

## SITES AND LOCAL GREEN SPACES

<b>Policy No. &amp; Title</b>	<b><u>Land Use Options in the Bath City Riverside Enterprise Area (EA)</u></b> See below for appraisal of individual site allocations in the EA			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	Other adopted and emerging development plan policies will apply. See table 4.  No significant sustainability differences in relation to the three land use options. All can improve cycling and walking infrastructure.  See SA of Design Principles for individual site allocations in respect of addressing cycling and walking infrastructure.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. Whilst there are differences between the options these are not significantly different. The benefits will accrue over time.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	No significant sustainability differences in relation to the three land use options.  For design related matters see SA of Development & Design Principles for individual site allocations.  Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	All the land use options for the Enterprise Area seek to enable a significant increase in employment floorspace.  There is no significant difference between them in SA terms. There may be a difference in respect of 'deliverability' but that is not specifically a SA matter.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	No significant sustainability differences in relation to the three land use options. All options direct new commercial and residential space in the best connected/most accessible parts of the city i.e. city centre and Enterprise Area.
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	No significant sustainability differences in relation to the three land use options.  For design related matters see SA of Development & Design Principles for individual site allocations.  Other adopted and emerging development plan policies apply. See table 4.

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<b>Policy No. &amp; Title</b>	<b><u>Land Use Options in the Bath City Riverside Enterprise Area (EA)</u></b> See below for appraisal of individual site allocations in the EA			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	0	0	0	No significant sustainability differences in relation to the three land use options. The redevelopment of the allocated sites, whatever the use, could lead to the enhancement of the area.  For design related matters and impact against this objective see SA of Development & Design Principles for individual site allocations.  Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	No significant sustainability differences in relation to the three land use options. The redevelopment of the allocated sites, whatever the use, can lead the enhancement of the area.  For design related matters and impact against this objective see SA of Development & Design Principles for individual site allocations.  Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	-	-	-	No significant sustainability differences in relation to the three land use options. All will increase activity and therefore air and light pollution.  <b>Mitigation</b> <ul style="list-style-type: none"> <li>• Design principles for lighting</li> <li>• Measures to reduce car use within the city centre e.g. park and ride and increase walking, cycling and the use of public transport</li> </ul>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	All the Options direct development to vulnerable locations within and adjoining the city centre. However the sequential approach was taken through the Core Strategy to justify the location of the general growth areas including the Enterprise Area.  <b>Mitigation</b> Flood mitigation measures (including Bath Waterside Conveyance Project) will facilitate the sites to be developed safely without increasing risk elsewhere.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	No significant sustainability differences in relation to the three land use options.  For design related matters see SA of Development & Design Principles for individual site allocations.  Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources	0	0	0	No significant sustainability differences in relation to the three land use options.  For design related matters see SA of Development & Design Principles for individual site allocations.

## SITES AND LOCAL GREEN SPACES

<i>Policy No. &amp; Title</i>	<u>Land Use Options in the Bath City Riverside Enterprise Area (EA)</u> See below for appraisal of individual site allocations in the EA			
SA Objectives	Short term	Med term	Long term	Commentary
including energy and encourage sustainable construction				Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	No significant sustainability differences in relation to the three land use options. For design related matters see SA of Development & Design Principles for individual site allocations. Other adopted and emerging development plan policies apply. See table 4.

## SITES AND LOCAL GREEN SPACES

<b>Policy No. &amp; Title</b>	<b>Cattlemarket Site SB1</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents  Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES  Site allocation includes provision for riverside walkway  Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Site allocation makes provision for homes, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.  Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for B1 office use, A1/A3 uses, and potentially a replacement hotel providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Site is within Bath City Centre, and within easy walking and cycling distance for many Bath residents  Site is within walking distance of train station for easy access to Keynsham and other settlements outside B&NES
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Site allocation requires development to respond to the character of this part of the conservation area and includes a requirement to conserve the Cornmarket Building  Site development requires the provision of public spaces and

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<b>Policy No. &amp; Title</b>	<b>Cattlemarket Site SB1</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				<p>enhancement of the public realm</p> <p>Site allocation protects longer distance views</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	++	<p>Site allocation requires development to respond to the character of this part of the conservation areas and includes a requirement to conserve the Cornmarket Building</p> <p>Site development requires the provision of public spaces and enhancement of the public realm</p> <p>Site allocation protects longer distance views.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	0	0	0	<p>Existing function of the Cattlemarket vaults as bat roost to be protected.</p> <p>Biodiversity value of the river to be retained and enhanced, including its role as a dark corridor.</p>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>Policy promotes the efficient use of land</p> <p>Biodiversity value of the river to be retained and enhanced, including its role as a dark corridor</p> <p>Other adopted and emerging development plan policies apply - see table 4</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>Site is located partly within Flood Zone 1 and has been subject to the Core Strategy Sequential test.</p> <p>Other adopted and emerging development plan policies apply. See table 4</p> <p><b>Mitigation</b></p> <p>Any new development should enhance the river corridor margin, seeking opportunities to improve public access as well as access for EA inspection. FRA and Land Contamination reports are required.</p>
<p><b>Objective 11</b> Increase resilience to climate change</p>	0	0	0	<p>Other adopted and emerging development plan policies apply. See table 4.</p> <p>Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.</p>

