. Development viability in parts of Bath is high offering a good opportunity to secure high levels of affordable housing.</p>
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>++/?</p> <p>This Option, by focussing development at a few key locations, has the potential for a major positive effect as it would support the role and help increase the vitality of these centres. Depending on the scale and precise location of development there is the potential to create secure and well-designed places and 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.</p>	<p>+/?</p> <p>By distributing development across a wider (but still limited) range of key locations this option has the potential for a major positive effect in supporting community benefits at wider a range at settlements and could help enhance the roles in the main service centres meet the community needs of other settlements and rural communities by spreading smaller levels of development across the south of the District. As with Option 1 the scale and precise location of development would determine the potential to create secure and well-designed places but with a much dispersed approach the opportunities are likely to be more limited.</p>	<p>+/?</p> <p>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 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.</p> <p>Mitigation/enhancement Careful linkages to existing communities and</p>

	<p>Mitigation/enhancement Careful linkages to existing communities will be required to support stronger and more cohesive communities. Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through the site allocation requirements and masterplanning.</p>	<p>Mitigation/enhancement Careful linkages to existing communities will be required to support stronger and more cohesive communities. Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through the site allocation requirements and masterplanning.</p>	<p>creating social infrastructure to support stronger and cohesive communities through masterplanning. Crime prevention is mainly related to the layout and integration of the development, which can be dealt with appropriately through masterplanning.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>++/? New development will contribute to the local economy creating opportunities for more jobs in general as well as in the construction sector in the short term. By focussing development at a few key locations where there is access to employment opportunities may have the potential to have a major positive effect against this SA Objective and depending on the precise location, scale and nature of the development, the potential to provide new employment opportunities in the locality especially at the towns. It would also contribute to meeting the employment needs of the District, particularly for the rural areas. However, significant investment is still needed to create more jobs in the Somer Valley and to improve sustainable modes of transport for commuting to major employment centres. The establishment of the Somer Valley Enterprise Zone in 2017 on the outskirts of Midsomer Norton to support the growth of local businesses and attract new businesses should help counteract further significant out commuting. However, without adequate investment, it would have a negative impact.</p>	<p>+/? New development will contribute to the local economy creating opportunities for more jobs in general as well as in the construction sector in the short term. Distributing development across a wider (but still limited) range of key locations in the south of the District may have the potential to have a minor positive effect against this SA Objective and depending on the precise location, scale and nature of the development, there may be the potential to provide new employment opportunities in the locality especially at the towns. However, with less development at each location under this Option and the low availability of jobs in rural villages there is the potential for out commuting to increase especially if investment is to be focussed on the creation of employment opportunities in the Somer Valley Enterprise Zone on the outskirts on Midsomer Norton.</p> <p>Mitigation/enhancement Careful consideration is required to identify these suitable development locations considering the access to employment</p>	<p>+/? New development will contribute to the local economy creating opportunities for more jobs in general as well as in the construction sector in the short term. Development at Bath will be well located to a range of existing and future employment opportunities. Bath is a key centre within West of England and integral to the LEP economic growth strategy with the identification of the Bath Enterprise Zone. Building homes close to Bath, a major economic centre could contribute to encouraging the use of sustainable modes of travel. It could also reduce commuting time. Good public transport links to Bath and Bristol means that residents under this Option should have access to a wide range of work opportunities.</p> <p>Development in the south of the District under this option may have the potential to have a minor positive effect against this SA Objective and depending on the precise location; scale and nature of the development, there may be the potential to provide new employment opportunities in the locality especially at the towns.</p>

	<p>Mitigation/enhancement The allocation of sites for employment use within the Enterprise Zone and other suitable locations will be required to ensure there is adequate access to employment opportunities to stem unnecessary out commuting. Linkages will also be needed to existing employment opportunities including use of sustainable modes of travel and consider on-site provision which will be the key in the site selection process.</p>	<p>opportunities and site capacities to provide new employment space. Linkages to existing employment opportunities and the Enterprise Zone and the use of sustainable modes of travel will be essential in selecting sites.</p>	<p>Mitigation/enhancement Careful consideration is required to identify these suitable development locations considering the access to employment opportunities and site capacities to provide new employment space. Linkages to existing employment opportunities and the Enterprise Zones and the use of sustainable modes of travel will be essential in selecting sites.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>-/?</p> <p>Principally focussing development at a few key locations there maybe the potential to improve access to services and facilities and 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 resulting in a long-term negative effect by placing additional pressure where there is already congestion on the transport network. Investment to improve public transport is needed if improvements are to be made and this cannot be assured.</p> <p>Mitigation/enhancement Consider the access to cycle/walking infrastructure through the site selection process and ensure that there is suitable mitigation provided through Local Plan</p>	<p>+/?</p> <p>As development would be distributed across a wider (but still limited) range of key locations in the south of the District 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. Public transport links from the villages to larger urban areas is not as good as between larger urban areas. Some villages lie on public transport routes and fare better. Investment to improve public transport is needed if improvements are to be made and this cannot be assured.</p> <p>Mitigation/enhancement 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</p>	<p>+/?</p> <p>This Option would direct 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</p> <p>Development around Bath has a major positive contribution due to accessibility of public transport including the Great Western main railway line. Careful linkages need to be considered to encourage walking and cycling through masterplanning.</p>

	<p>policies address any significant effects in order to help reduce any potential negative impacts on this SA Objective. Careful linkages need to be considered to encourage walking and cycling through masterplanning. Due consideration should be given to improve bus services.</p>	<p>impacts on this SA Objective. Careful linkages need to be considered to encourage walking and cycling through masterplanning. Due consideration should be given to improve bus services.</p>	<p>Mitigation/enhancement 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. Careful linkages need to be considered to encourage walking and cycling through masterplanning.</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>-/?</p> <p>Focussing development at the selected locations at Midsomer Norton, Radstock and Timsbury has the potential to have negative effects on landscape depending on the precise location and design of new development. For instance intrusion into the distinctive green hillsides around the existing developed areas could have a negative impact on the distinctive character of the villages, towns and open landscape.</p> <p>However there may be scope to potentially reduce the significance of negative effects dependent on the scale of growth.</p> <p>Mitigation/enhancement 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. Further assessments may be required to identify the areas with potential</p>	<p>-/?</p> <p>distributing development across a wider (but still limited) range of key locations (Midsomer Norton, Radstock, Clutton/Temple Cloud and Timsbury) with a more limited level of development at other villages in the south of the District outside the Green Belt this Option would have the potential for negative effects on landscape. However, as development would be spread in locations across more locations the significance of the effect is likely to be reduced compared to Option 1.</p> <p>There is also the potential for long-term cumulative negative impact on local distinctiveness under this Option resulting from the dispersal of development. The nature and significance of the effect on landscape will be dependent on the precise location and design/layout of development.</p> <p>Mitigation/enhancement Ensure the impact on local environmental distinctiveness will be considered through the site selection process and that there is suitable mitigation provided through Local</p>	<p>- -/?</p> <p>Under this Option any development around Bath has the potential to have a major negative impact on the quality and character of the landscape and would be difficult to mitigate because of the openness and distinctive characteristics of the landscape around Bath. Development would be beyond the clearly defined edge of the city and this would result in the urbanisation of the landscape setting of the World Heritage Site. Development at Bath and along the A4 corridor could have a major negative impact on the Cotswolds AONB.</p> <p>The Green Belt at and around Bath plays a significant role in separating Bristol and Bath and is valuable in checking urban sprawl, preserving the setting and special character of Bath and in safeguarding the countryside from encroachment.</p> <p>Development under this Option could result in intrusion into the distinctive open countryside around the existing developed areas and could have a negative impact on the distinctive character of the villages and</p>

	mitigation.	Plan policies address any significant effects on local environmental distinctiveness their settings in order to help reduce any potential negative impacts.	on the Mendips and Cotswolds Areas of Outstanding Natural Beauty including their natural beauty, tranquillity, and distinctive character. Mitigation/enhancement With no suitable locations identified at this stage, further assessments would be required to identify suitable locations where negative impacts could be successfully mitigated.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	-/? The 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. Focussing development at the selected locations at Midsomer Norton, Radstock and Timsbury has the potential to have a negative impact on assets in and around those locations but will not result in significant effects on assets in other smaller settlements in the south of the District where development is not proposed. The effect on this SA Objective is therefore uncertain at this stage but development could have a negative impact if these heritage assets or their setting are significantly affected. Suitable mitigation will need to be put in place to address any significant effects when selecting suitable locations for development. Mitigation/enhancement	-/? 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. By distributing development across a wider (but still limited) range of key locations under this option 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 1 unless suitable mitigation is put in place. At this stage the effect uncertain. Mitigation/enhancement Ensure the impact on historic environment	- -/? Under this Option any development around Bath has the potential to have a major negative could have a major negative impact on the historic environment including the World Heritage Site and its setting, scheduled ancient monuments, conservation areas and their settings, listed buildings and their settings, other local heritage assets and their setting and the remains of known Iron Age and Roman occupation. However, this Option will result in no significant effects on assets in other smaller settlements in the District where development is not proposed. The 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 in non-Green Belt locations and could have a negative impact if these heritage assets or their setting are significantly affected. The effect on this SA Objective is therefore uncertain at this stage and Suitable mitigation will need to be

	Ensure the impact on historic environment and their settings will be considered through the site selection process with further assessments required to identify the areas with potential mitigation.	and their settings will be considered through the site selection process with further assessments required to identify the areas with potential mitigation.	put in place to address any significant effects when selecting suitable locations for development. Mitigation/enhancement Ensure the impact on historic environment and their settings will be considered through the site selection process with further assessments required to identify the areas with potential mitigation.
Objective 8:	-/?	-/?	- -/?

<p>Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<p>The nature and significance of effects on biodiversity or geodiversity whether 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>Mitigation/enhancement 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. Further screening is necessary to identify the development location.</p>	<p>The nature and significance of effects on biodiversity or geodiversity whether 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, 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>Mitigation/enhancement 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>This Option has the potential to have a negative effect on biodiversity and 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. However, in terms of development around Bath there is the potential to have major negative impact on the Bath & Bradford on Avon SAC 5km sustenance zone.</p> <p>Mitigation/enhancement 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. Further screening is likely to be necessary for development affecting the Bath & Bradford on Avon SAC 5km sustenance zone which would influence the scale and level of development in certain areas.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>-/? Principally focussing development at a few key locations has the potential to increase traffic on the existing road network resulting in long-term negative effects on air quality. This has been identified as a particular issue for Radstock, Midsomer Norton and Timsbury</p>	<p>-/? Distributing development across a wider (but still limited) range of key locations also has the potential to increase traffic on the existing road network resulting in long-term negative effects on air quality. Traffic congestion is a particular issue for Radstock, Midsomer</p>	<p>-/? Concentrating development in locations on under this Option has the potential to increase traffic on the existing road network, especially the A4 corridor, Radstock, Midsomer Norton, Timsbury and Temple Cloud where there are existing problems.</p>

	<p>under this option.</p> <p>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.</p> <p>Mitigation/enhancement Improvements to strategic road infrastructure and public transport could help to improve air quality.</p> <p>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 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.</p>	<p>Norton, Timsbury and Temple Cloud.</p> <p>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.</p> <p>Mitigation/enhancement Improvements to strategic road infrastructure and public transport could help to improve air quality.</p> <p>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 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.</p>	<p>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.</p> <p>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.</p> <p>Mitigation/enhancement Improvements to strategic road infrastructure and public transport could help to improve air quality.</p> <p>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 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.</p>
Objective 10: 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>?</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>?</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>

	Mitigation/enhancement The sequential test needs to be applied through the site selection process. Where surface water is identified as an Issue a Flood Risk Assessment will be required. 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.	Mitigation/enhancement The sequential test needs to be applied through the site selection process. Where surface water is identified as an Issue a Flood Risk Assessment will be required. 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..	Mitigation/enhancement The sequential test needs to be applied through the site selection process. Where surface water is identified as an Issue a Flood Risk Assessment will be required. 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
Objective 11 Increase resilience to climate change	? The location of development under any of the Options is unlikely to have a significant effect on this SA Objective. The effects will be dependent on the precise scale, location, layout and orientation of development.	? The location of development under any of the Options is unlikely to have a significant effect on this SA Objective. The effects will be dependent on the precise scale, location, layout and orientation of development.	? The location of development under any of the Options is unlikely to have a significant effect on this SA Objective. The effects will be dependent on the precise scale, location, layout and orientation of development.
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)	-/? Given that it is likely that much of development is likely to occur on the edge of settlements on greenfield land there is potential for a major 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 much of development is likely to occur on the edge of settlements on greenfield land there is potential for a major 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 much of development is likely to occur on the edge of settlements on greenfield land there is potential for a major 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

	<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>Mitigation/enhancement Through appropriate Local Plan policies ensure the precise location, scale, layout, orientation, design and construction of development of new development is sustainable and minimise impacts on natural resources to mitigate any negative impacts on this SA Objective.</p>	<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>Mitigation/enhancement Through appropriate Local Plan policies ensure the precise location, scale, layout, orientation, design and construction of development of new development is sustainable and minimise impacts on natural resources to mitigate any negative impacts on this SA Objective.</p>	<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>Mitigation/enhancement Through appropriate Local Plan policies ensure the precise location, scale, layout, orientation, design and construction of development of new development is sustainable and minimise impacts on natural resources to mitigate any negative impacts on this SA Objective.</p>
<p>Overall Commentary</p>	<p>The overall performance of each option against the SA Objectives is summarised below:</p> <p>Option 1: By focussing development at three key locations (Midsomer Norton, Radstock and Timsbury) with an allowance for around 50 dwellings across the remaining settlements outside the Green Belt, this Option has the potential to result in a positive impact on SA Objectives 1 – 4 as it should help to support the role of these centres in improving health and community facilities and services, as well as to public transport. However, there may be potentially negative impacts on historic, built and natural environment (SA Objectives 6 - 9 and 12). All Options will have a major positive effect on SA Objective 5 by helping to meet housing need.</p> <p>Mitigation Careful consideration is required to identify suitable sites for an appropriate level of development with appropriate development requirements and design principles to guide development which will set out how potential harm identified through the SA might be mitigated. Where it may be necessary to consider alternative sites, these should be tested against the SA framework before allocation in the Local Plan.</p> <p>Option 2: Distributing development across a wider (but still limited) range of key (Midsomer Norton, Radstock, Clutton/Temple Cloud and Timsbury) plus a more limited level of development at other villages outside the Green Belt (around 100 dwellings) has the potential to perform well against SA Objectives 1 - 4 as these locations have good access to health and community facilities and services. Like Option 1, Option 2 may have potentially negative impacts on historic, built and natural environment (SA Objectives 6 - 9 and 12). All Options will have a major positive effect on SA Objective 5 by helping to meet housing need.</p> <p>Mitigation Careful consideration is required to identify suitable sites for an appropriate level of development with appropriate development requirements and design principles to guide development which will set out how potential harm identified through the SA might be mitigated. Where it may be necessary to consider alternative sites, these should be tested against the SA framework before allocation in the Local Plan.</p> <p>Option 3: Providing more homes (including affordable housing) around Bath with key social services and facilities including health and well-</p>		

being facilities, and existing and future employment opportunities has positive effects on Objectives 1 – 4.

Whilst the effects on other SA Objectives are generally negative or uncertain at this stage, this Option is likely to have major negative impacts on historic, built and natural environment SA Objectives 6 - 8 due the potential for development in the proximity of Bath. All Options will have a major positive effect on SA Objective 5 by helping to meet housing need.

Mitigation Careful consideration is required to identify suitable sites for an appropriate level of development with appropriate development requirements and design principles to guide development which will set out how potential harm identified through the SA might be mitigated. Where it may be necessary to consider alternative sites, these should be tested against the SA framework before allocation in the Local Plan. However this approach would only be considered once all other non-Green Belt options had been fully explored and if exceptional circumstances are demonstrated.

However given that no final decision has been made regarding the precise scale and layout of development at each of the proposed locations to accommodate the number of dwellings required many of the effects have been recorded as uncertain at this stage. Careful consideration is required to identify the appropriate level of development at each location. 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 through the relevant Local Plan policies.

Bath

BTH 1	Spatial Strategy : Bath Employment
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SA Objectives	Option 1. Amend Policy B3 for Twerton Riverside so that it more strongly protects the remaining industrial space for industrial uses	Option 2. Maintain current Policy B3 approach but with specific reference to excluding development of PBSA
Objective 1: Improve the health and well-being of all communities	0 Retaining land for industrial uses has a neutral effect on this objective.	+
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0 There is a neutral effect as it does not increase or decrease the housing provision.	+
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0 There is a neutral effect on this objective.	0
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+/0
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	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.

SA Objectives	Option 1. Amend Policy B3 for Twerton Riverside so that it more strongly protects the remaining industrial space for industrial uses	Option 2. Maintain current Policy B3 approach but with specific reference to excluding development of PBSA
distinctiveness		
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0/? The policy area is partly FZ2 and 3, however the original Core Strategy Policy B3 was subject to the sequential and Exception test. Mitigation Apply a sequential test in preparation of a draft Local Plan.	0/? The policy area is partly FZ2 and 3, however the original Core Strategy Policy B3 was subject to the sequential and Exception test. Mitigation Apply a sequential test in preparation of a draft Local Plan.
Objective 11 Increase resilience to climate change	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
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)	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.

SA Objectives	Option 1. Amend Policy B3 for Twerton Riverside so that it more strongly protects the remaining industrial space for industrial uses	Option 2. Maintain current Policy B3 approach but with specific reference to excluding development of PBSA
Overall Commentary		
Both options have a neutral effect on Objectives 3-9 and 11 and 12. The key difference is that Option 1 facilitates greater protection of industrial uses and therefore it contributes well to Objective 4 to build a strong, competitive economy and enable local businesses to prosper, whereas Option 2 contributes well to Objective 1 and 2 potentially facilitating some housing at locations accessible to key health facilities.		

BTH2	Spatial Strategy : Bath Housing
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SA Objectives	
Objective 1: Improve the health and well-being of all communities	++ Around 300 more dwellings are proposed to be provided through 'urban intensification' in Bath. There is a good range of health and well-being facilities in Bath therefore it has a major positive effect on these objectives in principle. Mitigation Further assessments are required to inform site selections.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ The JSP policy requires a minimum of 35% affordable housing therefore 105 dwellings out of 300 dwellings would need to be provided as affordable housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+/? It depends on the locations. Mitigation Further assessments are required to inform site selections.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ It depends on the locations. In general providing more housing in Bath, as the key employment centre in the district, has a positive effect by placing people close to where they work, however due consideration needs to be given assessing existing employment land. Mitigation:

SA Objectives	
	Further assessments are required to inform site selections.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ In general, there is a good range of sustainable transport available in Bath. Therefore it has a major positive effect on this objective.
Objective 6: Protect and enhance local environmental distinctiveness	? It depends on the locations. Key priorities for Bath include 'maintain overall protection and enhancement of natural, historic and built environmental assets and quality recognising statutory requirements.' Mitigation: Further assessments are required to inform site selections.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	? It depends on the locations. Key priorities for Bath include 'maintain overall protection and enhancement of natural, historic and built environmental assets and quality recognising statutory requirements.' Mitigation: Further assessments, especially the impact on the historic environment including the WHS and its setting and Conservation Area is required to inform site selections.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	? It depends on the locations. Key priorities for Bath include 'maintain overall protection and enhancement of natural, historic and built environmental assets and quality recognising statutory requirements'. Mitigation: Further assessments, especially the impact on natural environment and habitats are required to inform site selections. Detailed site allocations will need to address potential SAC (the Bath & Bradford on Avon) issues.
Objective 9: Reduce land, water, air, light, noise pollution	? It depends on the locations. Bath has an Air Quality Management Area and the Council is considering the introduction of a 'Clean Air Zone'. Key priorities for Bath include 'maintain overall protection and enhancement of natural, historic and built environmental assets and quality recognising statutory requirements.' Mitigation: Further assessments are required to inform site selections.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of	? It depends on the locations.

SA Objectives	
climate change)	<p>Mitigation: Further assessments are required to inform site selections and a sequential test should be applied to inform the draft Local Plan.</p>
Objective 11 Increase resilience to climate change	0
	<p>It is considered that this approach has a neutral effect on this objective. New development will be subject to Development Management policies to help increase resilience to climate change.</p> <p>Mitigation: Consider site specific opportunities and requirements to inform site selections.</p>
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)	+
	This approach helps to maximize the brownfield opportunities.
<p>Overall Commentary Increasing the provision of housing (additional 300 dwellings) including affordable housing in Bath where there is a good range of social infrastructure including health facilities and accessible by sustainable transport has significant positive effects on Objectives 1, 2 and 5. However there are uncertain effects identified for Objectives 3 (community), 6 (local distinctiveness), 7 (historic environment), 8 (natural environment) and 9 (pollution).</p> <p>Mitigation Need to consider site specific impact and mitigation through the site selection process. Further assessments, especially the impact on natural environment and habitats, historic environment including the WHS and its setting, Conservation Area and listed buildings. Detailed site allocations will need to address potential effects on SAC (the Bath & Bradford on Avon) issues. Also it is subject to a sequential test in considering flood risk.</p>	

BTH3	Spatial Strategy : Bath Visitor accommodation
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SA Objectives	Proposed Approach	Alternative Maintain the existing approach setting out visitor accommodation bedspace requirements
Objective 1: Improve the health and well-being of all communities	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0 The visitor accommodation shows reduced market potential for further hotel development in Bath. Some limited capacity for budget hotels but not before 2021 and no more capacity for high end hotels until second half of the Local Plan period. It is considered that not specifying the bedspace requirements in the Policy has a neutral effect on this objective.	0/- Setting out the mid-long term requirements in the Plan may lead to allowing more hotels in the locations potentially suitable for residential use in a short term. Mitigation The Visitor Accommodation Study identifies three growth scenarios. The Council needs to be identifying which growth scenario to be appropriate linking with the emerging Economic Strategy and Destination Management Plan.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0/- The visitor accommodation shows reduced market potential for further hotel development in Bath. Some limited capacity for budget hotels but not before 2021 and no more capacity for high end hotels until second half of	0/- Setting out the mid-long term requirements in the Plan may lead to allowing more hotels in the locations potentially suitable for residential or employment uses in a short term.

