

Bath & North East Somerset Placemaking Plan

Sustainability Appraisal Report

Options document

Matrices (see Annex A, Parts 1 and 2)

1. Introduction

- 1.1 This Report and associated Annex presents the matrices completed in the sustainability appraisal of the Placemaking Plan Options document. The mitigation measures and recommendations put forward will be responded to through the preparation of the Pre-Submission Draft Plan.

2. Purpose of the Sustainability Appraisal

- 2.1 The purpose of the sustainability appraisal is to promote sustainable development by integrating sustainability considerations into the plan making process. This has been done so far through a number of stages:
- production of a SA scoping report (finalised in October 2014) which examined the sustainability issues of relevance to the area and used these to produce a sustainability appraisal framework against which to measure the plan;
 - Appraisals of the emerging options (set out in the Placemaking Plan Options document) which are presented in Annex A to this report. The authors of the emerging policy options have examined the sustainability effects of the spatial options and potential mitigation measures.
- 2.2 The next stage of the appraisal will be the assessment of the effects of the Pre-Submission Draft Plan.

Aim and structure of this report

- 2.3 This report constitutes the first interim sustainability appraisal report (SA report) for the Bath and North East Somerset Placemaking Plan. In order to ensure sustainability considerations are integrated fully into plan making it is necessary for plan makers to be aware of the implications of their decisions as early as possible in the planning process. Assessing the sustainability effects of options (or 'reasonable alternatives') helps to achieve this. Therefore, this report outlines these sustainability effects in order to guide the plan makers as they prepare the Pre-Submission Draft.
- 2.4 This report has been produced alongside the production of the Options consultation document and is published for public consultation and comment. As such consultees are given the fullest amount of sustainability information on which to base their responses to the Options document. Please note that this is not a formal SA report. The formal SA report will be published at the Submission Draft stage.
- 2.5 Information on the relationship between the Placemaking Plan and other plans, programmes and environmental / sustainability objectives as well as detail of the baseline environmental and sustainability conditions of the area can be found within the SA scoping report.

3. How to comment on the report

- 3.1 The interim SA report is being published for consultation alongside the options document. The options document was published for comment on 27th November 2014 to 30th January 2015. The interim SA report is publicly available for comment

from 19th December 2014 to 30th January 2015. The purpose of this consultation is to provide the statutory environmental bodies and other interested parties the opportunity to express their opinion on the interim SA report. Whilst it has been published slightly later than the options document it also enables all interested parties to use the information within the SA report to guide their deliberations and comments on the options document.

- 3.2 This interim SA report will also be reviewed by a Council officer working group drawing from a range of disciplines related to the various key strands of sustainability. Comments arising from this review will be used to inform both preparation of the Pre-Submission Draft Plan and its SA.
- 3.3 Interested parties should send their comments on this report by 30th January 2015, either by email to placemaking_plan@bathnes.gov.uk or by post to:

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

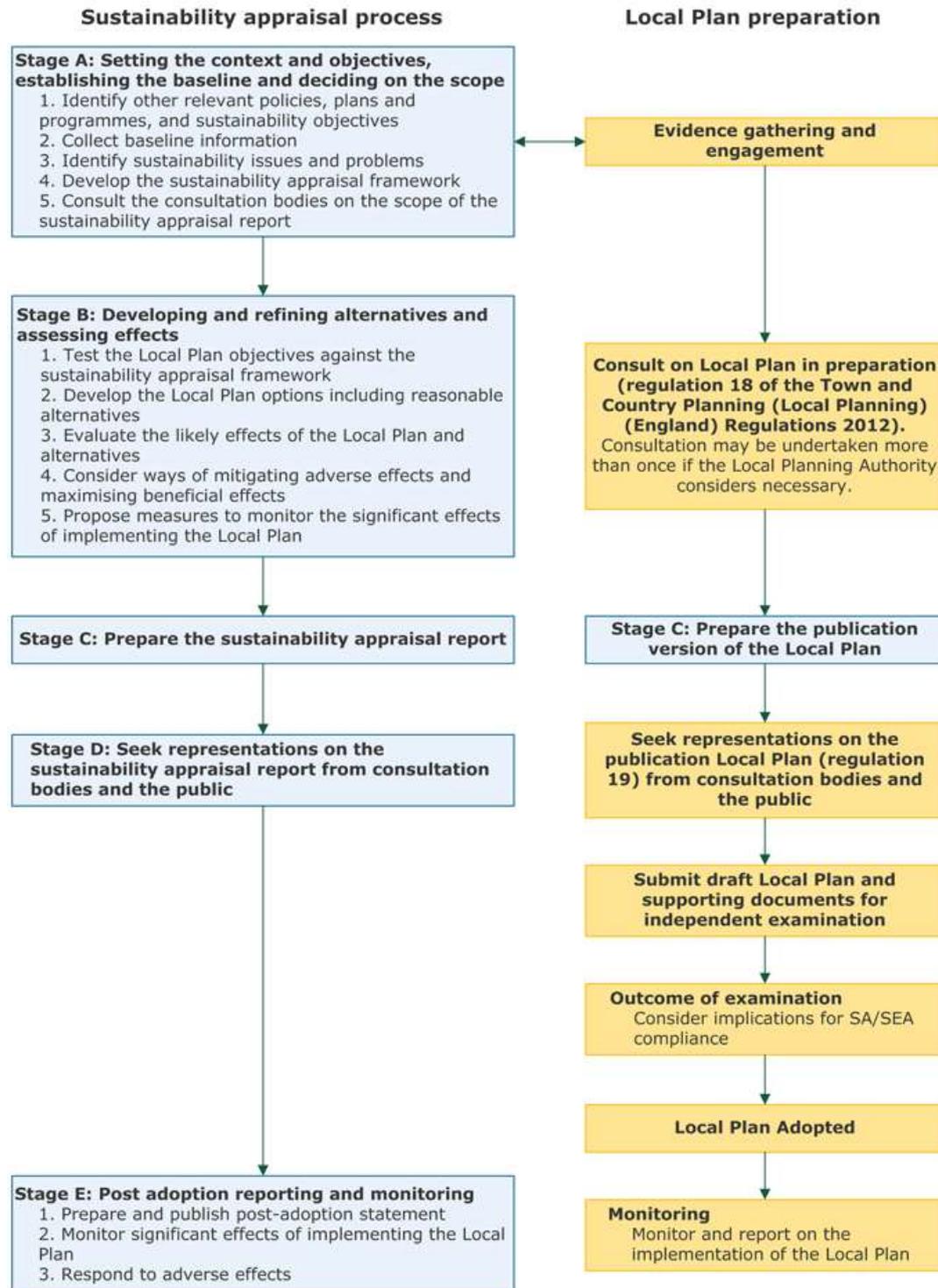
4. B&NES Placemaking Plan

- 4.1 The Placemaking Plan complements the Council's Core Strategy (July 2014) by setting out the development aspirations and the planning requirements for the delivery of key development sites, and updating and reviewing the planning policies used in the determination of planning applications. It is focussed on creating the conditions for better places, and on providing greater clarity to enable the right developments to be delivered.
- 4.2 A full SA has been carried out on the B&NES Core Strategy DPD. A Sustainability Appraisal (SA) to develop the Core Strategy was undertaken to inform all stages of the plan preparation together with an Appropriate Assessment (AA). The SA was carried out in line with the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment Directive) and the UK Environmental Assessment of Plans and Programmes Regulations (2004). The final report can be accessed from www.bathnes.gov.uk/corestrategy.
- 4.3 The next stages of the production of the Placemaking Plan are set out in the Council's approved Local Development Scheme. In summary these are:
- September 2015: Preparation of the Pre-Submission Draft Placemaking Plan and publication for consultation
 - January 2016: Submission
 - April 2016 Examination Hearings
 - September 2016: Adoption of Placemaking Plan.