## SITES AND LOCAL GREEN SPACES

<i>Policy No. &amp; Title</i>	Cattlemarket Site SB1			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## SITES AND LOCAL GREEN SPACES

<i>Policy No. &amp; Title</i>	Central Riverside and Recreation Ground SB2			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	The intention of this policy is the creation of a 'green heart to the city, with the river at its centre, as a forum for leisure, recreation, wildlife, entertainment and culture'.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	No housing is proposed for this site.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The intention of this policy is the creation of a 'green heart to the city, with the river at its centre, as a forum for leisure, recreation, wildlife, entertainment and culture'.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The transformation of this part of the city will significantly contribute to the image and identity of the city as a place to do business. It will reinforce and help to differentiate the city from its competitors.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The policy seeks to safeguard and protect valued assets, although there is a potential tension between the requirement for a new rugby stadium and the need to protect important views from Grand Parade and Terrace Walk.
<b>Objective 7:</b> Protect and enhance the district's historic,	+	+	+	Policy seeks to protect and enhance.

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<i>Policy No. &amp; Title</i>	Central Riverside and Recreation Ground SB2			
SA Objectives	Short term	Med term	Long term	Commentary
environmental and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	Policy seeks to encourage and protect habitats and biodiversity
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	--	--	--	The area falls within FZ 3a/3b and functions as an important storage area during flood events. Other adopted and emerging development plan policies apply. See table 4 <b>Mitigation</b> Any built development proposals would need to be fully justified on sequential and exception test grounds. On-site measures or a separate off site solution would need to be progressed in non-water compatible development is proposed.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Manvers Street SB3</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	All of the site allocation options include provision for housing
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for B1 office use, A1/A3 uses, and potentially a hotel providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Manvers Street SB3</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				<p>Site allocation protects longer distance views.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	++	<p>Site allocation requires development to respond to the variety of contexts within the site.</p> <p>Site development requires the provision of public spaces and enhancement of the public realm</p> <p>Site allocation protects longer distance views.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	0	0	0	<p>Policy seeks to encourage and protect habitats and biodiversity</p>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>Policy promotes the efficient use of land</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	-	-	-	<p>This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change.</p> <p><b>Mitigation</b></p> <p>The masterplan for this site needs to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required.</p>
<p><b>Objective 11</b> Increase resilience to climate change</p>	0	0	0	<p>Other adopted and emerging development plan policies apply. See table 4</p> <p>Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.</p>
<p><b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction</p>	0	0	0	<p>Other adopted and emerging development plan policies apply. See table 4</p> <p>Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Manvers Street SB3			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>North Quays SB4</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	All of the site allocation options include provision for housing, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision of B1 office use, A1/A3 uses, and potentially a hotel providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>North Quays SB4</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				and open space
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy approach seeks to enhance biodiversity habitats and connections
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	+	+	+	The change of use from the existing use as a car park and coach park should improve local air and noise pollution.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change. <b>Mitigation</b> The masterplan for this site needs to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 13:</b> Promote waste management	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	North Quays SB4			
SA Objectives	Short term	Med term	Long term	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	South Quays and Riverside Court SB5A			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	All of the site allocation options include provision for housing, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Site allocation requires development to respond to the context of the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	South Quays and Riverside Court SB5A			
SA Objectives	Short term	Med term	Long term	Commentary
				Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Site allocation requires development to respond to the context of the site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy approach seeks to enhance biodiversity habitats
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	This site is partly Flood Zones 2 and 3 and affected by climate change. <b>Mitigation</b> The masterplan for this site needs to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	South Quays and Riverside Court SB5A			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Green Park Station West & Sydenham Park SB6			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is on the edge of Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	All of the site allocation options include provision for housing, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Site allocation includes provision of B1 office use providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Green Park Station West &amp; Sydenham Park SB6</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Seeks to respond to the setting of listed buildings, notably Green Park Station Building heights to respond to important views
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy approach seeks to enhance biodiversity habitats
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	Other adopted and emerging development plan policies apply. See table 4  This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change. However the sequential approach was taken through the Core Strategy to justify the location of the general growth areas including this site.  <b>Mitigation</b> B&V Technical Study has identified the area to provide improved conveyance for this site as well as other sites within the EA (B&V Technical Note Addendum). It will have positive effect if this channel profiling was provided on this site. Flood risk assessment and Land contamination reports are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4  Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4  Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Green Park Station West & Sydenham Park SB6			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Bath Riverside Core Area SB19</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	<p>Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents</p> <p>Site is within walking distance of Bath Spa and Oldfield Park train stations for easy access to and from Keynsham and other settlements outside B&amp;NES</p> <p>Site allocation includes provision for riverside walkway</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	The existing outline planning permission includes provision for housing, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p> <p>Site development requires the provision of public spaces and improvements to the public realm</p>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	Site will be developed for residential-led development. Therefore, it is likely this policy/site will have a neutral impact against this objective.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	Covered by Bath Western Riverside SPD
<b>Objective 7:</b> Protect and	0	0	0	Covered by Bath Western Riverside SPD