SA Objectives	Proposed Approach	Alternative Maintain the existing approach setting out visitor accommodation bedspace requirements
	<p>the Local Plan period. It is considered that not specifying the bedspace requirements in the Policy has a neutral effect or potentially negative effect on this objective. Under National Policy, hotels are considered as a town centre use which is appropriate in the town centre, therefore there may be limited control in managing hotel development in the city centre.</p> <p>Mitigation It is helpful to set out the Council's approach in managing visitor accommodation in a Destination Management Plan linking with the Council's emerging Economic Strategy.</p>	<p>Mitigation It is helpful to set out the Council's approach in managing visitor accommodation in a Destination Management Plan linking with the Council's emerging Economic Strategy.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0 Visitor accommodation is considered as a town centre use therefore new provision is allowed where generally accessible by sustainable mode of transport.	0 Visitor accommodation is considered as a town centre use therefore new provision is allowed where generally accessible by sustainable mode of transport.
Objective 6: Protect and enhance local environmental distinctiveness	0/? It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.	0/? It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	0/? It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.	0/? It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.
Objective 8:	0/?	0/?

SA Objectives	Proposed Approach	Alternative Maintain the existing approach setting out visitor accommodation bedspace requirements
Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.	It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.
Objective 9:	0/?	0/?
Reduce land, water, air, light, noise pollution	It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.	It depends on the locations. Mitigation New proposals will be subject to relevant Development Management policies.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
Objective 11 Increase resilience to climate change	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
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)	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
<p>Overall Commentary</p> <p>Both options have neutral and uncertain effect on majority of objectives as the effects on natural, built and historic environment depends on specific locations. Any future proposals will be assessed against relevant Development Management policies through the Planning Application stage. Option 2 setting out the mid-long term requirements in the Plan may lead to allowing more hotels in locations potentially suitable for residential or employment uses in a short term.</p> <p>Mitigation and enhancement</p> <p>It is helpful to set out the Council's approach to managing visitor accommodation in a Destination Management Plan linking with the Council's emerging Economic</p>		

SA Objectives	Proposed Approach	Alternative Maintain the existing approach setting out visitor accommodation bedspace requirements
Strategy.		

BTH4, BTH5, BTH6, BTH 7 and BTH8	Spatial Strategy : Bath Universities, PBSA affordable rent, large scale purpose built shared development, UoB and BSU
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SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
Objective 1: Improve the health and well-being of all communities	<p>+</p> <p>This option facilitates new PBSA on campus where some health and well-being facilities are available for students. It also priorities potential development sites to other uses such as housing in the city where key health facilities are available.</p>	<p>+</p> <p>This option facilitates new PBSA on campus where some health and well-being facilities are available for students. It also priorities potential development sites to other uses such as housing in the city where key health facilities are available.</p> <p>Mitigation It should be clear how to assess potential harm relate to new developments.</p>	<p>0/+</p> <p>This option facilitates new PBSA to be built on campus where some health and well-being facilities are available for students. It also priorities potential development sites for other uses such as housing in the city where key health facilities are available, if it does not harm other objectives.</p> <p>Mitigation It should be clear how to assess potential harm relate to new developments.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	<p>++</p> <p>This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be accommodated</p>	<p>++</p> <p>This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be</p>	<p>+</p> <p>This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be</p>

SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
	<p>on campus subject to further capacity assessments taking into account site specific constraints. This helps potential development sites in the city to be used for other development such as housing.</p> <p>Policy approach BTH5 with 35% PBSA affordable rent helps address the affordability issues and may help to free up existing HMOs to non-students occupation.</p> <p>Policy approach BTH6 helps increase a mix of housing types and tenures.</p>	<p>accommodated on campus, subject to further capacity assessments taking into account site specific constraints. This helps potential development sites in the city to be used for other development such as housing.</p> <p>Policy approach BTH 5 BTH6 – common to all.</p>	<p>accommodated on campus, subject to further capacity assessments taking into account site specific constraints. This helps potential development sites in the city to be used for other development such as housing.</p> <p>Policy approach BTH 5 – common to all.</p> <p>Mitigation It should be clear how to assess potential harm related to new developments.</p>
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>++</p> <p>This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be accommodated on campus where various support facilities are available for students. More bedspaces with the right level of rental values can start to address the issues relating to the high HMO concentration in some areas.</p> <p>Policy approach BTH5 with 35% PBSA</p>	<p>++</p> <p>This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be accommodated on campus where various support facilities are available for students. More bedspaces with the right level of rental values can start to address the issues relating to the high HMO concentration in some areas.</p> <p>Policy approach BTH 5 – common to all.</p>	<p>++</p> <p>This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be accommodated on campus where various support facilities are available for students. More bedspaces with the right level of rental values can start to address the issues relating to the high HMO concentration in some areas. Policy approach BTH 5 – common to all.</p>

SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
	affordable rent helps address the affordability issues and may help to free up existing HMOs to non-students occupation, especially the areas with a high HMO concentration.		Mitigation It should be clear how to assess potential harm relate to new developments.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be accommodated on campus. This allows potential development sites within the city for home and jobs. The emerging University of Bath masterplan identifies potential development areas for its future requirements. Policy approach BTH5 still allows PBSA operators to rent accommodation to non-students outside term times especially busy summer holiday time contributing the tourism industry.	++ This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be accommodated on campus. This allows potential development sites within the city for home and jobs. The emerging University of Bath masterplan identifies potential development areas for its future requirements. Policy approach BTH 5 – common to all.	++ This option responds to the universities' growth plans. The evidence suggests that housing requirements for students associated with new development can be accommodated on campus. This allows potential development sites within the city for home and jobs. The emerging University of Bath masterplan identifies potential development areas for its future requirements. Policy approach BTH 5 – common to all. Mitigation It should be clear how to assess potential harm relate to new developments.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ This helps increase student accommodation on campus which helps manage transport issues.	++ This helps increase student accommodation on campus which helps manage transport issues.	++ This helps increase student accommodation on campus which helps manage transport issues. Mitigation It should be clear how to assess potential

SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
			harm related to new developments.
Objective 6: Protect and enhance local environmental distinctiveness	<p>?</p> <p>Both universities are located in high value landscape areas.</p> <p>Claverton Campus: The campus is almost completely surrounded by the Cotswolds AONB. Although the campus cannot be seen from the centre of Bath, its hilltop setting means that it is visible from a number of vantage points in the World Heritage Site and Conservation Area (e.g. from Alexandra Park). Extensive tree cover surrounds the campus and therefore, much of it still appears in harmony with its landscape setting.</p> <p>Newton Park Campus: The campus currently lies within the Green Belt and is subject to heritage and ecological issues, including being within the setting of the World Heritage Site and a registered Historic Park & Garden</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park</p>	<p>?</p> <p>Common to all.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. Policy approach BTH7 (UoB) helps provide a clear framework to guide future proposals.</p>	<p>?</p> <p>Common to all.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. Policy approach BTH7 (UoB) helps provide a clear framework to guide future proposals..</p>

SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
	Campus. Policy approach BTH7 (UoB) helps provide a clear framework to guide future proposals.		
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	<p>?</p> <p>Both universities are located in the rich historic environment.</p> <p>The main Claverton Down campus is within The City of Bath World Heritage Site. The slightly detached University medical centre is within the Conservation Area itself. Directly to the north is Bathampton Camp Scheduled Monument, an early Iron Age hill fort of which the University campus forms part of its setting.</p> <p>Newton Park Campus: It sits within the core of a registered (Grade II*) historic parkland 'of outstanding interest' and includes a Scheduled Monument (St Loe's Castle). There are three Grade I listed buildings (The Mainor House, Castle, and Castle Gatehouse); one Grade II* listing building (the Stables); and one Grade II listed building (the Dairy). The walls to the Italian Garden are also listed (Grade II*). The wider</p>	<p>?</p> <p>Common to all.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies.</p>	<p>?</p> <p>Common to all.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies.</p>

SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
	<p>parkland beyond the campus also contains part of the Wansdyke Scheduled Monument and other listed buildings.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies.</p>		
<p>Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<p>?</p> <p>Both universities are located in the rich natural environment.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies.</p>	<p>?</p> <p>Both universities are located in the rich natural environment.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies.</p>	<p>?</p> <p>Both universities are located in the rich natural environment.</p> <p>Mitigation Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>+</p> <p>This helps increase student accommodation on campus which helps manage transport issues reducing the need to travel, tackling air</p>	<p>+</p> <p>This help increase student accommodation on campus which helps manage transport issues reducing the need to travel, tackling</p>	<p>+</p> <p>This helps increase student accommodation on campus which helps manage transport issues reducing the need</p>

SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
	pollution.	air pollution.	to travel, tackling air pollution. Mitigation It should be clear how to assess potential harm relate to new developments.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 Both universities are located within FZ1.	0 Both universities are located within FZ1.	0 Both universities are located within FZ1.
Objective 11 Increase resilience to climate change	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
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)	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.	0 There is a neutral effect on this objective.
Overall Commentary All options have significant positive effects on social objectives such as objective 2 (housing), objective 3(community), objective 4(economy) and objective 5			

SA Objectives	Option 1. New student accommodation and academic space on-campus only.	Option 2. New student accommodation on-campus only, but academic research space can be accommodated off campus where it does not harm other objectives of the Plan.	Option 3. Focus new student accommodation and academic space on-campus and only allow off campus where it does not harm other objectives of the Plan.
<p>(sustainable transport) as they allow more student accommodation and academic facilities on campuses allowing potential development sites in the city to be used for other development such as housing and office space. Policy approach BTH5 with 35% PBSA affordable rent helps address the affordability issues and may help to free up existing HMOs to non-students occupation. Policy approach BTH6 also helps increase a mix of housing types and tenures.</p> <p>However all options have uncertain effects on environmental objectives such as objective 6(local distinctiveness), objective 7(historic environment) and objective 8(natural environment) as both Claverton Campus and Newton Park Campus are located in the high value landscape areas with rich historic and natural environment.</p> <p>Mitigation and enhancement</p> <p>Further work is necessary to identify the scale and locations for new development on both Claverton Campus and Newton Park Campus. New proposals/masterplans will be subject to appropriate Development Management policies. Setting out the scale and location of new development will give more certainty and help facilitate the right development.</p>			

BTH9	Spatial Strategy : Bath Transport
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SA Objectives	Option 1. Maintain the current criteria based policy and progress delivery of new Park & Ride development solely through submitting a planning application.	Option 2. Identify specific land for Park and Ride development (expansion of existing sites at Lansdown & Odd Down and new provision East of Bath) and allocate in the Local Plan.
Objective 1: Improve the health and well-being of all communities	+ The current policy approach requires the benefits of Park & Ride development to be balanced against the harm to the natural and historic environment and also will ensure provision is made for the needs of those with impaired mobility and for the safety and security of all users. This should have a positive impact on health and well-being.	+ In planning for additional Park & Ride provision the impact of introducing the CAZ will need to be taken into account. Identifying specific land with a right level of capacity for Park and Ride development will give more certainty guiding better implementation.

SA Objectives	Option 1. Maintain the current criteria based policy and progress delivery of new Park & Ride development solely through submitting a planning application.	Option 2. Identify specific land for Park and Ride development (expansion of existing sites at Lansdown & Odd Down and new provision East of Bath) and allocate in the Local Plan.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0 It is considered a neutral effect on this objective, however Park and Ride schemes are important part of the Transport Strategy which supports the city's growth agenda including providing more housing and employment.	0/+ Park and Ride schemes are important part of the Transport Strategy which supports the city's growth agenda including providing more housing and employment. Identifying specific land with a right level of capacity for Park and Ride development will give more certainty guiding better implementation.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The current policy approach requires the benefits of Park & Ride development to be balanced against the harm to the natural and historic environment and also will ensure provision is made for the needs of those with impaired mobility and for the safety and security of all users.	+ This policy approach requires the benefits of Park & Ride development to be balanced against the harm to the natural and historic environment through the site allocation.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ Park and Ride schemes are important part of the Transport Strategy which supports the city's growth agenda including providing more housing and employment. Development of new or expansion of existing Park and Ride sites will help manage the traffic in Bath which have a positive effect on this objective	+ Park and Ride schemes are important part of the Transport Strategy which supports the city's growth agenda including providing more housing and employment. Identifying specific land with a right level of capacity for Park and Ride development will give more certainty guiding better implementation.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ In supporting the development of new and additional Park & Ride facilities, the current policy will help reduce traffic congestion and shorten journeys to the City centre. The policy also seeks to ensure there is no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation and have a major positive impact on this objective.	++ In supporting the development of new and additional Park & Ride facilities, this policy approach will help reduce traffic congestion and shorten journeys to the City centre. Identifying specific land with a right level of capacity for Park and Ride development will give more certainty guiding better implementation.

SA Objectives	Option 1. Maintain the current criteria based policy and progress delivery of new Park & Ride development solely through submitting a planning application.	Option 2. Identify specific land for Park and Ride development (expansion of existing sites at Lansdown & Odd Down and new provision East of Bath) and allocate in the Local Plan.
		<p>Mitigation and enhancement Ensure there is no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation.</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>0/?</p> <p>The current policy requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm. The policy also requires development within AONB to be considered in accordance with the national policy. There is an uncertainty effect on this objective as no specific sites are identified at this stage.</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the Development Management process.</p>	<p>0/?</p> <p>This policy approach requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets and AONB, with the degree of public benefit weighed against the level of harm in identifying appropriate sites. The policy also requires development within AONB to be considered in accordance with the national policy. The site identification process allows compare potential sites and helps select the most sustainable locations considering all relevant impacts and potential mitigation measures.</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the site allocation process.</p>
<p>Objective 7:</p>	<p>0/?</p>	<p>?</p>

SA Objectives	Option 1. Maintain the current criteria based policy and progress delivery of new Park & Ride development solely through submitting a planning application.	Option 2. Identify specific land for Park and Ride development (expansion of existing sites at Lansdown & Odd Down and new provision East of Bath) and allocate in the Local Plan.
Protect and enhance the district's historic, environmental and cultural assets and their settings	<p>The current policy requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm. There is an uncertainty effect on this objective as no specific sites are identified at this stage.</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the Development Management process.</p>	<p>This policy approach requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm in identifying appropriate sites. The policy also requires development within AONB to be considered in accordance with the national policy. The site identification process allows compare potential sites and helps select the most sustainable locations considering all relevant impacts and potential mitigation measures.</p> <p>Mitigation and enhancement This process should be undertaken by using the ICOMOS 'Guidance on Heritage Impact Assets for Cultural World Heritage Properties' and Historic England's Good Practice Advice 'The Setting of Heritage Assets' and applying the Council's Bath World Heritage Site Setting SPD.</p>
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>0/?</p> <p>The current policy only allows proposals complying with the provisions of Policy NE3 in terms of European Sites and results in a neutral effect on this Objective. There is also an uncertainty effect on this objective as no specific sites are identified at this stage.</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the Development Management process.</p>	<p>?</p> <p>The site identification process allows compare potential sites and helps select the most sustainable locations considering all relevant impacts on natural environment including on European Sites and potential mitigation measures.</p> <p>Mitigation and enhancement 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. Further screening is necessary to identify the development location.</p>

SA Objectives	Option 1. Maintain the current criteria based policy and progress delivery of new Park & Ride development solely through submitting a planning application.	Option 2. Identify specific land for Park and Ride development (expansion of existing sites at Lansdown & Odd Down and new provision East of Bath) and allocate in the Local Plan.
Objective 9: Reduce land, water, air, light, noise pollution	0/+ The current policy approach facilitate development of new or expansion of existing P&R sites to be permitted provided that there is no unacceptable impact on the surrounding road network and its capacity to safely accommodate potential traffic generation.	+ The site identification process allows compare potential sites and helps select the most sustainable locations considering all relevant impacts and potential mitigation measures.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 This policy is not likely to have an effect on this objective.	0 The site identification process allows compare potential sites and helps select the most sustainable locations in terms of flood risk.
Objective 11 Increase resilience to climate change	0 This policy is not likely to have an effect on this objective.	0 This policy is not likely to have an effect on this objective.
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)	0 This policy is not likely to have an effect on this objective.	0 This policy is not likely to have an effect on this objective.
Overall comments		

SA Objectives	Option 1. Maintain the current criteria based policy and progress delivery of new Park & Ride development solely through submitting a planning application.	Option 2. Identify specific land for Park and Ride development (expansion of existing sites at Lansdown & Odd Down and new provision East of Bath) and allocate in the Local Plan.
<p>Both options have a significant positive effect on objective 5 (promoting sustainable transport) and positive effects on objective 2 (housing), objective 3 (community) and objective 4 (economy) as Park and Ride schemes are an important part of the Transport Strategy which supports the city's growth agenda including providing more housing and employment. Option 2 Identifying specific land with a right level of capacity for Park and Ride development will give more certainty better guiding implementation.</p>		
<p>However both options have negative or uncertain effects on environmental objectives such as objective 6 (local distinctiveness), objective 7 (historic environment) and objective 8 (natural environment) as no site specific assessments are undertaken at this stage. Option 1 maintaining the current criteria based policy requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm in identifying appropriate sites. The policy also requires development within the Cotswolds AONB to be considered in accordance with the national policy. Option 2 identifying specific land and allocating through the Local Plan allows comparison of potential sites in order to select the most sustainable & suitable locations considering all relevant impacts on natural and historic environment and potential mitigation measures.</p>		
<p>Mitigation and enhancement</p>		
<p>Further work is necessary, particularly considering the cumulative impact with the proposed household recycling facilities at Odd Down (see BTH10 below), to identify the scale and locations for new development. Setting out the scale and location of new development and allocating through the Local Plan will give more certainty and should help facilitate the right development. New proposals will be subject to appropriate Development Management policies.</p>		

BTH10	Spatial Strategy : Bath Household reuse & recycling facilities for residents	
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SA Objectives	Option 1 Seek to demonstrate 'exceptional circumstances' to remove land from the Green Belt at Odd Down and allocate for a waste facility in the Local Plan	Option 2 Progress delivery solely through submitting a planning application for 'inappropriate development' in the Green Belt
Objective 1: Improve the health and well-being of all communities	0 This policy is not likely to have an effect on this objective.	0 This policy is not likely to have an effect on this objective.

SA Objectives	Option 1 Seek to demonstrate 'exceptional circumstances' to remove land from the Green Belt at Odd Down and allocate for a waste facility in the Local Plan	Option 2 Progress delivery solely through submitting a planning application for 'inappropriate development' in the Green Belt
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0/+ Relocating the reuse and recycling facility to Odd Down would also facilitate release of the Midland Road site which can be brought forward for residential development, helping to meet the need for additional housing in the city.	0/+ Relocating the reuse and recycling facility to Odd Down would also facilitate release of the Midland Road site which can be brought forward for residential development, helping to meet the need for additional housing in the city.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents.	+ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ Relocating the reuse and recycling facility to Odd Down would also facilitate release of the Midland Road site which can be brought forward for residential development, helping to meet the need for additional housing in the city. This is essential to support a strong, competitive economy.	+ Relocating the reuse and recycling facility to Odd Down would also facilitate release of the Midland Road site which can be brought forward for residential development, helping to meet the need for additional housing in the city. This is essential to support a strong, competitive economy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+ Investigations undertaken so far suggest that the expansion of the Odd Down Park & Ride which is required to satisfactorily mitigate the impacts of development & traffic growth in the city (taking into account increased demand arising from the introduction of a Clean Air Zone) can also be accommodated in this location. The opportunity to build a new recycling facility can incorporate a new access into the Odd Down P&R site away from the existing	0 This policy is not likely to have an effect on this objective.

SA Objectives	Option 1 Seek to demonstrate 'exceptional circumstances' to remove land from the Green Belt at Odd Down and allocate for a waste facility in the Local Plan	Option 2 Progress delivery solely through submitting a planning application for 'inappropriate development' in the Green Belt
	<p>roundabout easing congestion at this junction.</p> <p>Mitigation and enhancement Environmental impacts requiring further assessment include effect on the landscape e.g. to the setting of the World Heritage Site and the Cotswolds AONB, as well as the need to ensure that it would not significantly harm bats roosting and foraging in the Bath & Bradford on-Avon SAC.</p>	
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>0/?</p> <p>This policy approach requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets and AONB, with the degree of public benefit weighed against the level of harm in allocating the site. The site allocation process allows consider all relevant impacts and potential mitigation measures</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the site allocation process as well as the cumulative impact with the extension to the Odd Down Park and Ride.</p>	<p>0/?</p> <p>The proposal will be subject to relevant Development Management policy demonstrating clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm. The policy also requires development within AONB to be considered in accordance with the national policy.</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the Development Management process.</p>
<p>Objective 7:</p>	<p>0/?</p>	<p>0/?</p>

SA Objectives	Option 1 Seek to demonstrate ‘exceptional circumstances’ to remove land from the Green Belt at Odd Down and allocate for a waste facility in the Local Plan	Option 2 Progress delivery solely through submitting a planning application for ‘inappropriate development’ in the Green Belt
Protect and enhance the district’s historic, environmental and cultural assets and their settings	<p>This policy approach requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets and AONB, with the degree of public benefit weighed against the level of harm in allocating the site. The site allocation process allows consider all relevant impacts and potential mitigation measures</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the site allocation process as well as the cumulative impact with the extension to the Odd Down Park and Ride.</p>	<p>The proposal will be subject to relevant Development Management policy demonstrating clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm. The policy also requires development within AONB to be considered in accordance with the national policy.</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the Development Management process.</p>
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>0/?</p> <p>The site identification process allows compare potential sites and helps select the most sustainable locations considering all relevant impacts on natural environment including on European Sites and potential mitigation measures.</p> <p>Mitigation and enhancement 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 as well as the cumulative impact with the extension to the Odd Down Park and Ride. Further screening is necessary to identify the development location.</p>	<p>0/?</p> <p>The current policy only allows proposals complying with the provisions of Policy NE3 in terms of European Sites and results in a neutral effect on this Objective. There is also an uncertainty effect on this objective as no specific sites are identified at this stage.</p> <p>Mitigation and enhancement Need to consider site specific impact and mitigation through the Development Management process.</p>

SA Objectives	Option 1 Seek to demonstrate ‘exceptional circumstances’ to remove land from the Green Belt at Odd Down and allocate for a waste facility in the Local Plan	Option 2 Progress delivery solely through submitting a planning application for ‘inappropriate development’ in the Green Belt
Objective 9: Reduce land, water, air, light, noise pollution	+ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents.	+ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The Odd Down site is located in within FZ1.	0 The Odd Down site is located in within FZ1.
Objective 11 Increase resilience to climate change	+ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents.	+ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents.
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)	++ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents. Identifying specific land will give more certainty guiding better implementation.	++ The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents.