5. Sustainability Appraisal Process and Methodology

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

Table 1 Sustainability Appraisal Process (PPG)



- 5.2 The SA is a tool used in ensuring that decisions are made that meet the requirements of sustainable development. The integration of sustainability into the plan starts formally at the stage of issues and options. In keeping with SA guidance, the effects of the options have been assessed in broad terms with the aim of developing the Submission Draft. One matrix is presented for each emerging site allocation, local green space designation or development management policy option. These appraisal matrices are set out in Annex A in two parts. Part 1 relates to site allocations and local green space designations and part 2 to Development Management policies. The matrices are set out in the same order as the options document.
- 5.3 Significance has been defined within the appraisal of the Placemaking Plan appraisal as follows:

Table 2 Significance Criteria

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

Assessment techniques

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

Table 3 Placemaking Plan DPD SA Framework

| SA Objectives | Appraisal questions/prompts (Does the policy/option lead to...) |
|--|--|
| Objective 1: Improve the health and well-being of all communities | - Provision of adequate supporting health services and improved access to healthcare including through |

| SA Objectives | Appraisal questions/prompts (Does the policy/option lead to...) |
|--|--|
| | <p>sustainable transport means?</p> <ul style="list-style-type: none"> - Make it easy to reach everyday destinations (e.g. schools, workplaces, homes, shops, community facilities) by “active” travel e.g. through high quality cycling and walking infrastructure? - Opportunities to engage in structured sport? - Opportunities to engage in play, leisure and informal recreation? - Support local sustainable food production, including the provision of allotments and community gardening? - Maintaining or increasing access to existing open space and in areas of deficiency, the provision of new open or natural space? - Inclusive design which supports social interaction for all ages, including the needs of those with sensory and mobility impairments? |
| Objective 2: Meet identified needs for sufficient, high quality and affordable housing | <ul style="list-style-type: none"> - Provide viable and deliverable good quality housing and affordable housing to meet identified needs? |
| Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime | <ul style="list-style-type: none"> - Provision of appropriate and accessible community social and cultural facilities? - Design out crime and promote a feeling of security through better design? - Promotion of public spaces that might support civic, cultural, recreational and community functions? - Design of the public realm which maximises opportunities for social interaction and connections within and between neighbourhoods? |
| Objective 4: Build a strong, competitive economy and enable local businesses to prosper | <ul style="list-style-type: none"> - Provide an adequate supply of land diverse range of employment opportunities to meet the requirements of growth sectors? - Correct imbalances between residential and employment development to help reduce travel distances to work |
| Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking | <ul style="list-style-type: none"> - Prioritising access to good public transport and safe walking and cycling infrastructure (including segregated cycle lanes), over facilities for private cars? - Incorporation of electric vehicle charging points into new developments or ensuring they can be retrofitted? |
| Objective 6: Protect and enhance local distinctiveness | <ul style="list-style-type: none"> - Protection of areas of valued landscape and townscape? - Avoidance of harmful impacts of development on all landscapes including AONB landscape character and its statutory purpose? - Development which values and protects diversity and local distinctiveness including rural ways of life? |
| Objective 7: Protect and enhance the district’s historic, environmental and cultural assets | <ul style="list-style-type: none"> - Development that affects cultural and historic assets? - Well-designed development that is well related to the surrounding townscape? - Avoidance of potential impacts or loss of ancient woodland and aged or veteran trees |
| Objective 8: Encourage and protect | <ul style="list-style-type: none"> - Avoidance of potential impacts of development on |