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Bath Riverside Core Area SB19</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
enhance the district's historic, environmental and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Covered by Bath Western Riverside SPD
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Other adopted and emerging development plan policies apply. See table 4. This site is partly Flood Zones 1, 2 and 3 and affected by climate change. Outline application has principle of development and siting of buildings including approach to flood compensation, mitigation and land contamination.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Bath Riverside – North Bank SB13			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is within easy walking and cycling distance for many Bath residents Site is within reasonable walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	All of the site allocation options include provision for housing, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Site allocation is for residential-led development. However, it is likely to include a minor element of provision of B1 office use helping to provide an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Bath Riverside – North Bank SB13</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Policy requires an appropriate townscape response that relates to the scale of the Upper Bristol Road. Policy ensures that building heights to not detract from important views over the site.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy approach seeks to enhance biodiversity habitats
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	Other adopted and emerging development plan policies apply. See table 4 This site is partly Flood Zones 1, 2 and 3 and affected by climate change.  <b>Mitigation</b> B&V Technical Note Addendum concluded that the impact of raising all the development sites in this policy area on peak water levels is negligible. However appropriate mitigation measures need to be considered. Flood risk assessment, Land contamination reports and Ecology surveys are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4 Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 13:</b>	0	0	0	Covered by Development Management Policies in the Joint

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Bath Riverside – North Bank SB13			
SA Objectives	Short term	Med term	Long term	Commentary
Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Bath Press SB7			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	<p>Site is within easy walking and cycling distance for many Bath residents</p> <p>Site is within walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&amp;NES</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	All of the site allocation options include provision for housing, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	<p>Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day.</p> <p>Site development requires the provision of public spaces and improvements to the public realm</p>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for at least 10,000 sqm of mixed economic development floorspace providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	The policy seeks the retention of the 1920s Bath Press façade and the historically important elements of the building.
<b>Objective 7:</b> Protect and enhance the	++	++	++	The policy seeks the retention of the 1920s Bath Press façade and the historically important elements of the building.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Bath Press SB7			
SA Objectives	Short term	Med term	Long term	Commentary
district's historic, environmental and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy approach seeks to enhance biodiversity habitats, the creation of a new green infrastructure link.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Other adopted and emerging development plan policies apply. See table 4 The small area along the Lower Bristol Road is within FZ2. Flood risk assessment and Land contamination reports are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Roseberry Place SB8</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is within easy walking and cycling distance for many Bath residents Site is within walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	All of the site allocation options include provision for housing including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for at least 5,500 sqm of B1 office use providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and relatively close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Development should not detract from important views Development to provide a defined and active edge to this key entrance to the city. Provides for a wider variety of built forms and materials to be used, responding to its mixed used character whilst respecting the homogenous character of the whole city.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Roseberry Place SB8			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	0	0	0	No impacts
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy approach seeks to enhance biodiversity habitats, including the 'ecological node' and the provision of green infrastructure links,
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	+	+	+	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	Other adopted and emerging development plan policies apply. See table 4  This site is partly Flood Zones 2 and 3 and affected by climate change.  <b>Mitigation</b>  B&V Technical Note Addendum concluded that the impact of raising all the development sites in this policy area on peak water levels is negligible. However appropriate mitigation measures need to be considered. Flood risk assessment, Land contamination reports, Ecology surveys and WFD assessment (either screening or full assessment) are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 13:</b> Promote waste management	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<b><i>Policy No. &amp; Title</i></b>	<b>Roseberry Place SB8</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Locksbrook Road and Brassmill Lane SB11			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	<ul style="list-style-type: none"> <li>• Site is within reasonably easy walking and cycling distance for many Bath residents</li> <li>• Parts of the area are within reasonable walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&amp;NES</li> <li>• Site allocation includes provision for riverside walkway</li> <li>• Site allocation includes provision of landscaping, wildlife areas and open space</li> </ul>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	No housing proposed
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Policy seeks: <ul style="list-style-type: none"> <li>• improvements to the relationship of the built environment to the riverside</li> <li>• improved pedestrian and cyclist permeability</li> <li>• buildings to respond positively to the public realm</li> <li>• improved connections to local centres</li> </ul>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Policy seeks to safeguard existing employment uses as set out in Policy B3 in the Core Strategy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Policy seeks: <ul style="list-style-type: none"> <li>• to safeguard important views through and over the site</li> <li>• to enhance the relationship and interaction of existing and proposed development with the high quality natural</li> </ul>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Locksbrook Road and Brassmill Lane SB11</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				environment.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Creative re-use of listed buildings is encouraged
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	Policy seeks to enhance green infrastructure and identified 'ecological node'
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Policy promotes the efficient use of land
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Other adopted and emerging development plan policies apply. See table 4 This site is partly Flood Zones 1, 2 and 3 and affected by climate change.  <b>Mitigation</b> B&V Technical Note Addendum concluded that the impact of raising all the development sites in this policy area on peak water levels is negligible. However appropriate mitigation measures need to be considered. Flood risk assessment, Land contamination reports and Ecology surveys are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 13:</b> Promote waste management	0	0	0	Covered by Development Management Policies in the Joint