SA Objectives	Option 1 Seek to demonstrate 'exceptional circumstances' to remove land from the Green Belt at Odd Down and allocate for a waste facility in the Local Plan	Option 2 Progress delivery solely through submitting a planning application for 'inappropriate development' in the Green Belt
<p>Overall comments</p> <p>The current public household recycling centre at Midland Road is an outdated facility that needs replacing to provide modern fit for purpose facilities that will improve customer experience and make reuse & recycling easier for residents. Therefore both options have a significant positive effect on objective 12 (promoting waste management) and positive effects on objective 2 (housing), objective 3 (community) and objective 4 (economy), objective 9 (pollution) and objective 11 (climate change).</p> <p>Investigations undertaken so far suggest that the expansion of the Odd Down Park & Ride which is required to satisfactorily mitigate the impacts of development & traffic growth in the city can also be accommodated adjacent to the potential recycling facility site at Odd Down. This allows consideration of a new access into the Odd Down P&R site away from the existing roundabout easing congestion at this junction. Therefore allocating the land through the Local Plan (option 1) has a positive effect on objective 5 (sustainable transport).</p> <p>However both options have uncertain effects on environmental objectives such as objective 6 (local distinctiveness), objective 7 (historic environment) and objective 8 (natural environment) as no site specific detailed assessments are available at this stage.</p> <p>Mitigation and enhancement</p> <p>Further work is necessary, particularly considering the cumulative impact with the extension to the Park and Ride at Odd Down, to identify the scale and locations for new development. Setting out the scale and location of new development and allocating through the Local Plan will give more certainty and help facilitate the right development. New proposals will be subject to appropriate Development Management policies.</p>		

Keynsham

KSM1	<i>Spatial Strategy : Keynsham</i>
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SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
<p>Objective 1: Improve the health and well-being of all communities</p>	<p>++</p> <p>Health services are available within Keynsham including a new surgery at Somerdale but this may not be within reasonable walking distance of residents at north Keynsham. The proposed policy approach requires the updating of key infrastructure requirements which should include reference to health facilities.</p> <p>The north Keynsham development will be served by the proposed metrobus and will be connected to existing off road cycle paths including national route 4. There are good public transport links to Bath and Bristol. The surrounding area is within walking distance of Keynsham train station.</p> <p>The proposed strategy for north Keynsham includes recreational facilities and outdoor space providing enhanced access to the riverbank. There is good access to Manor Wood and Saltford recreation grounds.</p> <p>The proposed strategy for north Keynsham includes recreational facilities and outdoor space providing enhanced access to the riverbank. There is good access to Manor Wood and Saltford recreation grounds.</p> <p>The revised approach proposes extensive green infrastructure and will incorporate leisure facilities. Allotments and local food growing will be required by the district wide policies.</p> <p>There is a good range of community facilities within Keynsham. It is proposed to provide community facilities as part of the proposed local centre at north Keynsham.</p> <p>The proposed policy approach for the Town Centre involves qualitative improvements which will include objectives and measures for improving the health and wellbeing for people working or visiting the Town Centre.</p>	<p>+</p> <p>Health services are available within Keynsham including a new surgery at Somerdale but this may not be within reasonable walking distance to some properties</p> <p>The surrounding area is within walking distance of Keynsham train station. There are good public transport links to Bath and Bristol.</p> <p>There are existing sports and leisure facilities within Keynsham town. There is good access to Manor Wood and Saltford recreation grounds.</p> <p>The existing policy approach makes reference to using green infrastructure.</p> <p>There is a good range of community facilities within Keynsham.</p>

SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	<p>++</p> <p>The JSP requires the provision of 1500 new homes. This forms part of the Bristol HMA and meets the housing targets set out in the JSP.</p> <p>Adopted and emerging development plan policies will require the provision of on-site affordable housing. Greenfield development is likely to be more viable than brownfield. A mix of housing types and tenures will be designed into the proposed masterplan with the provision of affordable housing. The proposed marina could provide residential moorings.</p>	<p>+</p> <p>The current approach will meet the housing requirements of the Core Strategy.</p> <p>Adopted and emerging development plan policies will require the provision of on-site affordable housing. Greenfield development is likely to be more viable than brownfield.</p>
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>++</p> <p>At north Keynsham, new community facilities will be incorporated into the proposed strategy along with access to open space. The provision of a local centre will reduce car use and provide services within walking distance. There are currently 5 primary schools and 3 secondary schools within the town; the JSP requires the provision of a new primary school and a financial contribution to secondary education.</p> <p>Cycling and walking routes will be incorporated including access to national route 4. Access to public transport will be improved with the provision of the metro bus. There will be good public transport links to Bristol and Bath.</p> <p>Sports and leisure facilities are proposed to be provided within the proposed development. The proposed development would seek to enhance the existing green infrastructure network, including access to the riverside.</p>	<p>+</p> <p>There are existing community facilities within Keynsham Town Centre. The existing policy seeks to improve existing local centres</p> <p>There are currently 5 primary schools and 3 secondary schools within the town with a new primary school provided within the East Keynsham development.</p> <p>The existing policy approach seeks to improve walking and cycling routes and improved public transport.</p> <p>There are existing sports and leisure facilities within Keynsham town.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>++</p> <p>The JSP includes provision for 50000sqm of employment space included as part of the proposed development at north Keynsham. The proposed location will provide sustainable access to Keynsham Town centre through walking and cycling routes, this will reduce the impact from increased traffic</p>	<p>+</p> <p>The current policy approach proposes 1600 net additional jobs and to retain existing employment sites.</p> <p>There are good public transport links to Bristol and Bath which will and walking routes to Keynsham train station.</p>

SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
	<p>congestion.</p> <p>There are good public transport links to Bristol and Bath which will improve with the provision of a metrobus and walking routes to Keynsham train station. This will ensure access to local employment sites (including Somerdale, the Town Centre and Asmead/Pixash strategic industrial estates), Bristol EZ and Bath EZ.</p> <p>The proposed strategy includes the relocation of Avon Valley Wildlife and Adventure Park and its incorporation into the proposed design.</p> <p>Policy KE.2 will be updated to emphasise approach on delivering qualitative improvements to the Town Centre.</p>	<p>The existing local shopping centres will be retained and enhanced.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>++</p> <p>Keynsham includes Keynsham Train Station with links to Bristol and Bath. At north Keynsham, walking and cycling routes will be improved as part of the proposed strategy. The strategy 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</p> <p>There is currently access to local bus routes along the nearby A4 and this will be enhanced with the provision of a metro bus route between Bristol and Bath. This will ensure access to local employment sites (including Somerdale, the Town Centre and Asmead/Pixash strategic industrial estates), Bristol EZ and Bath EZ.</p> <p>Electric vehicle provision would be required by district wide policies. There is an opportunity for the proposed design at north Keynsham to connect to the Bristol-Bath cycle path.</p>	<p>+</p> <p>The current policy approach makes provision for improvements to public transport and enhanced connectivity between walking, cycling and public transport routes.</p> <p>Keynsham includes Keynsham Train Station with links to Bristol and Bath. There is currently access to local bus routes along the nearby A4.</p> <p>Junction improvements are proposed and the facilities at Keynsham train station will be improved.</p>

SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
	<p>The proposed development at north Keynsham would generate an increase in traffic, which will need to be mitigated against. The proposed JSP policy states that housing will not be completed ahead of proposed transport links being provided. The JSP policy proposes a new road link to north Keynsham, between pedestrian and cycling connections, the provision of a metrobus route, improved facilities at Keynsham train station and new park and ride facilities.</p>	
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>++</p> <p>The Cotswold AONB lies to the east of Keynsham. Development resulting in the extension of the urban area into the distinctive tributary valleys of the River Avon and the Chew Valley affects the distinctive character of the existing landscape. The proposed strategy for north Keynsham will be sensitively sited to avoid harm to the nearby Cotswold AONB. The riverside area will remain as open green space. The proposed JSP policy requires high quality urban design, contributes positively to local character and distinctiveness, and mitigates impact on sensitive views.</p> <p>The proposed design for north Keynsham includes access to the riverside open space. Green infrastructure will be incorporated into the new development in particular the existing riverside will be enhanced. Habitat creation is proposed as part of the proposed layout.</p>	<p>+</p> <p>The current approach designates areas of open green space. The policy seeks to maintain and improve existing green infrastructure networks.</p>
<p>Objective 7:</p>	<p>+</p>	<p>+</p>

SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
Protect and enhance the district's historic, environmental and cultural assets and their settings	<p>The proposed strategy for north Keynsham has been laid out to avoid harm to the setting of nearby heritage assets. Alterations to the road network may require a sensitive design to avoid harm to nearby listed building on Avon Mill Lane, Pixash Lane and Clay Lane Bridge. There is the possibility that archaeological finds may require further investigation.</p> <p>The strategy for the Town Centre includes Keynsham Conservation Area where there are a number of listed buildings. These will be protected by district wide policies. The proposed policy approach seeks qualitative improvements to the Town Centre which will include objectives and measures for protecting and enhancing the heritage asset and its setting.</p>	The area includes Keynsham Conservation Area and number of listed buildings. These will be protected by district wide policies.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>++</p> <p>The strategy for north Keynsham seeks to maintain and enhance the green infrastructure network with an expectation to contribute towards a net gain of the sub-regions natural environment and biodiversity. The strategy requires the incorporation of a well-integrated, multifunctional green infrastructure network. Access to the riverside will be improved. This includes habitat creation and biodiversity management. Retention and management of biodiversity will also be required by district wide polices.</p> <p>The proposed strategy for north Keynsham will be sensitively sited to avoid harm to the nearby Cotswold AONB with development set back from the riverside. There will be no loss of and ancient woodland or impact on protected trees.</p> <p>There are a number of environmental designations that could potentially be affected by the proposed strategy. 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</p>	<p>+</p> <p>The current approach designates areas of open green space. The policy seeks to maintain and improve existing green infrastructure networks.</p> <p>The protection and enhancement of biodiversity is covered by district wide policies.</p>

SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
	<p>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 interest.</p> <p>The proposed layout will avoid building within SNCIs and SSSIs and these will be retained as part of the habitat creations. In particular the riverside will remain undeveloped.</p> <p>Mitigation/enhancement Ensure the impact on biodiversity and geodiversity will be considered through the site Masterplanning 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>	
Objective 9: Reduce land, water, air, light, noise pollution	<p>++</p> <p>Improved walking and cycling routes will reduce car use. These measures will seek to reduce the increase in traffic congestion. The north Keynsham site is close to sewerage works and waste recycling facilities. Light pollution will be controlled by district wide polices.</p> <p>Development within north Keynsham may cause pressure on the existing transport network, impacting on air quality. Access to public transport including the train station and metro bus will minimise the impact from traffic congestion.</p> <p>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. Outdoor recreation areas will be separated from industrial uses.</p>	<p>+</p> <p>Improved walking and cycling routes will reduce car use. These measures will seek to reduce the increase in traffic congestion.</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>

SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
	<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. It is also closely linked to the AQMA in Saltford. However, the requirement for qualitative improvements to Keynsham Town Centre will ensure the improvement of the air quality within the Keynsham Town Centre AQMA, making permanent the existing trial scheme which has successfully improved air quality along the High Street.</p>	
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>++</p> <p>The North Keynsham SDL proposes some employment development in Flood Zone 2 towards the east of the site. All residential development is proposed to be outside of the flood zones 2 and 3. Creation of a marina/informal inlets will allow for additional flood storage. By retaining the riverside free from development will be allow for the functional floodplain to be retained.</p> <p>SUDS will be required as part of the district wide policies and will manage surface water run-off. There is a small Groundwater Source Protection Zone at Somerdale, contained within the site. There are no Drinking Water Safeguard Zones nearby.</p>	<p>+</p> <p>SUDS will be required as part of the district wide policies and will manage surface water run-off. There is a small Groundwater Source Protection Zone at Somerdale. There are no Drinking Water Safeguard Zones nearby.</p> <p>District wide policies will steer development to areas outside of the floodplain.</p>
<p>Objective 11 Increase resilience to climate change</p>	<p>++</p> <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 proposed strategy will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to provide a zero carbon development at north Keynsham through the use of sustainable construction and the provision of renewable energy technology. There is an opportunity to provide a heat network.</p>	<p>+</p> <p>Development will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to achieve a zero carbon development. There is an opportunity to provide a heat network.</p>
<p>Objective 12: Encourage careful, efficient use of natural resources including</p>	<p>+</p> <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>+</p> <p>The proposed development will incorporate SUDS as required by district wide polices. The site is close to sewerage works and waste management faculties</p>

SA Objectives	Option 1 Update the Keynsham Policy Approach	Option 2 Maintain the current approach
<p>energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<p>The western side of the north Keynsham site is previously developed land but the majority of the site is greenfield.</p> <p>The proposed development will incorporate SUDS as required by district wide polices. The site is close to sewerage works and waste management faculties</p> <p>Development will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to achieve a zero carbon development. There is an opportunity to provide a heat network.</p> <p>The majority of the area is Grade 2 and 3 agricultural land therefore further detailed survey needed to identify precise land grading. A detailed Agricultural Land Classification (ALC) Assessment is required to establish the precise land grading. The NPPF states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (with the best and most versatile defined as that in grades 1, 2 and 3a of the Agricultural Land Classification).</p>	<p>Development will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to achieve a zero carbon development. There is an opportunity to provide a heat network.</p>
<p>Overall Commentary</p>	<p>The updated policy approach will incorporate the north Keynsham SDL into the proposed strategy. This will allow for the provision of improved infrastructure to be incorporated into existing and proposed developments. The revised approach will make provision for a new local centre and services at north Keynsham which can be accessed from existing and proposed development sites. The revised approach will also have a greater emphasis on qualitative improvements to the Town Centre, with improvements to aspects such as health and wellbeing, the economy and air quality.</p>	

Vision, Objectives, KSM7, KSM8 and KSM10	Spatial Strategy : Vision and Objective including KSM7, KSM8 and KSM10
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SA Objectives	Proposed Approach
Objective 1: Improve the health and well-being of all communities	<p>++</p> <p>Health services are available within Keynsham including a new surgery at Somerdale but this may not be within reasonable walking distance. The proposed development will include a local centre which can include health care facilities. There are sustainable travel options to allow access to Bristol and Bath.</p> <p>The site is within walking distance of Keynsham train station. The development will be served by the proposed metrobus and will be connected to existing off road cycle paths including national route 4. There are good public transport links to Bath and Bristol. The development includes recreational facilities and outdoor space providing enhanced access to the riverbank. There is good access to Manor Wood and Saltford recreation grounds.</p> <p>The development proposes extensive green infrastructure and will incorporate leisure facilities. Allotments and local food growing will be required by the district wide policies.</p> <p>There is a good range of community facilities within Keynsham. It is proposed to provide community facilities as part of the proposed local centre.</p> <p>Policy KSM 10 will require education and community facilities as part of the proposed SDL developments.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	<p>++</p> <p>The JSP requires the provision of 1500 new homes. This forms part of the Bristol HMA and meets the housing targets set out in the JSP.</p> <p>Adopted and emerging development plan policies will require the provision of on-site affordable housing. Greenfield development is likely to be more viable than brownfield. A mix of housing types and tenures will be designed into the proposed masterplan with the provision of affordable housing. The proposed marina could provide residential moorings.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social	<p>++</p> <p>New community facilities will be incorporated into the design along with access to open space. The provision of a local centre will reduce car use and provide services within walking distance. There are currently 5 primary schools and 3 secondary schools within the town, the JSP requires the provision of a new primary school and financial contributions to secondary education.</p> <p>Cycling and walking routes will be incorporated into the neighbourhood including access to national route 4. Access to public transport will</p>

SA Objectives	Proposed Approach
behaviour, crime and the fear of crime	<p>be improved with the provision of the metro bus. There will be good public transport links to Bristol and Bath.</p> <p>Sports and leisure facilities are proposed to be provided within the proposed development. The proposed development would seek to enhance the existing green infrastructure network, including access to the riverside.</p> <p>Policy KSM 10 seeks to include provision of education and community facilities within the planning policy framework for North Keynsham as a site requirement.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>++</p> <p>The JSP includes provision for 50000sqm of employment space included as part of the proposed development. The propose location will provide sustainable access to Keynsham Town centre through walking and cycling routes, this will reduce the impact from increased traffic congestion.</p> <p>There are good public transport links to Bristol and Bath which will improve with the provision of a metrobus and walking routes to Keynsham train station. This will ensure access to local employment sites (including Somerdale, the Town Centre and Asmead/Pixash strategic industrial estates), Bristol EZ and Bath EZ.</p> <p>The proposal includes the relocation of Avon Valley Adventure and Wildlife Park and its incorporation into the proposed design.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>++</p> <p>The proposed development is located within walking distance from Keynsham Train Station with links to Bristol and Bath. Walking and cycling routes will be improved as part of the proposed design. 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.</p> <p>There is currently access to local bus routes along the nearby A4 and this will be enhanced with the provision of a metro bus route between Bristol and Bath. This will ensure access to local employment sites (including Somerdale, the Town Centre and Asmead/Pixash strategic industrial estates), Bristol EZ and Bath EZ.</p> <p>Electric vehicle provision would be required by district wide policies. There is an opportunity for the proposed design to connect to the Bristol-Bath cycle path.</p> <p>The proposed development would generate traffic, which will need to be mitigated against. The proposed policy states that housing will not be completed ahead of proposed transport links being provided. The policy proposes a new road link to north Keynsham, between</p>

SA Objectives	Proposed Approach
	pedestrian and cycling connections, the provision of a metrobus route, improved facilities at Keynsham train station and new park and ride facilities.
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>+</p> <p>The Cotswold AONB lies to the east of the site. Development resulting in the extension of the urban area into the distinctive tributary valleys of the River Avon and the Chew Valley affects the distinctive character of the existing landscape. The proposed development will be sensitively sited to avoid harm to the nearby Cotswold AONB. The riverside area will remain as open green space. The proposed policy requires high quality urban design, contributes positively to local character and distinctiveness, and mitigates impact on sensitive views.</p> <p>The proposed design includes access to the riverside open space. Green infrastructure will be incorporated into the new development in particular the existing riverside will be enhanced. Habitat creation is proposed as part of the proposed layout.</p> <p>Mitigation Mitigation measures are required to minimise the impact on sensitive views.</p>
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings</p>	<p>+</p> <p>The proposed development has been laid out to avoid harm to the setting of nearby heritage assets. The proposed road network may require a sensitive design to avoid harm to nearby listed building on Avon Mill Lane, Pixash Lane and Clay Lane Bridge. There is the possibility that archaeological finds may require further investigation.</p> <p>Parts of the site are close to Keynsham Conservation Area and Queen Charlton Conservation Area. The proposed policy requires a layout and form that produces a high quality of urban design, contributes positively to local character and distinctiveness, and mitigates impact on sensitive views (including key views from the Cotswold AONB).</p> <p>Mitigation Mitigation measures are required to minimise the impact on sensitive views. (including key views from the Cotswold AONB)</p>
<p>Objective 8: Protect and improve habitats and biodiversity and</p>	<p>++</p> <p>The existing green infrastructure will be retained and access to the riverside will be improved. This includes habitat creation and biodiversity management. Retention and management of biodiversity will be required by district wide policies.</p>

SA Objectives	Proposed Approach
geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>The proposed development will be sensitively sited to avoid harm to the nearby Cotswold AONB with development set back from the riverside. There will be no loss of and ancient woodland or impact on protected trees.</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 interest. The proposed layout will avoid building within SNCIs and SSSIs and these will be retained as part of the habitat creations. In particular the riverside will remain undeveloped.</p> <p>Mitigation Further assessment will be required to ensure that impacts on biodiversity are minimised and if possible a net gain in biodiversity is achieved.</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>+</p> <p>Improved walking and cycling routes will reduce car use. These measures will seek to reduce the increase in traffic congestion. The site is close to sewerage works and waste recycling facilities. Light pollution will be controlled by district wide polices.</p> <p>Development within north Keynsham may cause pressure on the existing transport network, impacting on air quality. Access to public transport including the train station and metro bus will minimise the impact from traffic congestion.</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. Outdoor recreation areas will be separated from industrial uses.</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</p>

SA Objectives	Proposed Approach
	<p>also closely linked to the AQMA in Saltford.</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies.</p> <p>Mitigation and enhancement Transport Impact Assessment and adequate preventative and mitigation measures are required.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>+</p> <p>The North Keynsham SDL proposes some employment development in Flood Zone 2 towards the east of the site, all residential development is proposed to be outside of the flood zones 2 and 3. A marina will allow for flood storage. By retaining the riverside free from development will be allow for the functional floodplain to be retained.</p> <p>SUDS will be required as part of the district wide policies and will manage surface water run-off. There is a small Groundwater Source Protection Zone at Somerdale, contained within the site. There are no Drinking Water Safeguard Zones nearby.</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies.</p> <p>Mitigation The sequential approach needs to be applied within the site boundary.</p>
<p>Objective 11 Increase resilience to climate change</p>	<p>++</p> <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 proposed development will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to provide a zero carbon development through the use of sustainable construction and the provision of renewable energy technology.</p> <p>There is an opportunity to provide a heat network. Policy KSM8 identifies heat network priority areas within the proposed SDL.</p>
<p>Objective 12: Encourage careful,</p>	<p>+</p> <p>The JSP requires all new development to minimise energy demand and maximise the use of renewable energy, and where viable meeting</p>

SA Objectives	Proposed Approach
<p>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>	<p>all demands for heat and power without increasing carbon emissions.</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies. The proposed development will incorporate SUDS as required by district wide polices. The site is close to sewerage works and waste management faculties</p> <p>Development will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to achieve a zero carbon development. There is an opportunity to provide a heat network.</p> <p>The majority of the area is Grade 2 and 3 agricultural land therefore further detailed survey needed to identify precise land grading.</p> <p>Mitigation A detailed Agricultural Land Classification (ALC) Assessment is required to establish the precise land grading. The NPPF states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (with the best and most versatile defined as that in grades 1, 2 and 3a of the Agricultural Land Classification).</p>
<p>Overall summary</p>	<p>The proposed visions and objectives together with policies will seek to provide a new sustainable community that would be well connected to Keynsham Town. The proposed development would lead to improved infrastructure and good access to public transport. The proposed development will include a local centre and services. A new primary school will be constructed along within employment land provision. The site has been located so as to retain and enhance existing green infrastructure links and to avoid harm to the surrounding landscape.</p> <p>Mitigation A detailed Agricultural Land Classification (ALC) Assessment is required to establish the precise land grading. The NPPF states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (with the best and most versatile defined as that in grades 1, 2 and 3a of the Agricultural Land Classification).</p>

KSM3	Spatial Strategy : Garden City Principles
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SA Objectives	Proposed Approach Applying the Garden City Principles	Alternative option Not applying the Garden City Principles, just rely on the vision and objectives
Objective 1: Improve the health and well-being of all communities	++ The health and well-being of all communities is a fundamental ethos within Garden Community Principles. Proposed housing development are tenure blind	+ Community faculties can be provided but without community buy in. This can create problems with future retention and maintenance of services.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ There will be a requirement to provide at least 35% affordable housing, and this will be subject to policies ensuring that this is high quality and is tenure blind.	+ There will be a requirement to provide at least 35% affordable housing, and this will be subject to policies ensuring that this is high quality and is tenure blind.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ Good quality design as well as community ownership and stewardship will lead to better community cohesion where services can be managed locally.	+ Good quality design and the community faculties will be provided but without community ownership or stewardship.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ It is proposed to include a range of employment floorspace to enable a successful mixed use community that offers opportunity for people to work close to where they live, and which responds to market demands within the wider area.	++ It is proposed to include a range of employment floorspace to enable a successful mixed use community that offers opportunity for people to work close to where they live, and which responds to market demands within the wider area.
Objective 5: Ensure everyone has access to high quality and affordable public	++ Well-designed open spaces will allow for better cycling and walking routes.	++/+ Maintenance of services and infrastructure would need to be managed by an external body.