| SA Objectives | Appraisal questions/prompts (Does the policy/option lead to...) |
|---|--|
| habitats and biodiversity and geodiversity(taking account of climate change) | <ul style="list-style-type: none"> designated sites (international, national, local)?? - Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated and undesignated wildlife sites protected species and priority species? - Conservation, restoration and re-creation of priority habitats? - Development which enhances the ecological services of the wider area? - Development which incorporates biodiversity into the design e.g. green corridors, linking open space etc.? |
| Objective 9: Reduce land, water, air, light, noise pollution | <ul style="list-style-type: none"> - Minimise increase in traffic congestion? - Development that minimises exposure to poor air quality and noise pollution, including areas of tranquillity? - The remediation of contaminated sites? - Avoidance of location of potentially noisy activities in areas that are sensitive to noise? - Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? |
| Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change) | <ul style="list-style-type: none"> - Development which supports and corresponds with appropriate flood risk management guidance including applying a sequential approach and policies for any form of flooding including surface water flooding? |
| Objective 11 Increase resilience to climate change | <ul style="list-style-type: none"> - Development designed to be resilient to future climate of increased extremes of heat, cold and rainfall in line with latest guidance, e.g. passive cooling measures such as deciduous trees and blue infrastructure to adapt to hotter summers? |
| Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction | <ul style="list-style-type: none"> - Development on brownfield sites? - Development which incorporates SUDS? - Water efficient design and reduction in water consumption? - Development that demonstrates sustainable design and construction including efficient use of materials? - Utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating? - Development that maximises energy efficiency? - Protection of grades 1- 3a agricultural land from development? |
| Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle) | <ul style="list-style-type: none"> - Adequate provision of waste management facilities and where possible include measure to help to reduce the amount of waste generated by development? |

5.5 Sustainability appraisal relies on expert judgement, which is guided by knowledge of the likely impacts of the plan, the baseline data available and responses and information provided by consultees and other stakeholders. The assessment has been carried out and reported using a matrix enabling an expert, judgement-led qualitative assessment to be made in most cases. The assessment does not seek to

identify the likely level of influence of other strategies or policy documents and represents a 'face value' assessment of the likely effects of the Placemaking Plan proposed site allocation, local green space designation and policy options. A 'precautionary approach' is taken, especially with qualitative judgements and mitigation is suggested if there is any doubt as to the effect of the plan. Only those sites and local green space designations proposed for consideration within the Placemaking Plan have been appraised. There are two local green spaces in Keynsham (GR18 and GR19) that are referred to in the Options document which have not been subject to SA. This is because their designation cannot be taken forward within the Placemaking Plan and will be considered through the review of the Local Plan.

5.6 With regard to the likely impacts of proposed site allocations the assessment undertaken and recorded in the matrix relates solely to the emerging development and design principles for each site set out in the options document. There is also a number of emerging Development Management policies set out in the relevant part of the options document that applies to all sites. These policies will also influence the sustainability credentials of a site's development. Set out in table 4 below is a description of the relevant policies highlighting their impact against each SA objective. Where relevant a cross reference to this table is made in the site appraisal matrix.

Table 4: Development Management Policies relevant to SA objectives

| SA Objectives | Development Management Policies Commentary |
|---|--|
| <p>Objective 1: Improve the health and well-being of all communities</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> • Emerging Policy UD1: requires development to make connections by foot, cycle, public transport and by car (in that order), with streets legible and easy to move around. This relates to making it easy to reach every day destinations by active travel • Emerging Policy UD2: prevents development that harms local character and distinctiveness; requiring development to contribute towards the local social context in a positive way, providing safe, functional and attractive streets and spaces. This relates to inclusive design that supports social interaction for all ages. • Emerging Policy UD3: requires development to be designed for ease of walking and cycling and provide safe and quality routes; be permeable, connected with the existing street network, making new connections and avoiding severance; and designed not to prejudice existing/future development on adjoining sites. This relates to making it easy to reach everyday destinations by active travel, and inclusive design which supports social interaction for all ages. • Emerging Policy UD4: requires development that incorporates shared surfaces to be legible and safe for all users, which leads to inclusive design which supports social interaction for all ages, including the needs of those with sensory and mobility impairments. • Emerging Policy UD4: requires development with open spaces to be defined positively, with clear definition of public and private, appropriate enclosure and no ambiguous left over space. This relates to maintaining or increasing access to existing open space and / or providing new open space. |