## DEVELOPMENT MANAGEMENT POLICIES

<b><i>Policy No. &amp; Title</i></b>	<b>Locksbrook Road and Brassmill Lane SB11</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title	Twerton Park			Commentary
	Short term	Med term	Long term	
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The main purpose of the policy is to allocate this site for conventional residential-led development. Other SA objectives would be covered at present by the generic policies of the Development Plan. There may be justification to include site specific criteria in the Draft Plan in relation to other SA objectives.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+/0	+/0	+/0	<b>Option 1</b> Conventional residential-led redevelopment in association with retailing will enhance the role of Twerton High Street. <b>Option 2</b> A 100% residential scheme may be a missed opportunity to strengthen the offer of Twerton High Street (neutral impact)
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	Neutral, although retail use may be help to enhance local centre with some economic benefit. Other adopted and emerging development plan policies apply. See table 4
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	Other adopted and emerging development plan policies apply. See table 4 <b>Mitigation</b> If allocated in the Draft Plan site policy requirements will be needed to ensure strong pedestrian/cycling linkages into the local centre are provided.
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	Other adopted and emerging development plan policies apply. See table 4. There may be justification to include site specific criteria in the Draft Plan in relation to other SA objectives.
<b>Objective 7:</b> Protect and enhance the district's historic,	0	0	0	Other adopted and emerging development plan policies apply. See table 4

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title	Twerton Park			Commentary
	Short term	Med term	Long term	
environmental and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located in Flood Zone 1. FRA is required.  Other adopted and emerging development plan policies apply. See table 4
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Other adopted and emerging development plan policies apply. See table 4

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Hartwells and Brougham Hayes Site Allocations</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	The main purpose of the policy is to allocate these sites for conventional residential development and to deflect other uses.  Other SA objectives would be covered at present by the generic policies of the Development Plan. There may be justification to include site specific criteria in relation to these other objectives.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 7:</b> Protect and	0	0	0	Other adopted and emerging development plan policies apply. See table 4

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Hartwells and Brougham Hayes Site Allocations</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
enhance the district's historic, environmental and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	Other adopted and emerging development plan policies apply. See table 4 This site is partly Flood Zones 1 and 2 affected by climate change. <b>Mitigation</b> Appropriate mitigation measures need to be considered. FRA is required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Other adopted and emerging development plan policies apply. See table 4

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>MoD Foxhill SB27</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Placemaking Plan Options document proposes site allocation policy will reflect the Concept Statement approved by Cabinet. The Concept Statement seeks to achieve sustainable development by ensuring mixed use development, encouraging sustainable modes of transport, and integrating new development with existing communities.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Development of the site will provide significant amount of housing and the Concept Statement seeks to ensure element is affordable
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The Concept Statement seeks to promote stronger, more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The Concept Statement seeks some provision of employment space, the emphasis is on providing new homes for people who are likely to work in the city, and who will support its economy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The Concept Statement promotes walking and cycling, and provide for public transport accessibility. The affordability of public transport is beyond the control of the Concept Statements.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The MoD site is a previously developed site, and the Concept Statement seeks to protect and enhance local distinctiveness.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	MoD Foxhill SB27			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The MoD site is a previously developed site, and the Concept Statement seeks to protect and enhance the district's historic, environmental and cultural assets.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The MoD site is a previously developed site, and the Concept Statement encourages and protect habitats, biodiversity and geodiversity.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Re-development of the site will result in intensification of development on the site, including uses that will be occupied at night. Therefore, re-development is likely to increase levels of light/noise pollution.  The Concept Statement includes reference to minimising light pollution impacts and this could be followed through into the site allocation development & design principles in the Draft Plan. It should also be noted that Development Management policies apply (including policy UD.8) – see table 4.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site lies within Flood Zone 1. FRA is required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	The Concept Statement seeks to ensure that development increases resilience to climate change by encouraging home to be built to Code for Sustainable Homes level 5.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The Concept Statement seeks to ensure that development increases resilience to climate change by encouraging home to be built to Code for Sustainable Homes level 5.
<b>Objective 13:</b> Promote waste	0	0	0	Covered by Development Management Policies in the Joint

## DEVELOPMENT MANAGEMENT POLICIES

<b><i>Policy No. &amp; Title</i></b>	<b>MoD Foxhill SB27</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	MoD Warminster Road SB25			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Placemaking Plan Options document proposes site allocation policy will reflect the Concept Statement approved by Cabinet. The Concept Statement seeks to achieve sustainable development by ensuring mixed use development, encouraging sustainable modes of transport, and integrating new development with existing communities.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Development of the site will provide significant amount of housing and the Concept Statement seeks to ensure element is affordable
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The Concept Statement seeks to promote stronger, more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The Concept Statement seeks some provision of employment space, the emphasis is on providing new homes for people who are likely to work in the city, and who will support its economy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The Concept Statement promotes walking and cycling, and provide for public transport accessibility. The affordability of public transport is beyond the control of the Concept Statements.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The MoD site is a previously developed site, and the Concept Statement seeks to protect and enhance local distinctiveness.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	MoD Warminster Road SB25			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The MoD site is a previously developed site, and the Concept Statement seeks to protect and enhance the district's historic, environmental and cultural assets.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The MoD site is a previously developed site, and the Concept Statement encourages and protect habitats, biodiversity and geodiversity.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Re-development of the site will result in intensification of development on the site, including uses that will be occupied at night. Therefore, re-development is likely to increase levels of light/noise pollution.  The Concept Statement includes reference to minimising light pollution impacts and this could be followed through into the site allocation development & design principles in the Draft Plan. It should also be noted that Development Management policies apply (including policy UD.8) – see table 4.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site lies within Flood Zone 1. FRA is required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	The Concept Statement seeks to ensure that development increases resilience to climate change by encouraging home to be built to Code for Sustainable Homes level 5.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The Concept Statement seeks to ensure that development increases resilience to climate change by encouraging home to be built to Code for Sustainable Homes level 5.
<b>Objective 13:</b> Promote waste	0	0	0	Covered by Development Management Policies in the Joint