SA Objectives	Proposed Approach Applying the Garden City Principles	Alternative option Not applying the Garden City Principles, just rely on the vision and objectives
transport and promote cycling and walking		
Objective 6: Protect and enhance local environmental distinctiveness	++ Stewardship and community ownership will be achieved through the Garden Community Principles and this will help to protect and enhance local environmental distinctiveness.	+ This will continue to be covered by other Local Plan policies, but there is likely to be less community ownership and engagement.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	++/? The Council's favoured locational option seeks to avoid harm to nearby heritage assets. However further assessment is required to avoid and mitigate the harm and enhance the historic environment. Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.	++/? The Council's favoured locational option seeks to avoid harm to nearby heritage assets. However further assessment is required to avoid and mitigate the harm and enhance the historic environment. Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	++ In principle, community buy in allows for local management of green infrastructure. Habitats can be improved for future occupiers. Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.	+ Maintenance of services and infrastructure would need to be managed by an external body. This may be more difficult to secure on a long term basis. Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.
Objective 9: Reduce land, water, air, light, noise pollution	++ The Garden Community Principles facilitate development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-	++ Development will be subject to other objectives and policies.

SA Objectives	Proposed Approach Applying the Garden City Principles	Alternative option Not applying the Garden City Principles, just rely on the vision and objectives
	carbon and energy-positive technology to ensure climate resilience.	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0
Objective 11 Increase resilience to climate change	++ Design standards and open space management allows for more opportunities for sustainable construction and green infrastructure.	++/+ Housing design standards will be subject to DM polices but there is a missed opportunity to include design priorities specific to this development
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)	++ Design standards can be used to promote sustainable construction methods and renewable energy. Improved waste management can be provided.	++/+ Housing design standards will be subject to DM polices but there is a missed opportunity to include design priorities specific to this development. Facilities would be managed by a third party.
Overall Commentary	Applying the Garden Community principles would allow for land value capture and community stewardship and buy in of local services and infrastructure. This would secure these services for the long term rather than reply on a third party resulting major positive effects on most of the objectives.	

KSM4/KSM5

Spatial Strategy :

Road Options Including walking and cycling

Option 2A: Pixash Lane to Avon Mill Lane, Option 2C: Pixash to new A4175 junction, Option 3A: A4 new junction to Avon Mill Lane and Option 3C: A4 new junction to new junction on A4175

SA Objectives	Option 2A	Option 2C	Option 3A Include Link Road Options	Option 3C
Objective 1: Improve the health and well-being of all communities	++ Permeable street network that will provide access to local services. Close to public transport options. Improved walking and cycling network will reduce the impact from traffic congestion.	++ Common to all	++ Common to all	++ Common to all
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ Permeable street network and connection to existing infrastructure allows for the delivery of the housing required by the JSP.	++ Common to all	++ Common to all	++ Common to all
Objective 3: Promote stronger more vibrant and cohesive communities	++ The proposed link road will reduce traffic in Keynsham Town Centre and provide access to sustainable	++ Common to all	++ Common to all	++ Common to all

SA Objectives	Option 2A	Option 2C	Option 3A Include Link Road Options	Option 3C
and reduce anti-social behaviour, crime and the fear of crime	transport options. A permeable street network will allow for a well designed public realm.			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ The proposed road network will provide road access to employment opportunities in the Bristol/Bath area. The network will provide good access to sustainable travel options. It will connect to existing walking and cycling networks.	++ Common to all	++ Common to all	++ Common to all
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ The proposed road network will provide access to existing public transport options. Enhanced walking and cycling networks will prioritise sustainable travel. This will ensure access to local employment sites (including Somerdale, the Town Centre and Asmead/Pixash strategic industrial estates), Bristol EZ and Bath EZ.	++ Common to all	++ Common to all	++ Common to all
Objective 6: Protect and enhance local environmental distinctiveness	++ Option 2A will utilise an existing road link at Avon Mill Lane resulting in a reduced impact to	-- Link road to A4175 will visually impact on the open countryside. The road will	++ Utilises an existing road link at Avon Mill Lane resulting in a reduced impact to the open	-- Link road to A4175 will visually impact on the open countryside. The road will cross an area of open

SA Objectives	Option 2A	Option 2C	Option 3A Include Link Road Options	Option 3C
	the open countryside.	cross an area of open lane outside of the proposed built up area. It will appear to be visually intrusive. Mitigation Further assessment is requirement.	countryside.	lane outside of the proposed built up area. It will appear to be visually intrusive. Mitigation Further assessment is requirement.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	- An additional bridge will need to be constructed across the railway line at Pixash Lane. A sensitive approach must be taken to the design to protect the setting of the Grade II listed bridge. Any alterations to Avon Mill Lane should preserve the setting of the adjoining Grade II listed buildings. Mitigation A sensitive approach must be taken to the design to protect the setting of the Grade II listed bridge. Possibility of archaeological finds requires further investigation	- An additional bridge will need to be constructed across the railway line at Pixash Lane. A sensitive approach must be taken to the design to protect the setting of the Grade II listed bridge. Mitigation A sensitive approach must be taken to the design to protect the setting of the Grade II listed bridge. Possibility of archaeological finds requires further investigation	++ New road networks avoids an increase in traffic across the existing Grade II listed bridge at Pixash Lane. Any alterations to Avon Mill Lane should preserve the setting of the adjoining Grade II listed buildings. Tunnel under the railway line will preserve the setting of Clay Lane bridge Mitigation Possibility of archaeological finds requires further investigation.	+ New road networks avoid an increase in traffic across the existing Grade II listed bridge at Pixash Lane. Possibility of archaeological finds requires further investigation Tunnel under the railway line will preserve the setting of Clay Lane bridge Mitigation Possibility of archaeological finds requires further investigation.

SA Objectives	Option 2A	Option 2C	Option 3A Include Link Road Options	Option 3C
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	+ Access at Avon Mill Lane will pass close to the River Avon SNCI and bat corridor. Mitigation Further assessment is required. Some mitigation measures may be required.	- Link road to A4175 will cross the River Avon SNCI and bat corridor. This has the potential to negatively impact on existing wildlife. Light pollution will have a negative impact on the bat corridor along the river. Mitigation Further assessment is required.	+ Access at Avon Mill Lane will pass close to the River Avon SNCI and bat corridor. Some mitigation measures may be required. Mitigation Further assessment is required. Some mitigation measures may be required.	- Link road to A4175 will cross the River Avon SNCI and bat corridor. This has the potential to negatively impact on existing wildlife. Light pollution will have a negative impact on the bat corridor along the river. Mitigation Further assessment is required. Some mitigation measures may be required.
Objective 9: Reduce land, water, air, light, noise pollution	+ Access to walking and cycling routes will minimised the increase in traffic congestion	- Link road to A4175 will result in additional light and noise across the open countryside. Access to walking and cycling routes will minimised the increase in traffic congestion. Mitigation Further assessment is required to avoid and minimise the light and noise pollution.	+ Access to walking and cycling routes will minimised the increase in traffic congestion.	- Link road to A4175 will result in additional light and noise across the open countryside. Access to walking and cycling routes will minimised the increase in traffic congestion. Mitigation Further assessment is required to avoid and minimise the light and noise pollution.

SA Objectives	Option 2A	Option 2C	Option 3A Include Link Road Options	Option 3C
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	- Reduced encroachment into flood zone 3. Mitigation It will be subject to the sequential and exception tests.	-- Link road to A4175 will be sited within flood zone 3. Mitigation It will be subject to the sequential and exception tests.	- Reduced encroachment into flood zone 3. Mitigation It will be subject to the sequential and exception tests.	-- Link road to A4175 will be sited within flood zone 3. Mitigation It will be subject to the sequential and exception tests.
Objective 11 Increase resilience to climate change	+ The proposed layout will allow for access to sustainable travel options. Walking and cycling routes will be enhanced. There will be good access to bus and rail networks.	- The proposed layout will allow for access to sustainable travel options. Walking and cycling routes will be enhanced. There will be good access to bus and rail networks. Mitigation The proposed link road to A4175 will cross flood zone 3 so would need to be designed to resilient to flooding.	+ The proposed layout will allow for access to sustainable travel options. Walking and cycling routes will be enhanced. There will be good access to bus and rail networks.	- The proposed layout will allow for access to sustainable travel options. Walking and cycling routes will be enhanced. There will be good access to bus and rail networks. Mitigation The proposed link road to A4175 will cross flood zone 3 so would need to be designed to resilient to flooding.
Objective 12: Encourage careful,	+ The proposed layout will utilise	- Link road to A4175 will result	+ The proposed layout will utilise	- Link road to A4175 will result in the

SA Objectives	Option 2A	Option 2C	Option 3A Include Link Road Options	Option 3C
efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	existing roads. SUDS are required by the district wide policies.	in the development of an open greenfield site. SUDS are required by the district wide policies.	existing roads. SUDS are required by the district wide policies.	development of an open greenfield site. SUDS are required by the district wide policies.
Overall Commentary	<p>Permeable street network and connection to existing infrastructure allows for the delivery of the housing required by the JSP. The proposed link road will reduce traffic in Keynsham Town Centre, connect to existing walking and cycling networks, provide access to employment opportunities in the Bristol/Bath area. Therefore major positive effects on objective 1 (health), objective 2(housing), objective 3(community), objective 4(economy) and objective 5(sustainable transport) are identified for all options.</p> <p>However, some negative and uncertain effects have been identified as below.</p> <p>Option 2C and 3C: Link road to A4175 will visually impact on the open countryside. The road will cross the River Avon SNCI and bat corridor as well as an area of open lane outside of the proposed built up area. It is likely to be visually intrusive. These result in negative effects on objective 6 protecting local distinctiveness and objective 8 to protect natural environment. Light pollution will have a negative impact on the bat corridor along the river (objective 9) Mitigation Further assessment is required.</p> <p>Option 2A and 2C: An additional bridge will need to be constructed across the railway line at Pixash Lane (Grade II listed bridge). This results in a negative effect on objective 7 protecting historic environment. Mitigation A sensitive approach must be taken to the design to protect the setting of the Grade II listed bridge. Any alterations to Avon Mill Lane should</p>			

SA Objectives	Option 2A	Option 2C	Option 3A Include Link Road Options	Option 3C
	<p>preserve the setting of the adjoining Grade II listed buildings.</p> <p>Option 2C and 3C would result in a link road that would need to be sited outside of the built up area within flood zone 3 therefore it is subject to a sequential and exception test.</p> <p>Mitigation A sequential and exception test should be applied for all options.</p>			

KSM6	Spatial Strategy : Marina options
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SA Objectives	General commentary
Objective 1: Improve the health and well-being of all communities	<p>++</p> <p>Health services are available within Keynsham including a new surgery at Somerdale. The proposed development will include a local centre. There are sustainable travel options to allow access to Bristol and Bath.</p> <p>The site is within walking distance of Keynsham train station. The development will be served by the proposed metrobus and will be connected to existing off road cycle paths including national route 4. The development includes recreational facilities and outdoor space providing enhanced access to the riverbank.</p> <p>The development proposes extensive green infrastructure and will incorporate leisure facilities. Allotments and local food growing will be required by the district wide policies.</p> <p>Marina option 2 will better connect to existing and proposed travel options.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	<p>++</p> <p>The provision of a residential marina will contribute towards the housing requirements set out in the JSP. It will also contribute to providing a mix of housing.</p> <p>Smaller marinas are more suited to residential so the provision of smaller marinas will be more likely to contribute towards providing a mix of housing as required by the JSP.</p>
Objective 3: Promote stronger more vibrant and	<p>++</p> <p>New community facilities will be incorporated into the design along with access to open space.</p>

SA Objectives	General commentary
cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>The B&NES Waterspace Study identifies the benefits of increased mooring opportunities to increase activities, natural surveillance and encourage navigation and enjoyment of the local waterway.</p> <p>Opportunities for leisure moorings and visitor accommodation area available the from large marine options</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>++</p> <p>The JSP includes provision for 50000sqm of employment space included as part of the proposed development</p> <p>The propose design will provide sustainable access to Keynsham Town centre through walking and cycling routes, this will reduce the impact from increased traffic congestion.</p> <p>The B&NES Waterspace Study identifies the benefits of increased mooring opportunities to increase activities, natural surveillance and encourage navigation and enjoyment of the local waterway.</p> <p>The proposal includes the relocation of Avon Valley Country Park and its incorporation into the proposed design.</p> <p>Marina option 2 is better connected to travel options. Larger scale marinas provide options for visitor accommodation.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>++</p> <p>The proposed development is located within walking distance from Keynsham Train Station with links to Bristol and Bath. Walking and cycling routes will be improved as part of the proposed design. 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</p> <p>There is currently access to local bus routes along the nearby A4 and this will be enhanced with the provision of a metro bus route between Bristol and Bath. This will ensure access to local employment sites (including Somerdale, the Town Centre and Asmead/Pixash strategic industrial estates), Bristol EZ and Bath EZ.</p> <p>Marina 2 provides a more centrally located development which would better connect to sustainable travel options.</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>+/?</p> <p>River bank location would sit adjacent to SNCI and bat corridor, likely that mitigation measures will be required.</p> <p>Proposed developments will be sensitively sited to avoid harm to the nearby Cotswold AONB. The riverside area will remain as open green space.</p> <p>The proposed design includes access to the riverside an open space. Green infrastructure will be incorporated into the new</p>

SA Objectives	General commentary
	<p>development in particular the existing riverside will be enhanced. Habitat creation is proposed as part of the proposed layout.</p> <p>Marina option 3 will encroach into the open countryside outside of the built up area, closer to the AONB, marina 2 would likely have less impact on the surrounding landscape.</p> <p>Mitigation The area with high sensitivity should be avoided. Further assessment is required to avoid and mitigate the harm.</p>
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings</p>	<p>+/?</p> <p>Proposed marinas options will not be located within the setting of nearby heritage assets. Possibility of archaeological finds requires further investigation.</p> <p>Mitigation and enhancement The area with high sensitivity should be avoided. Further assessment is required to avoid and mitigate the harm.</p>
<p>Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<p>The existing green infrastructure will be retained and access to the riverside will be improved. This includes habitat creation and biodiversity management. Retention and management of biodiversity will be required by district wide policies.</p> <p>The proposed development will be sensitively sited to avoid harm to the nearby Cotswold AONB with development set back from the riverside. There will be no loss of and ancient woodland or impact on protected trees.</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 interest.</p> <p>The proposed layout will avoid building within SNCIs and SSSIs and these will be retained as part of the habitat creations. In particular the riverside will remain undeveloped.</p>

SA Objectives	General commentary
	<p>Marina options will be adjacent to the SNCI and bat corridor so some mitigation works may be required, in particular within regards to lighting.</p> <p>Mitigation and enhancement</p> <p>The area with high sensitivity should be avoided. Further assessment and ecological mitigation plan are necessary.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>++</p> <p>Improved walking and cycling routes will reduce car use. These measures will seek to reduce the increase in traffic congestion. Site is close to sewerage works and waste recycling facilities. Light pollution will be controlled by district wide polices.</p> <p>Development within north Keynsham may cause pressure on existing transport network, impacting on air quality. Access to public transport including the train station and metro bus will minimise the impact from traffic congestion.</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. Outdoor recreation areas will be separated from industrial uses.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>++</p> <p>The marina sites are within flood zone 3. A marina will allow for flood water storage to can contribute to any floor prevention works. It is classed as a water compatible use.</p>
<p>Objective 11 Increase resilience to climate change</p>	<p>++</p> <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 proposed development will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to provide a zero carbon development. There is an opportunity to provide a heat network.</p>
<p>Objective 12: Encourage careful, efficient use of</p>	<p>++</p> <p>The JSP requires all new development to minimise energy demand and maximise the use of renewable energy, and where</p>

SA Objectives	General commentary
<p>natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<p>viable meeting all demands for heat and power without increasing carbon emissions.</p> <p>The proposed development will incorporate SUDS as required by district wide polices. The site is close to sewerage works and waste management faculties.</p> <p>Development will be subject to existing DM polices which requires a fabric first approach to construction and provision of renewable energy. The aim is to achieve a zero carbon development. There is an opportunity to provide a heat network. The proposal will mostly cover an area of grade 4 agricultural land so will retain grades 1-3 agricultural land.</p>
<p>Overall summary</p> <p>The proposed marina will be sited within a sustainable location close to the proposed local centre resulting positive effects on social objectives. Any marina can also act as flood storage.</p> <p>A large scale marina can provide visitor accommodation which can contribute to economic development. A small scale marina can be used as a residential mooring which will contribute to housing targets set out in the JSP.</p> <p>The proposed location would be within walking distance of the proposed local centre and will have good access to public transport resulting major positive effects on objective 5 (sustainable transport).</p>	

KSM9	Spatial Strategy : Avon Valley Adventure and Wildlife Park
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SA Objectives	Option 1.
<p>Objective 1: Improve the health and well-being of all communities</p>	<p>++</p> <p>The relocation of the park will retain the existing leisure facility whilst allowing for the development of new dwellings. Community facilities could be provided as part of the development.</p> <p>The proposed site will be connected to the existing road network and sustainable travel options which will improve access to the park and reduce car journeys.</p> <p>The development will include the provision of access to open space and the riverbank will be retained.</p>
<p>Objective 2:</p>	<p>++</p>

SA Objectives	Option 1.
Meet identified needs for sufficient, high quality and affordable housing	The relocation of the park will allow for the sustainable development of new housing to meet the requirements of the JSP.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The proposed relocation of the park will retain access to existing leisure facilities
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ Existing leisure employment opportunities will be retained and enhanced. The proposed site will be connected to the existing road network and sustainable travel options which will improve access to the park and reduce car journeys. There is potential for the provision of visitor accommodation and a commercial marina.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ The proposed site will be connected to the existing road network and sustainable travel options which will improve access to the park and reduce car journeys. There will be enhanced walking and cycling options. Access to the A4 will connect to bus links between Bath and Bristol. Electric Vehicle provision would be required by district wide policies.
Objective 6: Protect and enhance local environmental distinctiveness	-/? The park will be located adjacent to the proposed built up area. It can be designed to retain the openness of the surrounding landscape. The proposed position of the park will be closer and be more visible from the AONB than the rest of the development, and therefore any landscape and visual impacts will need to be mitigated. The riverbank will be retained as open space. Mitigation Buildings and facilities that form part of the relocated Adventure Park (including aspects such as car parking) should be laid out to minimise visual impact on views from sensitive locations. Larger buildings and structures and car parking should be appropriately screened using planting. A Landscape and Visual Impact Assessment should be completed.
Objective 7:	++

SA Objectives	Option 1.
Protect and enhance the district's historic, environmental and cultural assets and their settings	<p>The proposed site is not located within the setting of any nearby heritage assets.</p> <p>Mitigation The possibility of archaeological finds requires further investigation.</p>
<p>Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<p>++</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 interest.</p> <p>The proposed relocation of the park will not impact on any ancient woodland or protected trees. There is an opportunity to enhance the existing green infrastructure within the riverside and the proposed works include habitat creation within the riverside.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>+</p> <p>The proposed site will have good access to public transport and walking and cycling routes will minimise the impact from traffic congestion.</p> <p>The proposed new location will not be situated close to any industrial use and should not be affected by noise. Existing district wide policies will limit the impact from external lighting.</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. Outdoor recreation areas will be separated from industrial uses.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>++</p> <p>The site is partially located within flood zones 2 and 3. A marina will allow for flood storage to contribute to any floor prevention works. The proposed use is classed as a less vulnerable use.</p>
Objective 11 Increase resilience to climate	++

SA Objectives	Option 1.
change	District wide polices will require sustainable construction and provision of renewable energy. There is an aim to provide a zero carbon development. New habitat creation is proposed at the riverside.
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)	+ SUDS will be required within the development as part of the district wide policies. District wide polices will require sustainable construction and provision of renewable energy to result in a zero carbon development. The proposal will incorporate grade 2 agricultural land but the proposed use is compatible within this land classification.
Overall summary	The proposed adventure and wildlife park will sit adjacent to the proposed SDL. Therefore it is considered to be located within a sustainable location. Visitors and employees will be able to take advantage of sustainable transport options, positive effects have been identified on most of the SA objectives. However, an uncertain effect has been identified on objective 6 as the proposed position of the park will be closer and be more visible from the AONB than the rest of the development. Mitigation Any landscape and visual impact will require mitigation, informed by a Landscape and Visual Impact Assessment.