| SA Objectives | Development Management Policies Commentary |
|---|--|
| | <ul style="list-style-type: none"> Emerging Policy UD5: requires developments to provide for appropriate levels of amenity, including provision of adequate and usable private or communal amenity space, which relates to maintaining or increasing access to open space. Emerging Policy NE4: allows development which considers ecosystems services and addresses food provisioning services. This relates to supporting local sustainable food production. Emerging Policy LCR5: requires development involving the loss of open space, land and buildings used for sport and recreation to demonstrate no longer a demand or evidence of future use; or that development only affects land that is incapable of being used for sport; or suitable replacement facilities are provided in accessible locations. Relates to opportunities to engage in structured sport and play, leisure and informal recreation. Emerging Policy LCR9: requires all major developments to incorporate opportunities for informal food growing wherever possible which relates to supporting local sustainable food production, including the provision of allotments and community gardening. Emerging Policy ST1: requires well-connected places accessible by sustainable means of transport; relates to making it easy to reach everyday destinations by active travel Emerging Policy ST7: requires development to provide if appropriate a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; facilities for public transport; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. This relates to making it easy to reach everyday destinations by active travel. Emerging Policy SCR9: requires all dwellings to demonstrate secure and accessible cycle storage facilities, which relates to making it easy to reach everyday destinations by active travel measures Emerging Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Good quality SuDS can also provide recreational areas which relates to providing opportunities to engage in informal recreation |
| <p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> Emerging Policy UD1: requires development to be designed for people, and to be safe and attractive. The requirement for attractiveness relates to the delivery of good quality housing. Emerging Policy UD3: requires development to be designed with appropriate frontages, including active frontages and continuity of street frontage. This relates to the delivery of good quality housing. Emerging Policy UD5: requires developments to be well detailed which relates to the delivery of good quality housing. |
| <p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> Emerging Policy UD1: requires development to be designed for people, and to be safe and attractive. The requirement for safety relates to designing out crime and promoting a feeling of security through better design. Emerging Policy UD1: requires development to make connections by foot, cycle, public transport and by car (in that order), with streets legible and easy to move |

| SA Objectives | Development Management Policies Commentary |
|---|---|
| and the fear of crime | <p>around. This relates to designing public realm which maximises opportunities for social interaction and connections within and between neighbourhoods.</p> <ul style="list-style-type: none"> • Emerging Policy UD1: requires development to be flexible and adaptable, which could promote community, social and cultural facilities and spaces that might support civic, cultural, recreational and community functions. • Emerging Policy UD2: prevents development that harms local character and distinctiveness; requiring development to contribute towards the local social context in a positive way, providing safe, functional and attractive streets and spaces. This relates to the design of public realm which maximises opportunities for social interaction and connections within and between neighbourhoods. • Emerging Policy UD3: requires development to be designed for ease of walking and cycling and provide safe and quality routes; be permeable, connected with the existing street network, making new connections and avoiding severance; and designed not to prejudice existing/future development on adjoining sites. This relates to the design of public realm which maximises opportunities for social interaction and connections within and between neighbourhoods. • Emerging Policy UD4: requires development with open spaces to be defined positively, with clear definition of public and private, appropriate enclosure and no ambiguous left over space. It also requires development to be designed to enhance and contribute towards the public realm. This relates to the promotion of public spaces that might support civic, cultural, recreational and community functions; and design of the public realm which maximises opportunities for social interaction and connections within and between neighbourhoods. • Emerging Policy UD5: requires developments to provide for appropriate levels of amenity, including provision of defensible space, which relates to designing out crime and promoting a feeling of security through better design. • Emerging Policy LCR1: requires retention of land/buildings used for community purposes unless there is evidence of adequate existing provision or alternative facilities to be provided. Relates to provision of appropriate and accessible community social and cultural facilities. • Emerging Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Good quality SuDS can also enhance the public realm which relates to the design of public realm which maximises opportunities for social interaction |
| <p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> • Emerging Policy UD1: requires places to be mixed use and respond to context, which will contribute to providing an adequate supply of land to meet a diverse range of employment opportunities and to correct imbalances between residential and employment development to help reduce travel distances to work. • Emerging Policy UD3: requires development to be mixed use where possible, particularly at public transport nodes and at local, district, city and town centres, which will contribute to providing an adequate supply of land to meet a diverse range of employment opportunities and to correct imbalances between residential and employment development to help reduce travel distances to work. |
| <p>Objective 5: Ensure everyone has access to high quality and</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> • Emerging Policy UD1: requires development to make connections by foot, cycle, public transport and by car (in that order), with streets legible and easy to move around. This relates to prioritising access to good public transport and safe |