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	MoD Warminster Road SB25			
SA Objectives	Short term	Med term	Long term	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>MoD Ensign SB16</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Placemaking Plan Options document proposes site allocation policy will reflect the Concept Statement approved by Cabinet. The Concept Statement seeks to achieve sustainable development by ensuring mixed use development, encouraging sustainable modes of transport, and integrating new development with existing communities.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Development of the site will provide significant amount of housing and the Concept Statement seeks to ensure element is affordable
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The Concept Statement seeks to promote stronger, more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The Concept Statement seeks some provision of employment space, the emphasis is on providing new homes for people who are likely to work in the city, and who will support its economy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The Concept Statement promotes walking and cycling, and provide for public transport accessibility. The affordability of public transport is beyond the control of the Concept Statements.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The MoD site is a previously developed site, and the Concept Statement seeks to protect and enhance local distinctiveness.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	MoD Ensleigh SB16			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The MoD site is a previously developed site, and the Concept Statement seeks to protect and enhance the district's historic, environmental and cultural assets.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The MoD site is a previously developed site, and the Concept Statement encourages and protect habitats, biodiversity and geodiversity.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Re-development of the site will result in intensification of development on the site, including uses that will be occupied at night. Therefore, re-development is likely to increase levels of light/noise pollution.  The Concept Statement includes reference to minimising light pollution impacts and this could be followed through into the site allocation development & design principles in the Draft Plan. It should also be noted that Development Management policies apply (including policy UD.8) – see table 4.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site lies within Flood Zone 1. FRA is required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	The Concept Statement seeks to ensure that development increases resilience to climate change by encouraging home to be built to Code for Sustainable Homes level 5.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The Concept Statement seeks to ensure that development increases resilience to climate change by encouraging home to be built to Code for Sustainable Homes level 5.
<b>Objective 13:</b> Promote waste	0	0	0	Covered by Development Management Policies in the Joint

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	MoD Ensleigh SB16			
SA Objectives	Short term	Med term	Long term	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	The University of Bath Campus at Claverton Down			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	Criterion (g) would link the development of academic/teaching space, which enables growth in enrolment, to the provision of on campus bedspaces. This approach seeks to ensure that the growth of the University does not have a significant impact on the need for student HMOs in the city which would be to the detriment of other housing sectors.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Both 'floorspace' options will enable the University to develop as a 'local business'. The difference between the lower and higher space options is not so significant as to warrant a + and then a ++ rating. The purpose of the floorspace criteria (a) and (b) relate more to the achievement of Objective 7.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Criterion e) seeks to deliver an integrated transport solution to campus development and therefore relates positively to this objective.
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	Other adopted and emerging development plan policies apply. See table 4.  There may be justification to include site specific criteria in the Draft Plan in relation to this SA objective.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>The University of Bath Campus at Claverton Down</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	<p>The campus is already substantially developed. There is scope for further intensification but this requires careful management. Criteria c) and f) relate and will enable positive change re Objective 7.</p> <p>Criteria a) and b) also relate. These will establish a level of development that does not conflict with SA Objective 7.</p>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	<p>The campus is already substantially developed. There is scope for further intensification but this requires careful management. Criteria c) and f) relate and should enable positive change with regard to Objective 8.</p> <p>Criteria a) and b) also relate. These will establish a level of development that does not conflict with SA Objective 8.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	+	+	+	<p>Light pollution is an issue. There is no specific criterion relating to light pollution, although criterion f) covers this issue as insofar as lighting relates to design.</p> <p>Development management policies (e.g. UD8) also apply – see table 4.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Consider introduction of criterion re lighting strategy and/or</li> <li>• Consider whether generic adopted and emerging development plan policies cover this matter</li> </ul>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>Other adopted and emerging development plan policies apply. See table 4</p> <p>This site is located in Flood Zone 1. FRA is required.</p>
<b>Objective 11</b> Increase resilience to climate change	0	0	0	<p>Other adopted and emerging development plan policies apply. See table 4</p>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	<p>Other adopted and emerging development plan policies apply. See table 4</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	The University of Bath Campus at Claverton Down			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by generic adopted Development Plan policies.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Proposed MEDS boundary at Bath Spa University, Newton Park</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	N/A	N/A	N/A	<b>Not applicable</b>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	Enables future investment within part of the campus for student housing although little benefit in terms of adding to NPPF guidance on redevelopment of previously developed land in the Green Belt.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Enables future investment within part of the campus although little benefit in terms of adding to NPPF guidance on redevelopment of previously developed land in the Green Belt.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	Other adopted and emerging development plan policies apply. See table 4.
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	+	+	+	The definition of a MEDS boundary will have a positive effect and the emerging policy also seeks to ensure regard is had to the optimum arrangement of development in respect of maintaining/enhancing heritage assets. Other Policies in the Development Plan in respect of Heritage Asset and Green Belt will also have a bearing on the achievement of this SA