Whitchurch SDL

WCH1	Spatial Strategy : Whitchurch Overall approach
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SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
Objective 1: Improve the health and well-being of all communities	<p>++</p> <p>There are currently limited facilities within Whitchurch Village. Health centres in Bristol and Stockwood may have capacity. The proposed development would incorporate local services and schools into the proposed layout, and these could provide the opportunity for new health facilities.</p> <p>There is good access to National Cycle Route 3 and local bus routes. The proposed development will increase access to sustainable travel options. Cycling and walking infrastructure will be improved and local services provided within walking distance.</p> <p>Sports and leisure facilities are proposed to be provided within the proposed development.</p> <p>The proposal will include access to the surrounding countryside through extended public rights of way and cycle paths.</p>	<p>++</p> <p>Common to all</p>	<p>++</p> <p>Common to all</p>
Objective 2: Meet identified needs for sufficient, high quality and	<p>++</p> <p>The JSP requires the provision of 1600 homes in the plan period. This forms part of the Bristol HMA</p>	<p>++</p> <p>Common to all</p>	<p>++</p> <p>Common to all</p>

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
affordable housing	<p>and meet the housing targets set out in the JSP.</p> <p>Adopted and emerging policies will require the provision of on-site affordable housing.</p> <p>A mix of housing types and tenures will be designed into the proposed masterplan with the provision of affordable housing.</p>		
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>++/-</p> <p>The development includes the provision of up to two new primary schools and a secondary school. New community facilities will be incorporated into the design along with open space.</p> <p>Cycling and walking routes will be incorporated into the neighbourhood.</p> <p>Sports and leisure facilities are proposed to be provided as part of the proposed development.</p> <p>The provision of a local centre will reduce car use and provide services within walking distance.</p> <p>However this development option will result in the loss of distinctive character of Whitchurch as a village.</p>	<p>++/-</p> <p>The development includes the provision of up to two new primary schools and a secondary school. New community facilities will be incorporated into the design along with open space.</p> <p>Cycling and walking routes will be incorporated into the neighbourhood.</p> <p>Sports and leisure facilities are proposed to be provided as part of the proposed development.</p> <p>The provision of a local centre will reduce car use and provide services within walking distance.</p> <p>However a large expansion of Whitchurch will result in a change in character to the existing small village.</p>	<p>++</p> <p>The development includes the provision of up to two new primary schools and a secondary school. New community facilities will be incorporated into the design along with open space.</p> <p>Cycling and walking routes will be incorporated into the neighbourhood.</p> <p>Sports and leisure facilities are proposed to be provided within the proposed development.</p> <p>The provision of a local centre will reduce car use and provide services within walking distance.</p> <p>The creation of a new settlement will allow for a new neighbourhood while helping to retain the character of Whitchurch as a separate village.</p>

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++</p> <p>Local services will be provided to support the proposed housing.</p> <p>Improved public transport will provide better access to Bristol.</p> <p>Opportunity to provide B1 or co-working space within local centre.</p> <p>No easy access to Keynsham train station.</p>	<p>++</p> <p>Local services will be provided to support the proposed housing.</p> <p>Improved public transport will provide better access to Bristol.</p> <p>Opportunity to provide B1 or co-working space within local centre.</p> <p>Opportunity to provide better access to Keynsham train station.</p>	<p>++</p> <p>Local services will be provided to support the proposed housing.</p> <p>Improved public transport will provide better access to Bristol.</p> <p>Opportunity to provide B1 or co-working space within local centre.</p> <p>Opportunity to provide better access to Keynsham train station.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	<p>++</p> <p>The existing site includes good access to national cycle network 3. Good cycle and pedestrian access to Bristol.</p> <p>The JSP requires the provision of an A4-A37 link road.</p> <p>Proposal includes access to metro bus and provision of park and ride.</p> <p>The area is already served by buses along the A37 providing access to Bristol</p> <p>Bike hire is suggested to be incorporated into the proposed park and ride.</p> <p>Electric vehicle charging points will be designed into the development and are required as part of the district wide polices.</p>	<p>++</p> <p>The existing site includes good access to national cycle network 3. Good cycle and pedestrian access to Bristol.</p> <p>The JSP requires the provision of an A4-A37 link road.</p> <p>Keynsham railway station in 5km from the site. Walking and cycling routes to Keynsham can be improved.</p> <p>Proposal includes access to metro bus and provision of park and ride.</p> <p>The area is already served by buses along the A37 providing access to Bristol</p> <p>Bike hire is suggested to be</p>	<p>++</p> <p>The existing site includes good access to national cycle network 3. Good cycle and pedestrian access to Bristol.</p> <p>The JSP requires the provision of an A4-A37 link road.</p> <p>Keynsham railway station in 5km from the site. Walking and cycling routes to Keynsham can be improved.</p> <p>Proposal includes access to metro bus and provision of park and ride.</p> <p>The area is already served by buses along the A37 providing access to Bristol</p> <p>Bike hire is suggested to be</p>

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
		<p>incorporated into the proposed park and ride.</p> <p>Electric vehicle charging points will be designed into the development and are required as part of the district wide polices.</p>	<p>incorporated into the proposed park and ride.</p> <p>Electric vehicle charging points will be designed into the development and are required as part of the district wide polices.</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>--</p> <p>Option 1 will result in the loss of Whitchurch as an individual settlement and encroachment of Bristol into the open countryside.</p> <p>Building within the setting of Maes Knoll SAM will result in harm to the surrounding historic landscape.</p> <p>Developing in the west does not allow for improved access to Stockwood Vale.</p> <p>Mitigation and enhancement Building within the setting of Maes Knoll SAM will result in harm to the surrounding historic landscape. Development capacity needs to be reassessed to avoid the area with high sensitivities.</p>	<p>--</p> <p>Option 2 will encroach into the setting of Maes Knoll SAM</p> <p>Existing green infrastructure links to Stockwood Vale will be enhanced and green space will be incorporated into the proposed design.</p> <p>The proposed design will response to the character of the existing landscape setting.</p> <p>Mitigation and enhancement Building within the setting of Maes Knoll SAM will result in harm to the surrounding historic landscape. Development capacity needs to be reassessed to avoid the area with high sensitivities.</p>	<p>-/?</p> <p>Whitchurch will be largely retained as a separate village with links to the new settlement.</p> <p>The proposed development will result in a distinctive new settlement with connections to Whitchurch.</p> <p>Option 3 will not encroach into the setting of Maes Knoll SAM and Queen Charlton Conservation Area.</p> <p>Existing green infrastructure links to Stockwood Vale will be enhances and green space will be incorporated into the proposed design.</p> <p>The proposed design will response to the character of the existing landscape setting.</p> <p>Mitigation and enhancement The area with high sensitivity should be avoided.</p>

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	<p>--</p> <p>The west of Whitchurch village is very sensitive within the setting of the Maes Knoll, Wansdyke Scheduled Ancient Monuments and a number of listed buildings. The area towards Queen Charlton is very sensitive within the setting of Queen Charlton Conservation Area.</p> <p>The approach will have a severe negative impact on the setting of Maes Knoll and Wansdyke Scheduled Ancient Monuments.</p> <p>There is a medieval concentric field pattern which would be covered by the development.</p> <p>Options 1 will result in the loss of the historic character of Whitchurch as a separate village.</p> <p>Mitigation and enhancement</p> <p>The area with high sensitivity should be avoided. Further assessment is required to avoid and mitigate the harm.</p>	<p>--</p> <p>The west of Whitchurch village is very sensitive within the setting of the Maes Knoll, Wansdyke Scheduled Ancient Monuments and a number of listed buildings. The area towards Queen Charlton is very sensitive within the setting of Queen Charlton Conservation Area.</p> <p>The proposed settlement will extend towards Queen Charlton Conservation Area.</p> <p>It is considered that the proposed area will not impact on the setting of Maes Knoll SAM but will encroach into the character of Whitchurch village as an individual settlement</p> <p>Mitigation and enhancement</p> <p>The area with high sensitivity should be avoided. An appropriate buffer should be applied to protect the setting of the Conservation Area.</p> <p>Further assessment is required to avoid and mitigate the harm.</p>	<p>-/?</p> <p>The west of Whitchurch village is very sensitive within the setting of the Maes Knoll, Wansdyke Scheduled Ancient Monuments and a number of listed buildings. The area towards Queen Charlton is very sensitive within the setting of Queen Charlton Conservation Area.</p> <p>The proposed settlement will extend towards Queen Charlton Conservation Area but an appropriate buffer can be applied to protect the setting of the Conservation Area.</p> <p>It is considered that the proposed area will not impact on the setting of Maes Knoll SAM.</p> <p>Mitigation and enhancement</p> <p>The area with high sensitivity should be avoided. An appropriate buffer should be applied to protect the setting of the Conservation Area.</p> <p>Further assessment is required to avoid and mitigate the harm.</p>
Objective 8:	-/?	-/?	-/?

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
<p>Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<p>The east of Whitchurch village is relatively unconstrained but there are a number of SNCIs.</p> <ul style="list-style-type: none"> •Sturminster Road SNCI and Stockwood Open Space SNCI •Carlton Bottom and Queen Charton Watercourse SNCI <p>The proposed approach will retain existing Green Infrastructure as part of the design. Planting and wildlife habitats will form part of the development and enhance existing wildlife corridors.</p> <p>Mitigation and enhancement The area with high sensitivity should be avoided. Further assessment and ecological mitigation plan are necessary.</p>	<p>The east of Whitchurch village is relatively unconstrained but there are a number of SNCIs.</p> <ul style="list-style-type: none"> •Sturminster Road SNCI and Stockwood Open Space SNCI •Carlton Bottom and Queen Charton Watercourse SNCI <p>The proposed approach will retain existing Green Infrastructure as part of the design. Planting and wildlife habitats will form part of the development and enhance existing wildlife corridors.</p> <p>The development will include enhanced access to Stockwood Vale and will not impact on ancient woodland or protected trees.</p> <p>Mitigation and enhancement The area with high sensitivity should be avoided. Further assessment and ecological mitigation plan are necessary.</p>	<p>The east of Whitchurch village is relatively unconstrained but there are a number of SNCIs.</p> <ul style="list-style-type: none"> •Sturminster Road SNCI and Stockwood Open Space SNCI •Carlton Bottom and Queen Charton Watercourse SNCI <p>The proposed approach will retain existing Green Infrastructure as part of the design. Planting and wildlife habitats will form part of the development and enhance existing wildlife corridors.</p> <p>The development will not encroach into the setting of Maes Knoll SAM and Queen Charton Conservation Area.</p> <p>The development will include enhanced access to Stockwood Vale and will not impact on ancient woodland or protected trees.</p> <p>Mitigation and enhancement The area with high sensitivity should be avoided. Further assessment and ecological mitigation plan are necessary.</p>
Objective 9:	?	?	?

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
Reduce land, water, air, light, noise pollution	<p>There will be increased opportunities for sustainable travel. Cycle connections will be improved and access to bus services will be improved through the provision of the metro bus. Access to local service will minimise any increase in traffic congestion by reducing the need to travel.</p> <p>Low carbon transport options such as access to electric car charging will be required by the district wide policies. A new park and ride will be provided and there is an opportunity to improve links to Keynsham Train station. The Location of link road to the north of the proposed settlement will minimise impact from noise and air pollution. Light pollution will be controlled by district wide polices.</p> <p>Not in AQMA but close to Bristol AQMA. The monitoring of nitrogen dioxide in Whitchurch has shown a lowering of the annual average concentration to below the objective level of 40 micrograms per cubic metre in all locations in 2017 and the provisional data for 2018 suggests that they are likely to remain below the objective level, but monitoring will continue.</p> <p>Mitigation and enhancement Transport Impact Assessment and adequate preventative and mitigation measures are required.</p>	Common to all	Common to all
Objective 10: Reduce vulnerability to, and manage	++ The area around the village lies almost entirely	++ Common to all	++ Common to all

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
flood risk (taking account of climate change)	within FZ1. A small area of fluvial FZ2 flows a tributary of Brislington Brook that flows between Whitchurch Park and Stockwood. The proposed development will incorporate SUDS into the proposed street layout as required by district wide policies.		
Objective 11 Increase resilience to climate change	0 It is a neutral effect on this objective, however development is expected to be zero carbon (Policy Approach WCH10) which will include sustainable construction measures with renewable energy.	0 Common to all	0 Common to all
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)	+/- The development will incorporate SUDS into the street design as required by district wide policies. The proposed buildings will includes rainwater harvesting and water efficiency measures. It is intended to incorporate renewable energy and a zero carbon design. Development on greenfield land does not contribute to efficient use of land. The development will result in a loss of grade 1-3a agricultural land. The development will not be located within a brownfield site.	+/- Common to all	+/- Common to all
Overall Commentary	All three options have significant positive effects on objective 1(health and well-being), objective 2 (housing), objective 3 (communities), objective 4 (economy), objective 5 (transport) and objective 10 (flooding). However, a minor negative effect is identified for Option 1 and Option 2 on promoting stronger communities (objective 3) as these options may result in the loss of distinctive character of Whitchurch as a village.		

SA Objectives	Option 1 Extending Bristol by infilling the existing Green Belt gap between Whitchurch Village and the Bristol urban area	Option 2 Extending Whitchurch Village to accommodate all the proposed development.	Option 3 The creation of an individual settlement to the south east of Whitchurch Village itself, complemented with an expansion of Whitchurch Village to the east.
	<p>All three options have significant positive effects on objective 1 (health and well-being), objective 2 (housing), objective 3 (communities), objective 4 (economy), objective 5 (transport) and objective 10 (flooding). However, a minor negative effect is identified for Option 1 and Option 2 on promoting stronger communities (objective 3) as these options may result in the loss of distinctive character of Whitchurch as a village.</p> <p>All three options have negative effects on objective 6 (local environmental distinctiveness), objective 7 (historic environment) and objective 8 (natural environment). Land to the west of Whitchurch village is very sensitive as it lies within the setting of the Maes Knoll, Wansdyke Scheduled Ancient Monuments and a number of listed buildings. The area towards Queen Charlton is very sensitive within the setting of Queen Charlton Conservation Area. Therefore it is considered that option 1 and option 2 have a significant negative effect on objective 6 (local distinctiveness) and 7 (historic environment)</p> <p>There are a number of SNCIs (Sturminster Road SNCI, Stockwood Open Space SNCI and Carlton Bottom and Queen Charlton Watercourse SNCI, therefore negative or uncertain effects have been identified on objective 8 (natural environment).</p>		

WCH2	Spatial Strategy : Whitchurch Principles
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SA Objectives	Option 1: could reflect the Garden Community Principles as adapted from those proposed by the Town and Country Planning Association	Option 2. An alternative option could be to reply on the existing JSP policy framework, and the site allocation policy that will be developed for the next stage of the Local Plan.
Objective 1: Improve the health and well-being of all communities	++ The health and well-being of all communities is a fundamental	+ Community faculties can be provided but

SA Objectives	Option 1: could reflect the Garden Community Principles as adapted from those proposed by the Town and Country Planning Association	Option 2. An alternative option could be to reply on the existing JSP policy framework, and the site allocation policy that will be developed for the next stage of the Local Plan.
	ethos within Garden Community Principles.	without community buy in. This can create problems with future retention and maintenance of services.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ There will be a requirement to provide at least 35% affordable housing, and this will be subject to policies ensuring that this is high quality and is tenure blind.	++ There will be a requirement to provide at least 35% affordable housing, and this will be subject to policies ensuring that this is high quality and is tenure blind.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ Good quality design as well as community ownership and stewardship will lead to better community cohesion where services can be managed locally.	+ Good quality design and the community faculties will be provided but without community ownership or stewardship.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ It is proposed to include a range of employment floorspace to enable a successful mixed use community that offers opportunity for people to work close to where they live, and which responds to market demands within the wider area.	++ It is proposed to include a range of employment floorspace to enable a successful mixed use community that offers opportunity for people to work close to where they live, and which responds to market demands within the wider area.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ Well designed open spaces will allow for better cycling and walking routes.	++/+ Maintenance of services and infrastructure would need to be managed by an external body.
Objective 6: Protect and enhance local environmental distinctiveness	++ Stewardship and community ownership will be achieved through the Garden Community Principles and this will help to protect	+ This will continue to be covered by other Local Plan policies, but there is likely to be

SA Objectives	Option 1: could reflect the Garden Community Principles as adapted from those proposed by the Town and Country Planning Association	Option 2. An alternative option could be to reply on the existing JSP policy framework, and the site allocation policy that will be developed for the next stage of the Local Plan.
	and enhance local environmental distinctiveness.	less community ownership and engagement.
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings</p>	<p>++/?</p> <p>The Council's favoured locational option seeks to avoid harm to nearby heritage assets. However further assessment is required to avoid and mitigate the harm and enhance the historic environment.</p> <p>Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.</p>	<p>++/?</p> <p>The Council's favoured locational option seeks to avoid harm to nearby heritage assets. However further assessment is required to avoid and mitigate the harm and enhance the historic environment.</p> <p>Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.</p>
<p>Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity</p>	<p>++</p> <p>In principle, community buy in allows for local management of green infrastructure. Habitats can be improved for future occupiers.</p> <p>Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.</p>	<p>+</p> <p>Maintenance of services and infrastructure would need to be managed by an external body. This may be more difficult to secure on a long term basis.</p> <p>Mitigation and enchantment Appropriate assessment is required to avoid and mitigate the harm and enhance the historic environment.</p>
Objective 9:	++	++

SA Objectives	Option 1: could reflect the Garden Community Principles as adapted from those proposed by the Town and Country Planning Association	Option 2. An alternative option could be to reply on the existing JSP policy framework, and the site allocation policy that will be developed for the next stage of the Local Plan.
Reduce land, water, air, light, noise pollution	The Garden Community Principles facilitate development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.	Development will be subject to other objectives and policies such as 'Strategic Design Objectives' (WCH3).
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0
Objective 11 Increase resilience to climate change	++ Design standards and open space management allows for more opportunities for sustainable construction and green infrastructure.	++/+ Housing design standards will be subject to DM polices but there is a missed opportunity to include design priorities specific to this development.
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)	++ Design standards can be used to promote sustainable construction methods and renewable energy. Improved waste management can be provided.	++/+ Housing design standards will be subject to DM polices but there is a missed opportunity to include design priorities specific to this development. Facilities would be managed by a third party.
Overall Commentary Applying the Garden Community principles would allow for land value capture and community stewardship and buy in of local services and infrastructure. This would secure these services for the long term rather than reply on a third party resulting major positive effects on most of the objectives.		

WCH3, WCH4, WCH5, WCH6, WCH7, WCH8, WCH9	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
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SA Objectives	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
Objective 1: Improve the health and well-being of all communities	<p>++</p> <p>The Strategic Design objectives include the following:</p> <ul style="list-style-type: none"> • To combat sedentary lifestyles, walking and cycling will be a natural part of the pattern of daily activities through good infrastructure. • Encourage healthy living through access to the outdoors and safe green routes to local facilities, schools and amenities and an extending network of public rights of way, cycle paths, footpaths and bridleways into the wider countryside. • Incorporate outdoor growing areas facilitating healthy eating, community interaction and environmental education. • Provide sports and leisure facilities scaled specifically to cater for the needs of local and surrounding residents e.g. tennis courts, cricket pitch, bowling green, skate park, stables. <p>Policy approach WCH9 facilitates adequate health care provision for the new community, but the location and form of this health care provision is to be resolved.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	<p>++</p> <p>The Strategic Design objectives include the following:</p> <ul style="list-style-type: none"> • It will contain a range of densities across the village reflecting the types of street and spaces and reinforcing the urban structure. • It will have a range of homes for all ages and offer a range of affordable housing. <p>Policy approach WCH4 facilitates a broad range of housing types and sizes to meet both the district wide needs and the requirements of a diverse community, including for self-build housing. It is expected that affordable housing delivery will include studio, 1 and 2 bedroom apartments, 2, 3 and 4 bedroom houses, specialist provision for older people and /or people with physical disabilities and those with other support needs.</p>
Objective 3: Promote stronger more	<p>++</p> <p>The Strategic Design objectives include the following:</p>

SA Objectives	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>A Distinctive Place:</p> <ul style="list-style-type: none"> • The new village will contribute positively to local character and distinctiveness. It will take clues and cues from Queen Charlton and Whitchurch Village distinctive characters, as inspiration, but will form a contemporary new neighbourhood with its own character and qualities. • It will have a clear structure with a mixture of spaces and streets which provide a strong sense of place. • It will have community and education facilities offering opportunities for all. <p>A Social Place:</p> <ul style="list-style-type: none"> • Promoting social interaction through walking and cycling routes within the new neighbourhood with a high quality public realm and landscape. • The neighbourhood and existing communities to sustain local services such as a primary school, secondary school and a local centre. • To increase activity, the neighbourhood will be permeable, compact and walkable, with attractive public spaces and a mix of uses. • Provide new employment opportunities through a mix of uses including small scale co-working and studio space supported by high speed digital connectivity and services. • Provide a range of commercial and community uses within a higher density local centre at an early phase sufficient to create a vibrant place proportionate to the scale of the village e.g. retail units, cafe, and community centre. <p>Policy approach WCH6 facilitates a new local centre that is accessible by sustainable modes of transport for the existing communities of Whitchurch Village and Queen Charlton, as well as residents of the new community. The new local centre will either be located within the heart of the new community or be related to the A37 or the new link road between the A37 and the A4.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++</p> <p>The Strategic Design Objectives include the following:</p> <ul style="list-style-type: none"> • Provide new employment opportunities through a mix of uses including small scale co-working and studio space supported by high speed digital connectivity and services. • Provide a range of commercial and community uses within a higher density local centre at an early phase sufficient to create a vibrant place proportionate to the scale of the village e.g. retail units, cafe, and community centre. <p>Policy approach WCH5 facilitates:</p> <ul style="list-style-type: none"> • industrial or warehouse/distribution employment

SA Objectives	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
	<ul style="list-style-type: none"> • small offices and light industrial workspace • a ‘digital co-working hub’
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>++</p> <p>The Strategic Design Objectives include the following:</p> <p>A Connected Place:</p> <ul style="list-style-type: none"> • The new village will be integrated with the existing routes to Whitchurch Village, Queen Charlton and Keynsham. • High-quality walking, and cycling, routes will be provided within the village also enhancing links to surrounding settlements, including the Sustrans Route 3, and new links eastwards, through Stockwood Vale to the River Avon. • Connections to the new orbital route, from the village, to provide access to improved highway infrastructure and Metrobus facilities. • Accessibility to new park and ride facilities, proposed at Whitchurch Village as part of the orbital package, which may be located on the new village perimeter, and could be integrated with the local centre. • Roadways through the site to be designed as attractive streets with integrated landscape design, SUDS, parking and services. <p>Policy approach WCH6 facilitates a new local centre that is accessible by sustainable modes of transport for the existing communities of Whitchurch Village and Queen Charlton, as well as residents of the new community. The new local centre will either be located within the heart of the new community or be related to the A37 or the new link road between the A37 and the A4.</p> <p>Policy approach WCH7 facilitates a combination of strategic interventions that are required to enable development to proceed, and a number of Sustainable transport interventions that seek to enable a greater shift to more sustainable modes of travel.</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>+</p> <p>The Strategic Design Objectives include the following:</p> <p>A Distinctive Place:</p> <ul style="list-style-type: none"> • The new village will contribute positively to local character and distinctiveness. It will take clues and cues from Queen Charlton and Whitchurch Village distinctive characters, as inspiration, but will form a contemporary new neighbourhood with its own character and