| SA Objectives | Development Management Policies Commentary |
|--|--|
| affordable public transport and promote cycling and walking | <p>walking and cycling infrastructure, over facilities for private cars.</p> <ul style="list-style-type: none"> • Emerging Policy UD3: requires development to be mixed use where possible, particularly at public transport nodes and at local, district, city and town centres which relates to prioritising access to good public transport and safe walking and cycling infrastructure. • Emerging Policy ST1: requires well-connected places accessible by sustainable means of transport; relates to prioritising access to good public transport and safe walking and cycling infrastructure over facilities for private cars • Emerging Policy ST7: requires development to provide if appropriate a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; facilities for public transport; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. This relates to prioritising access to good public transport and safe walking and cycling infrastructure over facilities for private cars, and incorporation of electric vehicle charging points into new developments or ensuring they can be retrofitted. • Emerging Policy SCR9: requires all dwellings to demonstrate secure and accessible cycle storage facilities which relates to prioritising access to cycling infrastructure |
| <p>Objective 6: Protect and enhance local distinctiveness</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> • Emerging Policy GB1: only allows development within or visible from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This protects areas of valued landscape/townscape, avoids harmful impacts to landscape character and values and protects diversity and local distinctiveness. • Emerging Policy UD1: requires development to enrich the character and qualities of places and contribute positively to local distinctiveness. This leads to the protection of areas of valued townscape, and development that values and protects diversity and local distinctiveness including rural ways of life. • Emerging Policy UD1: requires development to work with the landscape, helping to protect valued landscape and avoid harmful impacts of development on all landscapes. • Emerging Policy UD2: prevents development that harms local character and distinctiveness; requiring development to positively respond to the site context and local character, locally characteristic architectural styles, patterns, rhythms and themes, and reflects materials, colours, textures and boundary treatments appropriate to the area. This relates to the protection of areas of valued townscape, and development that values and protects diversity and local distinctiveness including rural ways of life. • Emerging Policy UD2: prevents development that harms local character and distinctiveness; requiring development to enhance and respond to natural features including landscape, green infrastructure, skylines, topography & landform and views. This relates to protection of areas of valued landscape and townscape and avoiding harmful impacts on all landscapes. • Emerging Policy UD3: requires development to be of an appropriately fine urban grain, reflecting local character and reinstating 'broken parts' of the settlement. This protects areas of valued townscape, and values and protects diversity and local distinctiveness. • Emerging Policy UD4: requires signage, lighting and street furniture associated |