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Proposed MEDS boundary at Bath Spa University, Newton Park			
SA Objectives	Short term	Med term	Long term	Commentary
assets				objective here.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1. FRA is required. Other adopted and emerging development plan policies apply. See table 4
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Other adopted and emerging development plan policies apply. See table 4

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title	Royal United Hospital			Commentary
	Short term	Med term	Long term	
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	This site specific policy will be limited in its scope and enable future investment in the RUH site
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	Impact of emerging policy is neutral. Although proposals for non-health care uses are likely to include housing, with an element of affordable housing. Other adopted and emerging development plan policies apply. See table 4
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The primary purpose of this policy is to ensure that change on the RUH site improves or does not reduce on-site parking provision. Off-site and on-street parking is an issue that causes concern to the local community and is divisive.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 6:</b> Protect and enhance local distinctiveness	N/A	N/A	N/A	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 7:</b> Protect and enhance the district's historic, environmental	0	0	0	Other adopted and emerging development plan policies apply. See table 4

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Royal United Hospital</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1. FRA is required. Other adopted and emerging development plan policies apply. See table 4
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other adopted and emerging development plan policies apply. See table 4
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Other adopted and emerging development plan policies apply. See table 4

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Somerdale SK2			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Site is within walking distance of Keynsham Town Centre with health facilities Site allocation includes provision for a GP surgery, to providing improved access to healthcare Site allocation includes provision for a primary school, making it easy to reach for new residents Site located adjacent to train station for easy access to Bristol and Bath facilities Site allocation includes provision for cycle / footways, including a link to central Bristol, allowing for active travel and leisure / informal recreation Site allocation includes provision for a new social and sports club and sports pitches allowing engagement in structured sport Site allocation includes provision of landscaping, wildlife areas and open space which could be used for local food production
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Site allocation includes provision for around 700 homes, including affordable housing.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a new social and sports club and sports pitches accessible to the local community Site development requires the submission of a design guide which will address issues such as designing out crime, provision of public spaces and design of public realm
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for at least 11,000sqm of B1 office use, providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling	++	++	++	Site located adjacent to train station for easy access to Bristol and Bath facilities Site allocation includes provision for cycle / footways, including a link to central Bristol, allowing for active travel and leisure / informal recreation Site is within walking distance of Keynsham Town Centre