SA Objectives	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
	<p>qualities.</p> <p>Connected to the Landscape:</p> <ul style="list-style-type: none"> • Design and settlement structure should work with the landscape and historic character, and respond appropriately to its setting. • Building on existing landscape character and features, a new landscape structure of open spaces, hedgerows, tree belts and woodland will be incorporated into the development to improve the environmental quality, create wildlife habitat, complement the landscape setting as well as promoting connectivity for people and wildlife through enhanced walking and wildlife corridors. • Enhance existing limited wetland habitat and improve hydrological functioning to increase biodiversity and provide resilience for extreme weather events • Provide a variety of places to explore and play including imaginative play, forest and meadow habitat and formal play areas. <p>Policy approach WCH8 facilitate Multi-functional green infrastructure, providing significant opportunities to enhance existing assets and achieve real benefits for people and wildlife.</p>
<p>Objective 7: Protect and enhance the district’s historic, environmental and cultural assets and their settings</p>	<p>++</p> <p>The Strategic Design Objectives include the following:</p> <p>Connected to the Landscape:</p> <ul style="list-style-type: none"> • Design and settlement structure should work with the landscape and historic character, and respond appropriately to its setting. • Building on existing landscape character and features, a new landscape structure of open spaces, hedgerows, tree belts and woodland will be incorporated into the development to improve the environmental quality, create wildlife habitat, complement the landscape setting as well as promoting connectivity for people and wildlife through enhanced walking and wildlife corridors. • Enhance existing limited wetland habitat and improve hydrological functioning to increase biodiversity and provide resilience for extreme weather events • Provide a variety of places to explore and play including imaginative play, forest and meadow habitat and formal play areas.
<p>Objective 8: Protect and improve habitats and biodiversity</p>	<p>++</p> <p>The Strategic Design Objectives include the following:</p>

SA Objectives	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>Connected to the Landscape:</p> <ul style="list-style-type: none"> • Building on existing landscape character and features, a new landscape structure of open spaces, hedgerows, tree belts and woodland will be incorporated into the development to improve the environmental quality, create wildlife habitat, complement the landscape setting as well as promoting connectivity for people and wildlife through enhanced walking and wildlife corridors. • Enhance existing limited wetland habitat and improve hydrological functioning to increase biodiversity and provide resilience for extreme weather events <p>Policy approach WCH8 facilitates multi-functional green infrastructure which will be a key theme throughout the new development area, providing significant opportunities to enhance existing assets and achieve real benefits for people and wildlife.</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>+</p> <p>The Strategic Design Objectives include the following:</p> <p>A Sustainable Place:</p> <ul style="list-style-type: none"> • The village layout and infrastructure will ensure a high number of journeys take place on foot, by bike or on public transport. • Development will be expected to be zero carbon- incorporating energy efficient buildings and renewable energy technologies. • Stipulate that all new building conforms to a sustainable construction code of practice. • Low carbon individual transport options are to be provided including EV car and EBike charging. Facilities for bike hire are to be included in park and ride areas. • Grey and rainwater harvesting is to be included, in addition to, best practice in water efficiency measures. <p>Policy approach WCH8 facilitates multi-functional green infrastructure which will be a key theme throughout the new development area, providing significant opportunities to enhance existing assets and achieve real benefits for people and wildlife.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>++</p> <p>The Strategic Design Objectives include the following:</p> <ul style="list-style-type: none"> • Enhance existing limited wetland habitat and improve hydrological functioning to increase biodiversity and provide resilience for extreme weather events • Roadways through the site to be designed as attractive streets with integrated landscape design, SUDS, parking and

SA Objectives	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
	services.
Objective 11 Increase resilience to climate change	<p>++</p> <p>The Strategic Design Objectives include the following:</p> <p>A Sustainable Place:</p> <ul style="list-style-type: none"> • The village layout and infrastructure will ensure a high number of journeys take place on foot, by bike or on public transport. • Development will be expected to be zero carbon- incorporating energy efficient buildings and renewable energy technologies. • Stipulate that all new building conforms to a sustainable construction code of practice. • Low carbon individual transport options are to be provided including EV car and EBike charging. Facilities for bike hire are to be included in park and ride areas. • Grey and rainwater harvesting is to be included, in addition to, best practice in water efficiency measures. • <p>Policy approach WCH10 facilitates Development in the Whitchurch area to be at least zero carbon, although how this is achieved is yet to be defined as technologies and innovations will change over time.</p>
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)	<p>+</p> <p>The Strategic Design Objectives include the following:</p> <p>A Sustainable Place:</p> <ul style="list-style-type: none"> • The village layout and infrastructure will ensure a high number of journeys take place on foot, by bike or on public transport. • Development will be expected to be zero carbon- incorporating energy efficient buildings and renewable energy technologies. • Stipulate that all new building conforms to a sustainable construction code of practice. • Low carbon individual transport options are to be provided including EV car and EBike charging. Facilities for bike hire are to be included in park and ride areas. • Grey and rainwater harvesting is to be included, in addition to, best practice in water efficiency measures.
Overall summary	

SA Objectives	Proposed Policy Approach Strategic Design Objectives (WCH3) , Policy Approach WCH4 – housing types and sizes , WCH5 – employment, WCH6 – sustainable transport, WCH7 – sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care
The strategic design objectives together with proposed policy approach (WCH4 housing types and size , WCH5 employment, WCH6 sustainable transport, WCH7 sustainable transport interventions, WCH8- green infrastructure and WCH9 – health care) have major and minor positive effects on all SA objectives in principle.	
Mitigation and enhancement It is important that these principles and approaches need to be reflected in the site selection process and the site specific development requirements and design principles	

WCH11	<i>Brislington Park and Ride</i>
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SA Objectives	<i>Eastern option</i>	Western option
Objective 1: Improve the health and well-being of all communities	0 It is considered a neutral effect on this objective.	0 It is considered a neutral effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ The main benefit of relocating the Park & Ride facility to Hicks Gate is unlocking the development of the SDL at Brislington.	++ The main benefit of relocating the Park & Ride facility to Hicks Gate is unlocking the development of the SDL at Brislington.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0 It is considered a neutral effect on this objective.	0 It is considered a neutral effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ The main benefit of relocating the Park & Ride facility to Hicks Gate is unlocking the development of the SDL at Brislington which provides homes closer to the key employment centre in Bristol supporting	++ The main benefit of relocating the Park & Ride facility to Hicks Gate is unlocking the development of the SDL at Brislington which provides homes

SA Objectives	<i>Eastern option</i>	<i>Western option</i>
	<p>economic growth.</p> <p>The area is well located to Bristol Enterprise Zone.</p>	<p>closer to the key employment centre in Bristol supporting economic growth.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>++</p> <p>The P&R is part of a package of measures set out in the JTS.</p>	<p>++</p> <p>The P&R is part of a package of measures set out in the JTS.</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness</p>	<p>?</p> <p>Considered to be high sensitivity – prominent and attractive ridge line, skyline and slopes forming a green visual backdrop to the character area and adjacent areas, including views from the A4174 ring road in South Glos.) to the north.</p> <p>Mitigation and enhancement More detailed assessments will need to be undertaken to determine the most appropriate location for the Park & Ride from an operational perspective and in terms of environmental and other impacts. Would contribute to aims of providing a zero carbon development.</p>	<p>?</p> <p>Considered to be high sensitivity – prominent and attractive ridge line, skyline and slopes forming a green visual backdrop to the character area and adjacent areas, including views from the A4174 ring road in South Glos.) to the north.</p> <p>Mitigation and enhancement More detailed assessments will need to be undertaken to determine the most appropriate location for the Park & Ride from an operational perspective and in terms of environmental and other impacts.</p>
<p>Objective 7: Protect and enhance the district’s historic, environmental and cultural assets and their settings</p>	<p>?</p> <p>The Grade II listed Stockwood Farm house is located near the area.</p> <p>Mitigation and enhancement More detailed assessments will need to be undertaken to determine the most appropriate location for the Park & Ride from an operational perspective and in terms of environmental and other impacts.</p>	<p>?</p> <p>The Grade II listed Stockwood Farm house is located near the area.</p> <p>Mitigation and enhancement More detailed assessments will need to be undertaken to determine the most appropriate location for the Park & Ride from an operational perspective and in terms of environmental and other impacts.</p>

SA Objectives	Eastern option	Western option
		other impacts.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	? More detailed assessments will need to be undertaken to determine the most appropriate location for the Park & Ride from an operational perspective and in terms of environmental and other impacts.	+ More detailed assessments will need to be undertaken to determine the most appropriate location for the Park & Ride from an operational perspective and in terms of environmental and other impacts.
Objective 9: Reduce land, water, air, light, noise pollution	? This area is not within an Air Quality Management Area, but sits between the Keynsham and Bristol AQMAs. Mitigation and enhancement Transport Impact Assessment and adequate preventative and mitigation measures are required.	? This area is not within an Air Quality Management Area, but sits between the Keynsham and Bristol AQMAs. Mitigation and enhancement Transport Impact Assessment and adequate preventative and mitigation measures are required.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	? Both FZ2 and FZ3 run along Scotland Botttom. Mitigation A sequential approach to flood risk needs to be applied.	? Both FZ2 and FZ3 run along Scotland Botttom. Mitigation A sequential approach to flood risk needs to be applied.
Objective 11 Increase resilience to climate change	0	0
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste	- Agricultural land - Land is classified as 3b, 4 and surveyed	- Agricultural land - Land is classified as 3b, 4 and surveyed

SA Objectives	<i>Eastern option</i>	Western option
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)		
<p>Overall Commentary</p> <p>For both eastern and western options: The main benefit of relocating the Park & Ride facility to Hicks Gate is unlocking the development of the SDL at Brislington which provides homes closer to the key employment centre in Bristol supporting economic growth. Therefore major positive effects have been identified for both areas on objective 2 (housing), objective 4 (economy) and objective 5 (sustainable transport).</p> <p>Uncertain effects have been identified on objective 6 (local distinctiveness), objective 7 (historic environment), objective 8 (natural environment), objective 9 (air quality) and objective 10 (flood risk).</p> <p>Mitigation and enhancement</p> <p>More detailed assessments will need to be undertaken to determine the most appropriate location for the Park & Ride from an operational perspective and in terms of environmental and other impacts. A sequential approach needs to be applied in considering floor risk.</p>		

Somer Valley

Spatial Strategy : Vision, priority and town centre approach

SA Objectives	Proposed Approach
<p>Objective 1: Improve the health and well-being of all communities</p>	<p>++</p> <p>The vision seeks to ensure new housing is properly aligned with new infrastructure, both transport and social and community facilities which include health facilities.</p> <p>The priorities include:</p> <ul style="list-style-type: none"> • Responding to the JSP, identify potential new housing sites to accommodate between 300 and 500 new homes. This could include options in Mendip District if appropriate. • Maintain the health of town centres for both Midsomer Norton and Radstock. In Midsomer Norton in particular to focus on the southern part of the High Street. • Enhance the recreational facilities to meet the needs of the growing population • Provide a focus for recreational facilities through the designation of a Leisure Park in Midsomer Norton. • Seek to ensure new housing is properly aligned with new infrastructure, both transport and social and community facilities
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	<p>+/?</p> <p>The priorities include:</p> <ul style="list-style-type: none"> • Responding to the JSP, identify potential new housing sites to accommodate between 300 and 500 new homes. This could include options in Mendip District if appropriate. <p>Mitigation and enhancement</p> <p>The draft Plan will set out the housing requirement and identify sites to meet this housing requirement. Need to ensure that new housing is properly aligned with new infrastructure, both transport and social and community facilities</p>
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>++</p> <p>The vision and proposed town centre policy approach aims Midsomer Norton town centre to be the principal centre with an improved public realm, enhanced townscape and a Town Park as well as providing key employment opportunities, services and leisure provision to the communities in the Somer Valley area. The town centre policy approach encourages Radstock town centre and Westfield local centre to be retained and enhanced. This helps promote stronger, more vibrant and cohesive communities.</p> <p>The priorities include:</p> <ul style="list-style-type: none"> • Maintain the health of town centres for both Midsomer Norton and Radstock. In Midsomer Norton in particular to focus on the southern part of the High Street. • Enhance the recreational facilities to meet the needs of the growing population

SA Objectives	Proposed Approach
	<ul style="list-style-type: none"> • Provide a focus for recreational facilities through the designation of a Leisure Park in Midsomer Norton. • Seek to ensure new housing is properly aligned with new infrastructure, both transport and social and community facilities
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>++/?</p> <p>The vision and proposed town centre policy approach aim for Midsomer Norton town centre to be the principal centre with an improved public realm, enhanced townscape and a Town Park as well as providing key employment opportunities, services and leisure provision to the communities in the Somer Valley area. The town centre policy approach also encourages Radstock town centre and Westfield local centre to be retained and enhanced. This helps promote stronger more vibrant and cohesive communities.</p> <p>The priorities include:</p> <ul style="list-style-type: none"> • Increase employment opportunities by delivering the planned additional employment floorspace in the Somer Valley Enterprise Zone and provide greater protection of existing office and industrial space • Maintain the health of town centres for both Midsomer Norton and Radstock. In Midsomer Norton in particular to focus on the southern part of the High Street • Villages will continue to provide for the needs of their local communities. Enterprise Zone and provision of greater protection of existing office and industrial space • Seek to ensure new housing is properly aligned with new infrastructure, both transport • and social and community facilities <p>Mitigation and enhancement The Draft Somer Valley Transport Strategy maintains the existing level of public car parking capacity, therefore the review of car parking provision is necessary.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	<p>+/?</p> <p>The Vision aims that transport connections to other centres, as well as connections between settlements within the Somer Valley area to continue to be improved and seeks to ensure new housing is properly aligned with new infrastructure, both transport and social and community facilities.</p> <p>The priorities include:</p> <ul style="list-style-type: none"> • Promote, conserve and where possible enhance the distinctive landscape setting and natural environment of the Somer Valley, focussing on the role of the Somer Valley area as a strategic Green Infrastructure link between the Mendip Hills and Cotswolds AONBs • Align planning priorities with those in the Draft Somer Valley Transport Strategy • Seek to ensure new housing is properly aligned with new infrastructure, both transport and social and community facilities <p>Mitigation and enhancement The Draft Somer Valley Transport Strategy maintains the existing level of public car parking capacity, therefore the review of car parking provision is necessary.</p>
<p>Objective 6: Protect and enhance local environmental</p>	<p>+</p> <p>The vision seeks Midsomer Norton town centre to continue to be the principal centre with an improved public realm, enhanced townscape and</p>

SA Objectives	Proposed Approach
distinctiveness	<p>a Town Park. Radstock will continue to provide a focal point for local communities and realise its potential for tourism based on its green infrastructure, mining heritage, cycle ways and attractive rural hinterland.</p> <p>The priorities include:</p> <ul style="list-style-type: none"> Promote, conserve and where possible enhance the distinctive landscape setting and natural environment of the Somer Valley, focussing on the role of the Somer Valley area as a strategic Green Infrastructure link between the Mendip Hills and Cotswolds AONBs
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	<p>+</p> <p>The vision seeks Midsomer Norton town centre to continue to be the principal centre with an improved public realm, enhanced townscape and a Town Park. Radstock will continue to provide a focal point for local communities and realise its potential for tourism based on its green infrastructure, mining heritage, cycle ways and attractive rural hinterland.</p> <p>The priorities include:</p> <ul style="list-style-type: none"> Promote, conserve, and where possible enhance the distinctive landscape setting and natural environment of the Somer Valley, focussing on the role of the Somer Valley area as a strategic Green Infrastructure link between the Mendip Hills and Cotswolds AONBs.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>+</p> <p>The priorities include: Promote, conserve and where possible enhance the distinctive landscape setting and natural environment of the Somer Valley, focussing on the role of the Somer Valley area as a strategic Green Infrastructure link between the Mendip Hills and Cotswolds AONBs</p> <p>The priorities include:</p> <ul style="list-style-type: none"> Promote, conserve and where possible enhance the distinctive landscape setting and natural environment of the Somer Valley, focussing on the role of the Somer Valley area as a strategic Green Infrastructure link between the Mendip Hills and Cotswolds AONBs
Objective 9: Reduce land, water, air, light, noise pollution	<p>0</p> <p>The priorities include:</p> <ul style="list-style-type: none"> Promote, conserve and where possible enhance the distinctive landscape setting and natural environment of the Somer Valley, focussing on the role of the Somer Valley area as a strategic Green Infrastructure link between the Mendip Hills and Cotswolds AONBs Align planning priorities with those in the Draft Somer Valley Transport Strategy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>0</p> <p>The SFRA update Nov 2018 update and surface water management plan provide the key information to apply a sequential approach to site allocations.</p> <p>Mitigation and enhancement The sequential test needs to be applied for site allocations.</p>
Objective 11 Increase resilience to climate	<p>+</p> <p>The Vision seeks that the southern part of the District to become more self-reliant, facilitated by economic led revitalisation alongside local</p>

SA Objectives	Proposed Approach
change	energy generation.
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)	+ The Vision seeks that the southern part of the District to become more self-reliant, facilitated by economic led revitalisation alongside local energy generation.
Overall commentary	<p>The vision, priorities, and town centre policy approach generally perform well against the SA objectives. The vision and priorities aim for Midsomer Norton town centre to be the principal centre providing key employment opportunities (SV EZ), services and leisure provision to the communities in the Somer Valley area. The town centre policy approach also encourages Radstock town centre and Westfield local centre to be retained and enhanced. Therefore a number of potential major positive effects have been identified in relation to objective 1 (health and wellbeing), objective3 (community) and objective 4 (economy).</p> <p>An uncertain effect has been identified on objective 2 meet identified needs for sufficient, high quality and affordable housing as the future housing requirements are still under consideration (see non-strategic growth options). The Draft Somer Valley Transport Strategy maintains the existing level of public car parking capacity. Within the context of this parking issue there may be a need to review allocation of South Road Car Park for food retail. Therefore uncertain effects have been identified on objective 4(economy) and objective 5(sustainable transport).</p> <p>Mitigation and enhancement The draft Plan will set out the housing requirement and identify sites to meet this housing requirement. There remains a need to ensure that new housing is properly aligned with new infrastructure, both transport and social and community facilities.</p> <p>The draft Somer Valley Transport Strategy maintains the existing level of public car parking capacity, therefore further work is necessary considering this issue in the context of town centre development.</p>

SOM1	Spatial Strategy : Enterprise Zone (EZ)
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SA Objectives	Proposed Approach Amend the site boundary to include the land in the south eastern corner of the EZ and allow a wider range of commercial uses.	Alternative option: Maintain the current policy approach
Objective 1: Improve the health and well-being of all communities	++ Development for business uses in this location would make it easier to reach workplaces for local residents. Inclusion of the south eastern corner of the EZ would help deliver sustainable transport links and improvements to the A362 allowing easier access to key health facilities in Midsomer Norton.	+ Development for business uses in this location would make it easier to reach workplaces for local residents. The current PMP policy requires community facilities, which help to achieve this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0 This approach has a neutral effect on this objective.	0 This approach has a neutral effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ This approach proposes to include a wider range of commercial uses including retail, hotel, A3 uses to support employees/business uses on the site and an element of A3/A4/A5 roadside uses. This helps promote stronger more vibrant and cohesive communities in this location.	+ The current PMP policy requires community facilities which help achieve this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ This approach proposes to include a wider range of commercial uses including retail, hotel, A3 uses to support employees/business uses on the site and an element of A3/A4/A5 roadside uses. Including higher value uses, with a road frontage, would improve the site's viability and help facilitate its delivery.	+ The current PMP policy facilitates delivery of the SV Enterprise Zone however the emerging evidence suggests that the current site boundary with primarily industrial (B1c, B2 and B8), builders merchants and car showroom does not provide as much flexibility as the proposed approach.