| SA Objectives | Development Management Policies Commentary |
|--|--|
| | <p>with new development to respond to the local context which protects areas of valued townscape and values and protects local distinctiveness.</p> <ul style="list-style-type: none"> Emerging Policy NE2: requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views. This relates to protection of areas of valued landscape and townscape, avoidance of harmful impacts of development on all landscapes and values and protects diversity and local distinctiveness. |
| <p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> Emerging Policy GB1: only allows development within or visible from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This ensures development that is well related to the surrounding landscape. Emerging Policy UD1: requires development to enrich the character and qualities of places and contribute positively to local distinctiveness. This leads to development that is well related to the surrounding townscape. Emerging Policy UD2: prevents development that harms local character and distinctiveness; requiring development to positively respond to the site context and local character, locally characteristic architectural styles, patterns, rhythms and themes, and reflects materials, colours, textures and boundary treatments appropriate to the area. This leads to well-designed development that is well related to the surrounding townscape. Emerging Policy UD2: prevents development that harms local character and distinctiveness; requiring development to enhance and respond to natural features including landscape, green infrastructure, skylines, topography & landform and views. This relates to well-designed development that is well related to the surrounding townscape, and avoids potential impacts or loss of ancient woodland and aged or veteran trees. Emerging Policy UD3: requires development to be of an appropriately fine urban grain, reflecting local character and reinstating 'broken parts' of the settlement. This leads to development that is well related to the surrounding townscape. Emerging Policy UD4: requires signage, lighting and street furniture associated with new development to respond to the local context which leads to development that is well related to the surrounding townscape. Emerging Policy NE6: requires development to include the appropriate retention and new planting of trees and woodlands, and not have an adverse impact on a veteran tree; this relates to avoiding potential impacts or loss of ancient woodland and aged or veteran trees. Emerging Policy HE1: requires development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. This relates to protecting and enhancing the district's historic, environmental and cultural assets. |
| <p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> Emerging Policy UD2: prevents development that harms local character and distinctiveness; requiring development to enhance and respond to natural features including landscape, green infrastructure, skylines, topography & landform and views. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design. |

| SA Objectives | Development Management Policies Commentary |
|--|--|
| | <ul style="list-style-type: none"> • Emerging Policy UD8: supports a variety of techniques to facilitate development that will minimise and/or compensate for light spill, including providing functional dark routes and provision of roosting opportunities on site. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design. • Emerging Policy NE1: requires development to make provision for green infrastructure, ensuring suitable links to existing networks are provided and maintained; does not adversely affect the integrity and value of green infrastructure assets; and that major developments are accompanied by an audit of existing green infrastructure and how green infrastructure has been incorporated into the scheme. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design. • Emerging Policy NE3: prevents development that would adversely affect internationally or nationally protected species and/or their habitats. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design. • Emerging Policy NE5: requires development to make a positive contribution to the creation, protection, enhancement, restoration and management of robust ecological networks. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design. • Emerging Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Good quality SuDS can also create new habitats leading to an increase in the biodiversity of the area, which relates to enhancing the ecological services of the wider area and incorporating biodiversity into the design. |
| <p>Objective 9: Reduce land, water, air, light, noise pollution</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> • Emerging Policy UD1: requires development to make connections by foot, cycle, public transport and by car (in that order), with streets legible and easy to move around. This relates to minimising the increase in traffic congestion. • Emerging Policy UD8: requires external lighting to not give rise to an unacceptable level of illumination into the sky, open countryside or in villages, which relates to the objective of reducing light pollution. • Emerging Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Natural processes break down pollutants leading to an improvement in the quality of the water discharge, which relates to the reduction in water pollution • Emerging Policy PCS1: only allows development if there is no unacceptable risk from existing or potential sources of pollution or nuisance on development, and no unacceptable risks of pollution to other existing or proposed land uses. This relates to development that minimises exposure to poor air quality and noise |