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title	Somerdale SK2			Commentary
	Short term	Med term	Long term	
and walking				
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	<p>Site allocation includes requirement to retain historic Blocks A, B and C.</p> <p>Site development requires the submission of a design guide which will address issues such as provision of public spaces and design of public realm</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space, with the Hams protected for the community</p>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	<p>The Hams contains the Roman town of Trajectus which has been identified following archaeological evaluation. This area will remain undeveloped and has been designated as a Scheduled Ancient Monument.</p> <p>Evaluation work on the factory buildings and land to the north and south (areas identified for development) identify land of low to moderate archaeological potential planning application contains conditions to mitigate harm.</p> <p>Site allocation includes requirement to retain historic Blocks A, B and C, retaining the historical link of the site which was the former Fry / Cadbury factory.</p> <p>Site development requires the submission of a design guide which will address issues such as relation to surrounding townscape</p> <p>Several trees across the site have the protection of a 2012 Tree Preservation Order (TPO).</p>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Site bounds River Avon SNCI; site development requires flood protection measures, SuDS, wetland habitat, wildlife areas and open space to avoid potential impacts on the designated site
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Other Development Management policies apply –see table 4.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>Site is located partly within Flood Zone 1 and 2 and has been subject to the Core Strategy Sequential test</p> <p>Site development requires flood protection measures and SuDS which leads to development supporting and corresponding with appropriate flood risk management guidance and policies for flooding</p> <p>Site has achieved planning consent with Environment Agency working closely with applicant to secure appropriate flood risk mitigation, sustainable drainage and ecological benefits</p>
<b>Objective 11</b>	0	0	0	Other Development Management policies apply –see table 4.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Somerdale SK2			
SA Objectives	Short term	Med term	Long term	Commentary
Increase resilience to climate change				
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development is partly brownfield (reuse of the old factory buildings and development of the previously developed rear of the factory) and greenfield Site development requires flood protection measures and SuDS
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Refer to the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Ashton Way Car Park SK3</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>	++	++	++	<p>Site is within walking distance of Keynsham Town Centre with its health facilities</p> <p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>Emerging policy proposes new leisure centre which provides an opportunity to engage in structured sport and leisure</p> <p>Emerging policy proposes green roof to be incorporated into the design to provide new green infrastructure</p> <p><b>Alternative options</b></p> <ul style="list-style-type: none"> <li>(1) No material difference to the emerging option (++)</li> <li>(2) No material difference to the emerging option (++)</li> <li>(3) Option would retain site in current use and would therefore be neutral (0)</li> </ul>
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>	0	0	0	<p><b>Alternative options</b></p> <ul style="list-style-type: none"> <li>(1) No material difference to the emerging option (0)</li> <li>(2) Option would potentially include a mix of additional uses including residential, small scale retail and offices on an enlarged site, which relates to providing viable and deliverable good quality housing to meet identified need (++)</li> <li>(3) Option would retain site in current use and would therefore be neutral (0)</li> </ul>
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	+	+	+	<p>Emerging policy proposes new leisure centre which provides an accessible community and social facility</p> <p>Emerging policy requires improved public realm along Ashton Way, strengthened connections to the High Street (with the main entrance to the leisure centre located opposite the existing pedestrian footpath which links the High Street to Ashton Way), and the retention and incorporation of an existing public right of way into the scheme. The incorporation of street design along Ashton Way will assist in unifying the building with the town and movement network. The leisure centre itself will be a public building used for a variety of purposes. This promotion of public spaces supports civic, recreational and community functions and maximises opportunities for social interaction and connections within and between neighbourhoods.</p> <p>Emerging policy proposes retention or betterment of current numbers of car parking which could involve the construction of a decked car park, which could potentially increase fear of crime when/if used at night.</p> <p><b>Alternative options</b></p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		Ashton Way Car Park SK3		
SA Objectives	Short term	Med term	Long term	Commentary
				<p>(1) As above, but option would lessen the need for a decked car park by using an enlarged site for car parking, which would lessen the potential for fear of crime that can be generated by decked car parks (++)</p> <p>(2) As above, but option would potentially include a mix of additional uses including residential, small scale retail and offices on an enlarged site, which relates to provision of uses that maximise opportunities for social interaction (++)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>	+	+	+	<p>Redevelopment will provide new job opportunities within the leisure centre (as well as relocation of jobs from existing leisure centre).</p> <p>New leisure centre will be an attraction for Keynsham town centre as a whole which will have economic benefits to existing businesses with increased footfall. This relates to building a strong competitive economy enabling local businesses to prosper.</p> <p><b>Alternative options</b></p> <p>(1) No material difference to the emerging option (+)</p> <p>(2) As above, but option would potentially include a mix of additional uses including residential, small scale retail and offices on an enlarged site, which relates to providing an adequate supply of land for a diverse range of employment opportunities and correct imbalances between residential and employment development (++)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	0	0	0	<p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>Emerging policy requires the retention or betterment of current numbers of car parking spaces.</p> <p><b>Alternative options</b></p> <p>(1) No material difference to the emerging option (+)</p> <p>(2) As above, but option would potentially include a mix of additional uses including residential, small scale retail and offices on an enlarged site, which relates to providing an adequate supply of land for a diverse range of employment opportunities and correct imbalances between residential and employment development (++)</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Ashton Way Car Park SK3</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				(3) Option would retain site in current use and would therefore be neutral (0)