SA Objectives	Proposed Approach Amend the site boundary to include the land in the south eastern corner of the EZ and allow a wider range of commercial uses.	Alternative option: Maintain the current policy approach
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ Inclusion of the south eastern corner of the EZ would help deliver sustainable transport links and improvements to the A362 promoting cycling and walking.	+ The current PMP policy requires improvements to the transport network to mitigate the impact of the scheme and retention and incorporation of existing public rights of way into the scheme.
Objective 6: Protect and enhance local environmental distinctiveness	0 The coal mining past is evident within the surrounding landscape, including the widely visible and distinct conical shape of the Old Mills Batch. Mitigation/enhancement Appropriate development requirements and design principles should be carried over. Any proposals are subject to relevant Development Management policies.	0 The coal mining past is evident within the surrounding landscape, including the widely visible and distinct conical shape of the Old Mills Batch. The current PMP policy requires careful consideration of the appropriate position and scale of development to ensure impact on the surrounding landscape is minimised.
Objective 7:	0	0

SA Objectives	Proposed Approach Amend the site boundary to include the land in the south eastern corner of the EZ and allow a wider range of commercial uses.	Alternative option: Maintain the current policy approach
Protect and enhance the district's historic, environmental and cultural assets and their settings	<p>The site is not within the MN Conservation Area.</p> <p>Mitigation/enhancement Appropriate development requirements and design principles should be carried over. Any proposals are subject to relevant Development Management policies.</p>	<p>The site is not within the MN Conservation Area. The policy requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties.</p>
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>0</p> <p>No specific ecology designation on site, however it is adjacent to the batch designated as a SNCI and RIGS.</p> <p>Mitigation and enhancement Appropriate development requirements and design principles should be carried over. Any proposals are subject to relevant Development Management policies.</p>	<p>0</p> <p>No specific ecology designation on site, however it is adjacent to the batch designated as a SNCI and RIGS. The policy requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties. This could also have an ecological benefit / provide mitigation.</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>0</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area.</p>	<p>0</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area.</p>

SA Objectives	Proposed Approach Amend the site boundary to include the land in the south eastern corner of the EZ and allow a wider range of commercial uses.	Alternative option: Maintain the current policy approach
	Policy M1 applies. Development would introduce noise into an area that is a currently open green space	Policy M1 applies. Development would introduce noise into an area that is a currently open green space
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The northern area is Flood Zone 1 including the area proposed to be included. The majority of the southern site is in Flood Zone 1, with the Wellow Brook corridor being Flood Zone 2 and 3. Development over 1 ha, Flood Risk Assessment is necessary. DM Policy CP 5 applies. Use of SuDS is main priority (refer to DM policies)	0 The northern area is Flood Zone 1. The majority of the southern site is in Flood Zone 1, with the Wellow Brook corridor being Flood Zone 2 and 3. Development over 1 ha, Flood Risk Assessment is necessary. DM Policy CP 5 applies. Use of SuDS is main priority (refer to DM policies)
Objective 11 Increase resilience to climate change	0 This approach has a neural effect on this objective.	0 This approach has a neural effect on this objective.
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)	-/0 The area proposed to be included is currently used as an agricultural land. Therefore a negative effect is recorded.	-/0 Site is greenfield. The northern area comprises around 11ha of agricultural land located to the north of the A362. To the north of the site a series of agricultural fields, well defined by hedgerows, slope upwards towards the village of Paulton. The southern area comprises around 4ha of agricultural land which is immediately to the east of the existing Old Mills industrial estate, south of Langley's Lane and the A362.
Overall Commentary Development for business uses in this location would provide more jobs and would make it easier for local residents to reach workplaces. Therefore both options have		

SA Objectives	Proposed Approach Amend the site boundary to include the land in the south eastern corner of the EZ and allow a wider range of commercial uses.	Alternative option: Maintain the current policy approach
<p>positive effects on objective 1(health and wellbeing), objective 3(community), objective 4(economy) and objective 5(sustainable transport). Inclusion of the south eastern corner of the EZ proposed by Option 1 would help deliver sustainable transport links and improvements to the A362. Inclusion of a wider range of commercial uses (retail, hotel, A3 uses to support employees/business uses on the site and an element of A3/A4/A5 roadside uses) would also have significant benefit for the site's vitality and helps promote stronger more vibrant and cohesive communities in this location. Therefore significant positive effects have been identified on these objectives for Option 1.</p> <p>Any proposals would be subject to relevant Development Management policies therefore neutral effects have been identified on environmental objectives.</p> <p>Mitigation/enhancement Appropriate development requirements and design principles should be carried forward.</p>		

Development Management Policies

DM1	Emerging policy approach for carbon reduction	
SA Objectives	Option 1 Replace Policy SCR1 with a zero carbon policy reflecting the energy hierarchy	Option 2 Retain current policy approach under Policy SCR1
Objective 1: Improve the health and well-being of all communities	0	0
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ The proposed approach will help to achieve the aim of delivering a zero carbon development through a fabric first approach.	+ The policy seeks a reduction in carbon emissions but does not promote a fabric first approach which can reduce costs.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0/+ The proposed zero carbon policy potentially contributes towards building a competitive low carbon economy.	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A
Objective 6: Protect and enhance local environmental distinctiveness	N/A	N/A
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	0 It is considered a neutral effect on this objective as new development is subject to relevant Development Management policies.	0

DM1	Emerging policy approach for carbon reduction	
SA Objectives	Option 1 Replace Policy SCR1 with a zero carbon policy reflecting the energy hierarchy	Option 2 Retain current policy approach under Policy SCR1
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	++ The proposed policy uses a fabric first approach and the use of the energy hierarchy will help to deliver a zero carbon development. Post occupancy monitoring will help to reduce the performance gap. Mitigation and enhancement New development is subject to relevant Development Management policies.	+ Policy SCR1 seeks a reduction in carbon emissions but does not promote a fabric first approach. Which may not result in the most efficient development.
Objective 9: Reduce land, water, air, light, noise pollution	0 It is considered a neutral effect on this objective as new development is subject to relevant Development Management policies.	0 It is considered a neutral effect on this objective as new development is subject to relevant Development Management policies.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A
Objective 11 Increase resilience to climate change	++ The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first approach will enable the provision of a zero carbon development.	+ Policy SCR1 seeks a reduction in carbon emissions but does not promote a fabric first approach. Which may not result in the most efficient development.
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)	++ The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first approach will enable the provision of a zero carbon development.	+ Policy SCR1 seeks a reduction in carbon emissions but does not promote a fabric first approach. Which may not result in the most efficient development.

DM1	Emerging policy approach for carbon reduction	
SA Objectives	Option 1 Replace Policy SCR1 with a zero carbon policy reflecting the energy hierarchy	Option 2 Retain current policy approach under Policy SCR1
General Summary	The proposed approach (option 1) will help to secure more sustainable methods of construction using the energy hierarchy. The fabric first approach will also increase the likelihood of delivering zero carbon development compared to the current policy approach resulting major positive effects on objective 3(housing), objective 8 (natural environment), objective 11(climate change) and objective12 (natural resources).	

DM2	Emerging policy approach for wind energy development	
SA Objectives	Option 1 Introduce a policy for considering wind energy development	Option 2 Rely on existing policy framework for considering proposals
Objective 1: Improve the health and well-being of all communities	N/A	N/A
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	0
	Offsite wind turbines may be one means of achieving the zero carbon standards on the Strategic Development Locations. This is technically possible given there is sufficient unconstrained wind resource within a 2km boundary of Keynsham and Whitchurch.	The existing framework does not make provision for wind energy
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A

DM2	Emerging policy approach for wind energy development	
SA Objectives	Option 1 Introduce a policy for considering wind energy development	Option 2 Rely on existing policy framework for considering proposals
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ Identifying areas suitable for wind energy would encourage new wind energy development contributing towards building a strong low carbon economy.	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A
Objective 6: Protect and enhance local environmental distinctiveness	-/? The provision of wind energy has the potential to result in a detrimental impact on the surrounding landscape. Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for mitigation and enhancement measures.	- The provision of wind energy has the potential to result in a detrimental impact on the surrounding landscape.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	0 The impact on wind development would be covered by existing district wide policies.	0 The impact on wind development would be covered by existing district wide policies.
Objective 8:	-/?	-

DM2	Emerging policy approach for wind energy development	
SA Objectives	Option 1 Introduce a policy for considering wind energy development	Option 2 Rely on existing policy framework for considering proposals
Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	<p>The provision of wind energy has the potential to result in a detrimental impact on the natural environment.</p> <p>Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for mitigation and enhancement measures.</p>	
Objective 9: Reduce land, water, air, light, noise pollution	<p>+/?</p> <p>Any wind turbines need to be carefully sited so as not to cause harm to amenity through unwanted noise.</p> <p>Mitigation and enhancement A policy which identifies suitable areas will be able to provide mitigation and enhancement.</p>	<p>0</p> <p>Any wind turbines need to be carefully sited so as not to cause harm to amenity through unwanted noise.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A
Objective 11: Increase resilience to climate change	<p>+</p> <p>The provision of wind energy will contribute to renewable energy targets and the provision of a zero carbon development.</p> <p>A criteria based policy as proposed would encourage the provision of wind energy and direct development to suitable locations.</p>	<p>-/?</p> <p>Any proposed development would be subject to district wide policies which may preclude the granting of permission if there is harm to the surrounding landscape.</p>

DM2	Emerging policy approach for wind energy development	
SA Objectives	Option 1 Introduce a policy for considering wind energy development	Option 2 Rely on existing policy framework for considering proposals
<p>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)</p>	<p>+</p> <p>The provision of wind energy will contribute to renewable energy targets and the provision of a zero carbon development.</p> <p>A criteria based policy as proposed would encourage the provision of wind energy</p>	<p>-</p> <p>Any proposed development would be subject to district wide policies which may preclude the granting of permission if there is harm to the surrounding landscape.</p>
<p>General Summary</p>	<p>The current policy approach does not specifically make an allowance for wind energy. The provision of wind energy will contribute towards renewable energy targets and zero carbon development. A criteria based policy as proposed would encourage the provision of wind energy by identifying areas of search for suitable sites that also seeks to minimise the impact on the landscape resulting positive effect on objective 2(housing), objective 4(economy), objective 9(pollution) objective 11(climate change) and objective 12 (natural resources). There are negative or uncertainty effects have been identified for environmental objectives.</p> <p>Mitigation and enhancement</p> <p>A policy for wind energy development would allow for identification of suitable sites. Site specific mitigation and enhancement measures should be included in the policies.</p>	

DM3	Emerging policy approach for rural exceptions sites	
SA Objectives	Option 1 Proposed policy approach which includes reference to the scale of development /level of market housing expected	Option 2 Retain existing policy approach in Policy RA4
Objective 1: Improve the health and well-being of all communities	+ The proposed policy will clarify the amount of market housing allowed which may encourage the development of rural exception sites. The stated size of the development expected will make the site more attractive to Registered Providers.	- The policy has not been used to provide any housing within the core strategy plan period. The amount of market housing allowed is not clarified and the size of the proposed development is not attractive to RPs.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ The provision of rural exception sites will contribute to the housing targets set out within the JSP. The proposed policy will clarify the amount of market housing allowed which may encourage the development of rural exception sites. The stated size of the development expected will make the site more attractive to RPs.	- The policy has not been used to provide any housing within the core strategy plan period. The amount of market housing allowed is not clarified and the size of the proposed development is not attractive to RPs.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The proposed policy encourages affordable housing to be built for local people which helps promote more cohesive communities.	0
Objective 4: Build a strong, competitive economy and enable local	0	0

DM3	Emerging policy approach for rural exceptions sites	
SA Objectives	Option 1 Proposed policy approach which includes reference to the scale of development /level of market housing expected	Option 2 Retain existing policy approach in Policy RA4
businesses to prosper		
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0 It is considered that there is a neutral effect on this objective.	0
Objective 6: Protect and enhance local environmental distinctiveness	0 This approach has a neutral effect as new development will be subject to relevant Development Management policies.	0
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	0 This approach has a neutral effect as new development will be subject to relevant Development Management policies.	0
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	0 This approach has a neutral effect as new development will be subject to relevant Development Management policies.	0
Objective 9: Reduce land, water, air, light, noise pollution	0 This approach has a neutral effect as new development will be subject to relevant Development Management policies.	0
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 This approach has a neutral effect as new development will be subject to relevant Development Management policies.	0

DM3	Emerging policy approach for rural exceptions sites	
SA Objectives	Option 1 Proposed policy approach which includes reference to the scale of development /level of market housing expected	Option 2 Retain existing policy approach in Policy RA4
Objective 11 Increase resilience to climate change	0 This approach has a neutral effect as new development will be subject to relevant Development Management policies.	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 (Reduce, Reuse and Recycle)	0 This approach has a neutral effect as new development will be subject to relevant Development Management policies.	0
General Summary	The proposed approach clarifies the amount of market housing allowed which may encourage the development of rural exception sites. The stated size of the development expected should also make the site more attractive to Registered Providers. Therefore a major positive effect has been identified on objective 2 (housing).	

DM4		Emerging policy approach for the regeneration of social housing		
SA Objectives	Option 1 Introduce a policy which prevents the net loss of affordable housing subject to social balance considerations	Option 2 Introduce a policy which prevents the net loss of affordable housing subject to social balance and viability considerations	Option 3 Retain existing approach in Policy H8	
Objective 1: Improve the health and well-being of all communities	- The proposed approach will not take into account the viability of repairing the existing buildings which could lead to a loss in affordable housing	++ The proposed approach will take into account viability and the cost of repairing the existing properties. The proposed wording would guard against the loss of affordable housing unless there are exceptional circumstances.	+ The existing approach does allow for consideration of social balance and viability but does not take account the cost of repairing the existing buildings.	
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	- The proposed approach will not take into account the viability of repairing the existing buildings which could lead to a loss in affordable housing	++ The proposed approach will take into account viability and the cost of repairing the existing properties. The proposed wording would guard against the loss of affordable housing unless there are exceptional circumstances.	+ The existing approach does allow for consideration of social balance and viability but does not take account the cost of repairing the existing buildings.	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	- The proposed approach will not take into account the viability of repairing the existing buildings which could lead to a loss in affordable housing	++ The proposed approach will take into account viability and the cost of repairing the existing properties. The proposed wording would guard against the loss of affordable housing unless there are exceptional circumstances.	+ The existing approach does allow for consideration of social balance and viability but does not take account the cost of repairing the existing buildings.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	- The proposed approach will not take into account the viability of repairing the existing buildings which could lead to a	+ The proposed approach will take into account viability and the cost of repairing the existing properties. The proposed wording would	+ The existing approach does allow for consideration of social balance and viability but does not take account the	

DM4	Emerging policy approach for the regeneration of social housing		
SA Objectives	Option 1 Introduce a policy which prevents the net loss of affordable housing subject to social balance considerations	Option 2 Introduce a policy which prevents the net loss of affordable housing subject to social balance and viability considerations	Option 3 Retain existing approach in Policy H8
	loss in affordable housing	guard against the loss of affordable housing unless there are exceptional circumstances.	cost of repairing the existing buildings.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A
Objective 6: Protect and enhance local environmental distinctiveness	0	0	0
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	0	0	0
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	0	0	0
Objective 9:	0	0	0

DM4	Emerging policy approach for the regeneration of social housing		
SA Objectives	Option 1 Introduce a policy which prevents the net loss of affordable housing subject to social balance considerations	Option 2 Introduce a policy which prevents the net loss of affordable housing subject to social balance and viability considerations	Option 3 Retain existing approach in Policy H8
Reduce land, water, air, light, noise pollution			
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A
Objective 11 Increase resilience to climate change	0	0	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 (Reduce, Reuse and Recycle)	- The proposed approach will not take into account the viability of repairing the existing buildings which may not encourage efficient use of resources.	+ The proposed approach will take into account viability and the cost of repairing the existing properties which help consider the regeneration social housing in the comprehensive manner contributing to this objective.	- The current approach will not take into account the viability of repairing the existing buildings which may not encourage efficient use of resources.
<p>Summary</p> <p>Option 2 preventing the net loss of affordable housing subject to social balance and viability considerations will provide more robust protection against the loss of affordable housing and will take into account the viability of repairing existing properties. Unlike Option 1 which only takes into account social balance and the current Policy Approach, Option 2 takes into account the cost of repairing the existing properties in considering the viability which helps consider the regeneration of social housing in a more comprehensive manner. Therefore option 2 result in major positive effects on objective 1(health and well being), objective 2 (housing) and objective 3(community).</p>			

DM5	Emerging policy approach for facilitating the delivery of self-build plots DM5		
SA Objectives	Option 1 Include self-build plots as part of the SDLs at North Keynsham and Whitchurch	Option 2 Include self-build plots as part of larger 'standard' housing schemes	Option 3 Introduce self-build-only schemes (large or small)
Objective 1: Improve the health and well-being of all communities	++ Allocating sites for self-build will ensure that development occurs in sustainable locations. Proposed policies on SDLs will incorporate allocations for open space, recreation and local centres. Design standards can be defined within the SDL policy	+ Allocating sites for self-build will ensure that development occurs in sustainable locations.	+ Allocating sites for self-build will ensure that development occurs in sustainable locations.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ The provision of self-build plots will contribute towards the housing targets set out within the JSP. The provision of self-build will contribute towards the mix of housing types and tenures.	++ Common to all	++ Common to all
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ Allocating sites for self-build will ensure that development occurs in sustainable locations. Proposed policies on SDLs will incorporate allocations for open space, recreation and local centres. Design standards can be defined within the	+ Allocating sites for self-build will ensure that development occurs in sustainable locations.	+ Allocating sites for self-build will ensure that development occurs in sustainable locations.

DM5	Emerging policy approach for facilitating the delivery of self-build plots DM5		
SA Objectives	Option 1 Include self-build plots as part of the SDLs at North Keynsham and Whitchurch	Option 2 Include self-build plots as part of larger 'standard' housing schemes	Option 3 Introduce self-build-only schemes (large or small)
	SDL policy		
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+
	The self-build schemes are often promoted and built by small /medium developers therefore encouraging self-build schemes help contribute to the economic objective.	Common to all.	Common to all.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	+	0
	Proposed policies for SDL sites are proposing good access to sustainable travel options with enhancement of existing services.	Allocating sites for self-build will ensure that development occurs close to sustainable transport options.	Allocating sites for self-build will ensure that development occurs close to sustainable transport options.
Objective 6: Protect and enhance local environmental distinctiveness	+/?	?	?
	The SDL will be subject to further assessment. Mitigation The area with high sensitivity should be avoided.	It depends on locations. Mitigation Site specific assessment is required through the site selection process and set appropriate development requirements.	It depends on locations. Mitigation Site specific assessment is required through the site selection process and set appropriate development requirements.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	?	?	?
	The SDL will be subject to further assessment. Mitigation The area with high sensitivity should be avoided.	It depends on locations. Mitigation Site specific assessment is required through the site selection process and set appropriate development requirements.	It depends on locations. Mitigation Site specific assessment is required through the site selection process and set appropriate development

DM5	Emerging policy approach for facilitating the delivery of self-build plots DM5		
SA Objectives	Option 1 Include self-build plots as part of the SDLs at North Keynsham and Whitchurch	Option 2 Include self-build plots as part of larger 'standard' housing schemes	Option 3 Introduce self-build-only schemes (large or small) requirements.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	+/? Proposed SDL sites are intending to include habitat creation and retention of existing green infrastructure.	? It depends on locations. Mitigation Habitat protection would be required by district wide polices	? It depends on locations. Mitigation Habitat protection would be required by district wide polices
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0
Objective 11: Increase resilience to climate change	N/A	N/A	N/A
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)	N/A	N/A	N/A

DM5	<i>Emerging policy approach for facilitating the delivery of self-build plots DM5</i>		
SA Objectives	Option 1 Include self-build plots as part of the SDLs at North Keynsham and Whitchurch	Option 2 Include self-build plots as part of larger 'standard' housing schemes	Option 3 Introduce self-build-only schemes (large or small)
<p>Summary</p> <p>The proposed SDL sites are sustainably located providing access to local shops, services and retaining green infrastructure. To include self-build as part of the SDL sites will mean that self-build properties can benefit from the proposed SDL layout. Therefore major positive effects have been identified on objective 1(health), objective 2(housing), objective 3(community) and objective 5(sustainable transport) and</p> <p>Options 2 and 3 propose allocating sites for self-build which could ensure that self-build properties would occur within sustainable locations, however the potential sites need to be tested against the SA objectives.</p>			

DM6	Emerging policy approach for extra-care housing	
SA Objectives	Option 1 Redraft Policy H1 to clarify the approach for 'extra care housing'	Option 2 Retain Policy H1 as currently framed
Objective 1: Improve the health and well-being of all communities	0	0
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+ The proposed policy approach will clarify the difference between C2 and C3b. This would help specify the type of accommodation required to meet housing targets. The expected transport requirements and contributions would be specified.	- The current policy approach does not differentiate between residential institutions C2 and extra care dwelling houses C3b
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The proposed policy approach will clarify the difference between C2 and C3b. This would help specify the type of accommodation required to meet housing targets.	- The current policy approach does not differentiate between residential institutions C2 and extra care dwelling houses C3b
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote	+ The proposed policy approach will clarify the difference between C2 and C3b. This will then provide clear guidance	0 The current policy does not differentiate between C2 and C3b so would not provide guidance of the proposed

DM6	Emerging policy approach for extra-care housing	
SA Objectives	Option 1 Redraft Policy H1 to clarify the approach for 'extra care housing'	Option 2 Retain Policy H1 as currently framed
cycling and walking	on the proposed transport requirements	transport requirements.
Objective 6: Protect and enhance local environmental distinctiveness	N/A	N/A
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	N/A	N/A
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	N/A	N/A
Objective 9: Reduce land, water, air, light, noise pollution	+ The proposed policy approach will clarify the difference between C2 and C3b. This will then provide clear guidance on the proposed transport requirements	0 The current policy does not differentiate between C2 and C3b so would not provide guidance of the proposed transport requirements.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A
Objective 11 Increase resilience to climate change	N/A	N/A
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage	N/A	N/A

DM6	Emerging policy approach for extra-care housing	
SA Objectives	Option 1	Option 2
	Redraft Policy H1 to clarify the approach for 'extra care housing'	Retain Policy H1 as currently framed
sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)		
<p>General Summary</p> <p>The proposed option will clarify the difference between C2 and C3b. This will provide clear guidance on the contribution on transport and affordable resulting positive effects on objective 2(housing), objective 3(community) and objective 5 (sustainable transport).</p>		

DM7	Emerging policy approach for housing accessibility	
SA Objectives	Option 1	Option 2
	Consolidate the accessibility requirements within the local plan	Retain the existing approach under H8
Objective 1: Improve the health and well-being of all communities	++ The proposed approach will ensure that dwellings will meet accessibility standards to that a range of dwellings are offered.	+ The current approach will help to provide good quality housing and will help to deliver a mix of housing types and tenures.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ The proposed approach will provide clear guidance on the required space standards. The proposed policy will provide good quality housing and will help to deliver a mix of housing types and tenures.	+ The current approach will help to provide good quality housing and will help to deliver a mix of housing types and tenures.
Objective 3:	++	+

DM7	Emerging policy approach for housing accessibility	
SA Objectives	Option 1 Consolidate the accessibility requirements within the local plan	Option 2 Retain the existing approach under H8
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	The proposed approach will ensure that dwellings will meet accessibility standards and that a range of dwellings types are offered. This would also allow for a well-designed public realm.	The current approach will help to provide good quality housing and will help to deliver a mix of housing types and tenures.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A
Objective 6: Protect and enhance local environmental distinctiveness	N/A	N/A
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	N/A	N/A
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	N/A	N/A
Objective 9:	+	0

DM7	Emerging policy approach for housing accessibility	
SA Objectives	Option 1 Consolidate the accessibility requirements within the local plan	Option 2 Retain the existing approach under H8
Reduce land, water, air, light, noise pollution	The proposed approach facilitates all new dwellings to meet the optional standard of 110 litres to encourage water efficiency.	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A
Objective 11 Increase resilience to climate change	N/A	N/A
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)	++ The proposed approach will ensure that dwellings will meet accessibility standards so a range of dwelling types is offered. This would also allow for a well-designed public realm. The proposed approach facilitates all new dwellings to meet the optional standard of 110 litres to encourage water efficiency.	+ The current approach will help to provide good quality housing and will help to deliver a mix of housing types and tenures.
<p>Summary</p> <p>Whilst the current policy approach will achieve some provision of accessible housing, option 1 will provide clearer guidance on the required provision. To consolidate the requirements in the local plan will provide a more robust approach. Option 1 facilitates all new dwellings to meet the optional standard of 110 litres to encourage water efficiency. Therefore major positive effects have been identified on objective 1(health), objective 2(housing), objective 3(community) and objective 12(resources).</p>		

DM8	Emerging policy approach for internal space standards for housing	
SA Objectives	Option 1 Introduce nationally described space standards for all housing	Option 2 Retain the current position as set out in Policy H7
Objective 1: Improve the health and well-being of all communities	++ The proposed approach will ensure that dwellings will meet internal space standards to that a range of dwelling types are offered.	+ The current approach will help to provide good quality housing and will help to deliver a mix of housing types and tenures. But policy H7 does not make reference to space standards
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++ The proposed policy would help to deliver good quality housing as required by the JSP. The policy will help to deliver a suitable mix of housing types and tenures.	+ Policy H7 does not make reference to space standards and is only applied to 19% of dwellings within a development.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ The proposed approach will ensure that dwellings will meet internal space standards and that a range of dwelling types is offered. This would also contribute to a well-designed public realm	+ The current approach will help to provide good quality housing and will help to deliver a mix of housing types and tenures.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A
Objective 6: Protect and enhance local environmental distinctiveness	N/A	N/A
Objective 7:	N/A	N/A

DM8	Emerging policy approach for internal space standards for housing	
SA Objectives	Option 1 Introduce nationally described space standards for all housing	Option 2 Retain the current position as set out in Policy H7
Protect and enhance the district's historic, environmental and cultural assets and their settings		
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	N/A	N/A
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A
Objective 11 Increase resilience to climate change	N/A	N/A
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)	N/A	N/A
General Summary	Whilst the current policy approach will achieve some provision of accessible housing, it does not reference internal space standards. The proposed approach will provide clearer guidance on internal space standards and will encourage good design and therefore, better quality accommodation resulting major positive effects on objective 1 (health and well-being) and objective 2 (housing).	