| SA Objectives | Development Management Policies Commentary |
|---|--|
| | <p data-bbox="483 248 1086 282">pollution and the remediation of contaminated sites</p> <ul data-bbox="435 293 1437 1003" style="list-style-type: none"> <li data-bbox="435 293 1437 450">• Emerging Policy PCS2: only allows development where it does not give rise to unacceptable increases in levels of noise that has an adverse impact on health and quality of life, which relates to development that minimises exposure to noise pollution and avoidance of locating potentially noisy activities in areas that are sensitive to noise. <li data-bbox="435 461 1437 651">• Emerging Policy PCS3: only allows development which does not give rise to polluting emissions which have an adverse impact on air quality and health; is not located where it would be at unacceptable risk from existing sources of odour/dust/other forms of air pollutant; and is consistent with the local air quality action plan if applicable. This relates to development that minimises exposure to poor air quality <li data-bbox="435 663 1437 786">• Emerging Policy PCS5: only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This relates to the remediation of contaminated sites <li data-bbox="435 797 1437 898">• Emerging Policy PCS7: does not allow development that would adversely affect the quality or quantity of water resources by means of pollution which relates to reducing water pollution <li data-bbox="435 909 1437 1003">• Emerging Policy PCS8: does not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs which relates to reducing water pollution |
| <p data-bbox="140 1021 360 1234">Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p> | <p data-bbox="387 1021 595 1055">Policy Appraisal</p> <ul data-bbox="435 1066 1437 1301" style="list-style-type: none"> <li data-bbox="435 1066 1437 1167">• Emerging Policy NE4: allows development which considers ecosystems services and addresses flood prevention. This relates to reducing the vulnerability to and managing of flood risk. <li data-bbox="435 1178 1437 1301">• Emerging Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. This relates to reducing the vulnerability to and managing of flood risk. |
| <p data-bbox="140 1323 328 1447">Objective 11 Increase resilience to climate change</p> | <p data-bbox="387 1323 595 1357">Policy Appraisal</p> <ul data-bbox="435 1368 1437 1805" style="list-style-type: none"> <li data-bbox="435 1368 1437 1469">• Emerging Policy UD1: requires buildings and spaces to be energy efficient which leads to development designed to be resilient to future climate of increased extremes of heat, cold and rainfall. <li data-bbox="435 1480 1437 1603">• Emerging Policy UD3: requires development to provide natural light, passive solar gain and passive ventilation, and avoid pockets of cold, areas of overheating, dazzle, wind or shade which leads to development designed to be resilient to future climate of increased extremes of heat, cold and rainfall. <li data-bbox="435 1615 1437 1715">• Emerging Policy SCR2: requires all major non-domestic development to achieve BREEAM Excellent or DEC Level 'A'; relates to development being resilient to future climate change <li data-bbox="435 1727 1437 1805">• Emerging Policy SCR3: allows implementation of allowable solutions in order to meet the national zero carbon requirements for dwellings from 2016; this relates to development designed to be resilient for future climate change |
| <p data-bbox="140 1839 352 2029">Objective 12: Encourage careful and efficient use of natural resources including energy</p> | <p data-bbox="387 1839 595 1872">Policy Appraisal</p> <ul data-bbox="435 1883 1437 2007" style="list-style-type: none"> <li data-bbox="435 1883 1437 1984">• Emerging Policy UD1: requires buildings and spaces to be energy efficient which relates to development that demonstrates sustainable design and construction and maximises energy efficiency. <li data-bbox="435 1995 1437 2007">• Emerging Policy UD3: requires development to provide natural light, passive |

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| and encourage sustainable construction | <p>solar gain and passive ventilation, and avoid pockets of cold, areas of overheating, dazzle, wind or shade which relates to development that demonstrates sustainable design and construction and maximises energy efficiency.</p> <ul style="list-style-type: none"> • Emerging Policy SCR2: requires all major non-domestic development to achieve BREEAM Excellent or DEC Level 'A'; relates to development that demonstrates sustainable design and construction, utilisation of renewable energy opportunities, and development that maximises energy efficiency. • Emerging Policy SCR4: requires all allocated sites to provide sufficient renewable energy generation to reduce carbon dioxide emissions from expected energy use in the buildings by at least 20%. This relates to utilisation of renewable energy opportunities • Emerging Policy SCR8: requires applicants to meet local water efficiency requirements which relates to water efficient design and reduction in water consumption |
| <p>Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p> | <p>Policy Appraisal</p> <ul style="list-style-type: none"> • Joint Waste Core Strategy requires waste prevention and promote the waste hierarchy. |

Please note that due to the size of this document the appraisal matrices are produced in Arial 10 font, the document is available in larger font on request from the planning policy team.