DM9	Emerging policy approach for replacement dwellings outside the Green Belt	
SA Objectives	Option 1 Introduce a policy for considering replacement dwellings outside the Green Belt	Option 2 Rely on the existing planning policy framework
Objective 1: Improve the health and well-being of all communities	0	0
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0 The proposed policy approach will allow for replacement dwellings outside the green belt.	0 The existing policy framework allows for replacement dwellings outside the green belt.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0
Objective 6: Protect and enhance local environmental distinctiveness	+ The provision of a policy for considering replacement dwellings outside the Green Belt will aim to protect the rural character.	0/? New proposal is subject to relevant Development Management policies.

DM9	Emerging policy approach for replacement dwellings outside the Green Belt	
SA Objectives	Option 1 Introduce a policy for considering replacement dwellings outside the Green Belt	Option 2 Rely on the existing planning policy framework
	The proposed policy approach will avoid harmful impacts to the surrounding landscape.	
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	0
Objective 9: Reduce land, water, air, light, noise pollution	0	0
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0
Objective 11: Increase resilience to climate change	0	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 (Reduce, Reuse and Recycle)	0	0

DM9	Emerging policy approach for replacement dwellings outside the Green Belt	
SA Objectives	Option 1 Introduce a policy for considering replacement dwellings outside the Green Belt	Option 2 Rely on the existing planning policy framework
General Summary	Option 1 with a new policy for considering replacement dwellings outside the Green Belt will aim to protect rural character contributing well to objective 6 (protect and enhance local environmental distinctiveness). Option 2 relying on the existing planning policy framework could lead mainly to a neutral effect on this objective, as new development will be subject to relevant Development Management policies.	

DM10	Emerging policy approach for housing in Green Belt villages	
SA Objectives	Option 1 Limited infilling in villages within defined 'infill boundaries' & review current HDBs	Option 2 Not define 'infill boundaries' and consider limited infilling at the time of a planning application
Objective 1: Improve the health and well-being of all communities	+	+
	The proposed policy approach will allow for development in existing settlements to ensure that new dwellings have access to services.	Common to all
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+
	The proposed policy approach will help to meet the housing targets set out in the JSP. The policy will help to deliver a suitable mix of housing types and tenures.	Common to all
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0
	It is considered to have a neutral effect.	Common to all
Objective 4: Build a strong, competitive economy and enable local	0	0
	It is considered to have a neutral effect.	Common to all

DM10	Emerging policy approach for housing in Green Belt villages	
SA Objectives	Option 1 Limited infilling in villages within defined 'infill boundaries' & review current HDBs	Option 2 Not define 'infill boundaries' and consider limited infilling at the time of a planning application
businesses to prosper		
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0 It is considered to have a neutral effect.	0 Common to all
Objective 6: Protect and enhance local environmental distinctiveness	+ The proposed approach would define areas where development would be acceptable and avoid harm to the surrounding landscape. This would strengthen the policy position against proposed development that would harm the landscape character. A review of current housing development boundaries will ensure that development is located in areas that will not result in harm to the openness of the Green Belt. Mitigation and enhancement Appropriate assessments need to be undertaken to inform defining 'infill boundaries'.	-/? The lack of a defined housing development boundary could lead to development on the edge of a settlement which would have the potential to be harm to the local environment.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	+ One of the five purposes of the green belt is to preserve the setting of historic towns. The provision of defined infill boundaries would help to protect existing historic settlements. Mitigation and enhancement	-/? The lack of a defined development boundary could lead to the expansion of a historic settlement that is harmful to its setting. Mitigation and enhancement

DM10	Emerging policy approach for housing in Green Belt villages	
SA Objectives	Option 1 Limited infilling in villages within defined 'infill boundaries' & review current HDBs	Option 2 Not define 'infill boundaries' and consider limited infilling at the time of a planning application
	Appropriate assessments need to be undertaken to inform defining 'infill boundaries'.	The proposals are subject to relevant Development Management policies.
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	+/? The provision of defined infill boundaries may help protect habitats and biodiversity. Mitigation and enhancement Appropriate assessments need to be undertaken to inform defining 'infill boundaries'.	? There is an uncertainty effect on this objective. Mitigation and enhancement The proposals are subject to relevant Development Management policies.
Objective 9: Reduce land, water, air, light, noise pollution	+/? Light pollution can be assessed as part of defining infill boundaries. Mitigation and enhancement Appropriate assessments need to be undertaken to inform defining 'infill boundaries'.	-/? The lack of a defined development boundary could lead to an uncertain effect on this objective. Mitigation and enhancement The proposals are subject to relevant Development Management policies.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0
Objective 11 Increase resilience to climate change	0	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 (Reduce, Reuse and Recycle)	0	0

DM10	Emerging policy approach for housing in Green Belt villages	
SA Objectives	Option 1 Limited infilling in villages within defined 'infill boundaries' & review current HDBs	Option 2 Not define 'infill boundaries' and consider limited infilling at the time of a planning application
<p>Summary Option 1 would define infill boundaries which can be used to direct development into locations that would not harm the local environmental distinctiveness (obj 6), historic environment (obj 7) and natural environment (obj 8 and 9) informed by appropriate assessments. Option 2 could lead to uncertain effects on protecting local environmental distinctiveness, historic and natural environment at this stage even though new development is subject to relevant Development Management policies.</p>		

DM11	Emerging approach for industrial floorspace	
SA Objectives	Option 1 Strong presumption in favour of retaining existing industrial space	Option 2 Retain the existing policy approach
Objective 1: Improve the health and well-being of all communities	0	0
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	0
	The proposed approach allows for the retention of existing industrial uses. This will retain existing employment opportunities and contribute towards promoting stronger more vibrant and cohesive communities.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	+/-
	The proposed approach will allow for the retention of existing industrial uses. This will retain existing	The alternative approach aims to protect identified strategic sites strongly. However, the

DM11	Emerging approach for industrial floorspace	
SA Objectives	Option 1 Strong presumption in favour of retaining existing industrial space	Option 2 Retain the existing policy approach
	employment opportunities and contribute towards meeting the demand for industrial floor space.	existing policy approach has resulted in a significant loss of industrial space outside of the enterprise zone. To retain the existing policy approach will likely to continue to result in a loss of industrial floor space.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0
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	0
Objective 9: Reduce land, water, air, light, noise pollution	0	0
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0
Objective 11: Increase resilience to climate change	0	0
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote	0	0

DM11	Emerging approach for industrial floorspace	
SA Objectives	Option 1 Strong presumption in favour of retaining existing industrial space	Option 2 Retain the existing policy approach
waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)		
General Summary	Option 1 will strengthen the policy approach to retaining existing industrial space so will have a positive impact on objective 3 (stronger communities) and objective 4 (stronger economy). Option 2 aims to protect identified strategic sites strongly. However, the existing policy approach has resulted in a significant loss of industrial space outside of the enterprise zone.	

DM12	Emerging policy approach for office floorspace	
SA Objectives	Option 1 Extend the policy approach to include C2, C3, C4, PBSA and mixed use	Option 2 Retain the existing policy approach
Objective 1: Improve the health and well-being of all communities	0	0
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+/?
	The proposed approach allows, subject to the provided criteria, change of use from office to residential (C3) as defined in the Article 4, residential (C2 and C4), purpose built student accommodation and mixed use. This will help provide more housing in where it is no longer considered suitable for the office use.	The existing policy approach is considered complex and needs simplifying and clarifying. However it can facilitate redevelopment or conversion for residential including meeting needs for student accommodation,
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime	0	0

DM12	Emerging policy approach for office floorspace	
SA Objectives	Option 1 Extend the policy approach to include C2, C3, C4, PBSA and mixed use	Option 2 Retain the existing policy approach
and the fear of crime		
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ The proposed approach will allow for the retention of existing office uses. This will retain existing employment opportunities and contribute towards meeting the demand for office floor space. The proposed policy approach provides a clear criteria for retaining office floor space and will extend the policy approach to other residential uses.	- The existing policy approach has resulted in a significant loss of office space. To retain the existing policy approach may continue to result in a significant loss of office floor space.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0
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	0
Objective 9: Reduce land, water, air, light, noise pollution	0	0

DM12	Emerging policy approach for office floorspace	
SA Objectives	Option 1 Extend the policy approach to include C2, C3, C4, PBSA and mixed use	Option 2 Retain the existing policy approach
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0
Objective 11 Increase resilience to climate change	0	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 (Reduce, Reuse and Recycle)	+ The proposed approach allows, subject to the provided criteria, change of use from office to residential (C3) as defined in the Article 4, residential (C2 and C4), purpose built student accommodation and mixed use. This will help provide more housing in where it is no longer considered suitable for the office use which helps to achieve efficient use of brownfield land.	+ The existing approach facilitates redevelopment or conversion for residential which help achieve efficient use of brownfield land.
<p>Summary</p> <p>Option 1 will strengthen the policy approach to retaining existing office space within Bath City Centre (following the introduction of the Article 4), therefore it will have a significant positive effect on objective 4 (stronger economy). It also has positive effect on objective 2 (housing) and 12 (efficient use of land) as it helps provide more housing on sites no longer considered suitable for the office use. Option 2 may continue to result in a loss of office space resulting a minor negative effect on objective 4 (economic objective).</p>		

DM13	Emerging policy approach for fast food takeaways		
SA Objectives	Option 1 Introduce a policy for fast food takeaways and their proximity to schools	Option 2 Introduce a policy that prevents the overconcentration/clustering of fast food outlets	Option 3 Rely on existing policy framework for considering proposals
Objective 1: Improve the health and well-being of all communities	+ The proposed approach can help to make the local environment more supportive of healthier choices, particularly for young people.	+ The proposed approach would prevent a concentration of uses within a local centre. The existing town centre polices do afford some control in this area but are not specific to A5 uses.	- The existing policy framework would rely on adopted town centre polices which do not include a specific controls over the provision of A5 uses.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The proposed approach can help to make the local environment more supportive of healthier choices	+ The proposed approach would prevent a concentration of uses within a local centre. The existing town centre polices do afford some control in this area but are not specific to A5 uses.	- The existing policy framework would rely on adopted town centre polices which do not include specific controls over the provision of A5 uses.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A
Objective 6:	N/A	N/A	N/A

DM13	Emerging policy approach for fast food takeaways		
SA Objectives	Option 1 Introduce a policy for fast food takeaways and their proximity to schools	Option 2 Introduce a policy that prevents the overconcentration/clustering of fast food outlets	Option 3 Rely on existing policy framework for considering proposals
Protect and enhance local environmental distinctiveness			
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	N/A	N/A	N/A
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	N/A	N/A	N/A
Objective 9: Reduce land, water, air, light, noise pollution	+ The proposed approach will reduce the impact from unwanted noise and odour in addition to the existing district wide policies.	+ The proposed approach will reduce the impact from unwanted noise and odour in addition to the existing district wide policies.	+ There will be a reliance on existing district wide policies to control unwanted noise and odour in addition to the existing district wide policies.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A
Objective 11 Increase resilience to climate change	N/A	N/A	N/A
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage	N/A	N/A	N/A

DM13	Emerging policy approach for fast food takeaways		
SA Objectives	Option 1 Introduce a policy for fast food takeaways and their proximity to schools	Option 2 Introduce a policy that prevents the overconcentration/clustering of fast food outlets	Option 3 Rely on existing policy framework for considering proposals
sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)			
General Summary	<p>Option 1: Introduce a policy for fast food takeaways from opening near schools and youth facilities can help to make the local environment more supportive of healthier choices, particularly for young people and has positive effects on objective 1 (health & well-being), objective 3(stronger communities) and objective 9 (pollution). Option 2: Introduce a policy that prevents the overconcentration/clustering of fast food outlets would prevent a concentration of uses within a local centre. The existing town centre policies do afford some control in this area but are not specific to A5 uses. Therefore it has positive effects on objective 1 (health objective), objective 3 (community) and objective 9 (pollution). Option 3 - The existing policy framework would rely on adopted town centre polices which do not include specific controls over the provision of A5 uses, therefore it has negative impact on objective 1 (health objective) and objective 3 (community objective).</p>		

DM14	<i>Emerging policy approach for residential parking standards</i>			
SA Objectives	Option 1 Differentiate parking standards spatially in broad areas or zones across the District	Option 2 Continue with the existing minimum parking standards and include garages in the parking standard	Option 3 Exclude garages from the residential parking standard	Option 4 Include guidance on highway design in the local plan or an SPD and Car club space
Objective 1: Improve the health and well-being of all communities	0 The proposed approach has a neutral effect. Mitigation and enhancement Need to consider how the parking standards help encourage walking and cycling contributing to improve the health and well-being of all communities.	0 The proposed approach has a neutral effect. Mitigation and enhancement Need to consider how the parking standards help encourage walking and cycling contributing to improve the health and well-being of all communities.	0	+ The proposed approach introducing a requirement to provide electric bike hire point contribute to improve the health of all communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	N/A
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The proposed approach would allow for flexibility in parking allocation on a site by site basis. For example requirements could be reduced in areas with good public	- The current policy is district wide so does not allow for differentiation between settlements. This does not encourage the use of sustainable travel options.	- This could lead to the public realm of a proposed development to be dominated by parked cars.	+ This approach would improve the design of the public realm and avoid inappropriate on street parking.

DM14	<i>Emerging policy approach for residential parking standards</i>			
SA Objectives	Option 1 Differentiate parking standards spatially in broad areas or zones across the District	Option 2 Continue with the existing minimum parking standards and include garages in the parking standard	Option 3 Exclude garages from the residential parking standard	Option 4 Include guidance on highway design in the local plan or an SPD and Car club space
	transport connections to encourage the use of sustainable travel options.			
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+ The proposed approach would allow for flexibility in parking allocation on a site by site basis. For example requirements could be reduced in areas with good public transport connections to encourage the use of sustainable travel options.	- The current policy is district wide so does not allow for differentiation between settlements. This does not encourage the use of sustainable travel options.	? Excluding garages from the parking design will result in sufficient on street parking being provided. However a high level of parking spaces will not encourage the use of sustainable travel.	+ This allow for parking to be designed in to proposed developments. EV charging can be included in proposed designs.
Objective 6: Protect and enhance local environmental distinctiveness	0	0	0	0
Objective 7:	0	0	0	0

DM14	<i>Emerging policy approach for residential parking standards</i>			
SA Objectives	Option 1 Differentiate parking standards spatially in broad areas or zones across the District	Option 2 Continue with the existing minimum parking standards and include garages in the parking standard	Option 3 Exclude garages from the residential parking standard	Option 4 Include guidance on highway design in the local plan or an SPD and Car club space
Protect and enhance the district's historic, environmental and cultural assets and their settings				
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	0	0	0	0
Objective 9: Reduce land, water, air, light, noise pollution	+	-	0	+
	Parking standards can be specified on an area basis so that a reduction in car parking spaces could be provided in areas with good access to public transport. This would help to minimise the impact from traffic congestion.	The current policy specifies a minimum standard that is applied district wide. This result in less flexibility in sustainable areas and does not encourage the use of sustainable travel options which would help reduce congestion.		The proposed approach introducing a requirement to provide electric bike hire point contributes to reduce air pollution.

DM14	<i>Emerging policy approach for residential parking standards</i>			
SA Objectives	Option 1 Differentiate parking standards spatially in broad areas or zones across the District	Option 2 Continue with the existing minimum parking standards and include garages in the parking standard	Option 3 Exclude garages from the residential parking standard	Option 4 Include guidance on highway design in the local plan or an SPD and Car club space
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	N/A
Objective 11 Increase resilience to climate change	0	0	0	+ The proposed approach introducing a requirement to provide electric bike hire point contributes to reduce air pollution
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)	0	0	0	0

DM14	<i>Emerging policy approach for residential parking standards</i>			
SA Objectives	Option 1 Differentiate parking standards spatially in broad areas or zones across the District	Option 2 Continue with the existing minimum parking standards and include garages in the parking standard	Option 3 Exclude garages from the residential parking standard	Option 4 Include guidance on highway design in the local plan or an SPD and Car club space
<p>Summary</p> <p>Option 1 (Differentiate parking standards spatially in broad areas or zones across the District) would allow for flexibility in parking provision on sites within different locations. For example, requirements could be reduced in areas with good public transport connections to encourage the use of sustainable travel options with likely positive effect against SA objectives 5 (promoting sustainable transport) and objective 9 (tackling air pollution). Option 2 (Continue with the existing minimum parking standards and include garages in the parking standard) is district wide so does not allow for differentiation between settlements. This does not encourage the use of sustainable travel options. Option 3 (Excluding garages from the residential parking standard) may result in sufficient off street parking being provided, thereby helping to reduce problems associated with on-street parking. However, a high level of parking spaces will not encourage the use of sustainable travel resulting negative and uncertain effects on objective 3 (community) and objective 5 (sustainable transport).</p> <p>The proposed approach introducing a requirement to provide electric bike hire point contributes to reducing air pollution (positive effect on objective 9).</p>				

DM15	<i>Parking Standard defined in the Local Plan or SPD</i>	
SA Objectives	Option 1 Continue to define parking standards in a schedule within the Local Plan	Option 2 Define parking standards in a separate SPD
Objective 1: Improve the health and well-being of all communities	0	0
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0
Objective 3: Promote stronger more vibrant and cohesive communities	+/0 Anecdotal evidence suggests that typically the	+/0 Anecdotal evidence suggests that typically the

DM15	<i>Parking Standard defined in the Local Plan or SPD</i>	
SA Objectives	Option 1 Continue to define parking standards in a schedule within the Local Plan	Option 2 Define parking standards in a separate SPD
and reduce anti-social behaviour, crime and the fear of crime	conversion of a dwelling into a HMO results in an increased demand for parking spaces which is causing on-street parking problems. Setting out a clear parking standard would help address some issues raised by communities.	conversion of a dwelling into a HMO results in an increased demand for parking spaces which is causing on-street parking problems. Setting out a clear parking standard would help address some issues raised by communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+ Defining parking standards within the local plan would provide a robust framework for setting parking standards in development.	+ This would allow for flexibility for parking standards to be amended during the plan period. Can be defined for a greater range of uses.
Objective 6: Protect and enhance local environmental distinctiveness	N/A	N/A
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	N/A	N/A
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	N/A	N/A
Objective 9: Reduce land, water, air, light, noise pollution	0	0
Objective 10: Reduce vulnerability to, and manage flood	N/A	N/A

DM15	Parking Standard defined in the Local Plan or SPD	
SA Objectives	Option 1 Continue to define parking standards in a schedule within the Local Plan	Option 2 Define parking standards in a separate SPD
risk (taking account of climate change)		
Objective 11 Increase resilience to climate change	N/A	N/A
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)	0	0
<p>General Summary</p> <p>Two options have very similar SA effects. Option 1 (Continue to define parking standards in a schedule within the Local Plan) would provide a robust framework for setting parking standards in development and Option 2 (Define parking standards in a separate SPD) would allow for flexibility for parking standards to be amended during the plan period.</p>		

DM16	<i>Emerging policy approach for electric vehicle infrastructure</i>	
SA Objectives	Option 1 Introduce a more detailed policy approach for electric vehicle infrastructure	Option 2 Rely on the reference to charging infrastructure in Policy ST7
Objective 1: Improve the health and well-being of all communities	+ The proposed approach will require the provision of EV charging points which will help to encourage sustainable travel.	- Policy ST.7 will only require electric charging points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within developments.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The proposed approach facilitates the provision of electric vehicle car club and taxi spaces for non-residential development, which helps, raise awareness of low carbon economy with local communities.	0
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ The proposed approach facilitates the provision of electric vehicle car club and taxi spaces for non-residential development, which helps, raise awareness of low carbon economy with local communities.	0
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++ The proposed approach will require the provision of EV charging points within developments and will help to provide access to sustainable transport. The policy approach also provides active passive	- Policy ST.7 will only require electric charging points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within developments.

DM16	<i>Emerging policy approach for electric vehicle infrastructure</i>	
SA Objectives	Option 1 Introduce a more detailed policy approach for electric vehicle infrastructure	Option 2 Rely on the reference to charging infrastructure in Policy ST7
	provision which will future proof a development.	
Objective 6: Protect and enhance local environmental distinctiveness	N/A	N/A
Objective 7: Protect and enhance the district's historic, environmental and cultural assets and their settings	N/A	N/A
Objective 8: Protect and improve habitats and biodiversity and geodiversity (taking account of climate change), and maintain and create habitat connectivity	0	0
Objective 9: Reduce land, water, air, light, noise pollution	++ The provision of EV charging points will help to reduce pollution for vehicles, particularly within AQMAs. Access to sustainable travel options will minimise the impact from traffic congestion and reduce traffic noise.	- Policy ST.7 will only require electric charging points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within developments. Therefore the current approach has not minimised the impact to air quality.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A
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 (Reduce, Reuse and Recycle)	+ The provision of EV charging can help to contribute to a zero carbon development. This will help to contribute towards a sustainable design.	0 Policy ST.7 will only require electric charging points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within

DM16	<i>Emerging policy approach for electric vehicle infrastructure</i>	
SA Objectives	Option 1 Introduce a more detailed policy approach for electric vehicle infrastructure	Option 2 Rely on the reference to charging infrastructure in Policy ST7
	The use of EV can then be incorporated into renewable energy options.	developments.
<p>General Summary</p> <p>The current policy approach under ST.7 does not provide a robust requirement to provide electric vehicle charging infrastructure as part of a development. Option 1 will require EV charging points to be installed as part of a development which will provide access to sustainable travel options and contribute towards reducing air pollution which has significant positive effects on objective 5 (promoting sustainable transport) and objective 9 (tackling air pollution). There are also positive effects on objective 3 (community), objective 4 (economic objective), objective 11 (climate change) and objective 12 (sustainable energy).</p>		