<p><b>Objective 6:</b> Protect and enhance local distinctiveness</p>	+	+	+	<p>Site is located outside but adjacent to Conservation Area. Current use of site as car park detracts from the character of the Conservation Area.</p> <p>Emerging policy requires that development enhances the setting of the Conservation Area, that scale and massing be compatible with the local built context, that development should reflect the fine grain pattern of the former burgage plots, and that there be a variation in roof heights; emerging policy also requires that redevelopment incorporates a palette of materials to reflect and complement those of the local vernacular, including an element of blue lias stone, with design providing articulation and relief to the elevations. These requirements all relate to protecting areas of valued townscape, avoidance of harm to all landscapes and development which values and protects diversity and local distinctiveness.</p> <p>Emerging policy proposes retention or betterment of current numbers of car parking which could involve the construction of a decked car park, which would increase the scale and mass of the site. The decked car park would need to be carefully designed to achieve the requirements set out above</p> <p><b>Alternative options</b></p> <p>(1) As above, but option would lessen the need for a decked car park by using an enlarged site for car parking, which would make it easier to avoid harmful impacts of development on the landscape and protect or enhance townscape (++)</p> <p>(2) No material difference to the emerging policy option (+)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets</p>	+	+	+	<p>Emerging policy requires that development enhances the setting of the Conservation Area, that scale and massing be compatible with the local built context, that development should reflect the fine grain pattern of the former burgage plots, and that there be a variation in roof heights; emerging policy also requires that redevelopment incorporates a palette of materials to reflect and complement those of the local vernacular, including an element of blue lias stone, with design providing articulation and relief to the elevations. These requirements all relate to well-designed development that is well related to the surrounding townscape</p> <p>Emerging policy requires incorporation of an appropriate landscape scheme that takes into account trees on site that are covered by a tree preservation order. This relates to</p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		Ashton Way Car Park SK3		
SA Objectives	Short term	Med term	Long term	Commentary
				<p>avoidance of potential impacts or loss of aged/veteran trees</p> <p><b>Alternative options</b></p> <p>(1) As above, but option would lessen the need for a decked car park by using an enlarged site for car parking, which would make it easier for the development to relate well to the surrounding townscape (++)</p> <p>(2) No material difference to the emerging option (+)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	+	+	+	<p>Emerging policy requires a green roof to be incorporated into the design of the leisure centre to provide an element of green infrastructure, improved public realm along Ashton Way to include tree planting, incorporation of an appropriate landscape scheme, and provision of SuDS. These requirements relate to development which incorporates biodiversity into the design and will provide a betterment to that which is currently on site.</p> <p><b>Alternative options</b></p> <p>(1) As above, but option would potentially use additional adjacent land which is partly currently green open space. Option would therefore have a potential negative effect and would need to be mitigated by incorporating additional green infrastructure over and above what is required in the emerging option (-)</p> <p>(2) No material difference to the emerging option (+)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>Emerging policy requires the retention or betterment of the current numbers of car parking spaces.</p> <p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>Redevelopment will replace current leisure centre in the town centre</p> <p>The points above mean that there will be no material increase in traffic as a result from redevelopment, which relate to minimising increase in traffic congestion</p> <p>The site is located close to, but not within, the Keynsham air quality management area which relates to minimising exposure to poor air quality</p> <p>Emerging policy requires the avoidance of significant harm to the amenity of neighbouring residents which relates to the</p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		Ashton Way Car Park SK3		
SA Objectives	Short term	Med term	Long term	Commentary
				<p>avoidance of potentially noisy activities in areas sensitive to noise.</p> <p><b>Alternative options</b></p> <p>(1) As above, but option would potentially use additional adjacent land which if used as a car park would bring vehicle activity closer to the rear of properties on West View Road which would potentially increase noise pollution and require mitigation (-)</p> <p>(2) No material difference to the emerging option (0)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>Site is located outside the flood zone within Flood Zone 1</p> <p>Emerging policy requires provision of SuDS by using infiltration techniques, and incorporation of a green roof. This relates to development which supports and corresponds with appropriate flood risk management guidance, and should provide a betterment to the existing situation FRA is required.</p> <p>Other adopted and emerging development plan policies apply. See table 4</p> <p><b>Alternative options</b></p> <p>(1) No material difference to the emerging option (+)</p> <p>(2) No material difference to the emerging option (+)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 11</b> Increase resilience to climate change</p>	++	++	++	<p>Emerging policy requires incorporation of a combined heat and power (CHP) plant which should form the beginning of a Keynsham town centre district heating network, which is an efficient form of decentralised energy supply providing heat and electricity at the same time. It is one of the most low cost ways to meet zero carbon targets and is therefore related to increasing resilience to climate change.</p> <p><b>Alternative options</b></p> <p>(1) No material difference to the emerging option (++)</p> <p>(2) No material difference to the emerging option (++)</p> <p>(3) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 12:</b> Encourage careful and efficient use of natural resources</p>	++	++	++	<p>Site is a current car park and is therefore brownfield.</p> <p>Emerging policy requires provision of SuDS by using infiltration techniques, and incorporation of a green roof.</p> <p>Emerging policy requires incorporation of a combined heat and power (CHP) plant which should form the beginning of a</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Ashton Way Car Park SK3			
SA Objectives	Short term	Med term	Long term	Commentary
including energy and encourage sustainable construction				<p>Keynsham town centre district heating network, which is an efficient form of decentralised energy supply providing heat and electricity at the same time. It is one of the most low cost ways to meet zero carbon targets and is therefore related to utilising low carbon community infrastructure.</p> <p><b>Alternative options</b></p> <ul style="list-style-type: none"> <li>(1) As above, but option would potentially use additional adjacent land which is partly green field (+)</li> <li>(2) No material difference to the emerging option (++)</li> <li>(3) Option would retain site in current use and would therefore be neutral (0)</li> </ul>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	<p>Refer to the Joint Waste Core Strategy</p> <p><b>Alternative options</b></p> <ul style="list-style-type: none"> <li>(1) No material difference to the emerging option (0)</li> <li>(2) No material difference to the emerging option (0)</li> <li>(3) No material difference to the emerging option (0)</li> </ul>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Riverside Offices and Fire Station SK4			
SA Objectives	Short term	Med term	Long term	Commentary
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>	+	+	+	<p>Site is within walking distance of Keynsham Town Centre with its health facilities</p> <p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>Emerging policy requires improved public realm along Temple Street, high quality open space, and new links to the Memorial Park from Temple Street which relates to maintaining/increasing access to existing open space, the provision of new open space and design that supports social interaction.</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and would therefore not be able to provide the improvements to public realm described above (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>	++	++	++	<p>The site does not currently provide any housing</p> <p>Emerging policy requires a mixed use development which includes residential uses as part of the overall mix. This relates to providing good quality housing to meet identified needs.</p> <p><b>Alternative options</b></p> <p>(1) No material difference to the emerging option (++)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	++	++	++	<p>The site currently includes a leisure centre</p> <p>Emerging policy requires redevelopment to replace the current uses, including the leisure centre, with a mix of uses including retail/town centre uses, residential and office. The loss of this facility needs to be mitigated</p> <p>Emerging policy requires the replacement of the current leisure centre (as part of Policy SK3) to be completed and occupied before the redevelopment of the current leisure centre to ensure continuity of service and mitigate potential impact</p> <p>Elements of the current site (rear parts of Riverside) are open spaces that are not overlooked during non-working hours which has the potential to attract anti-social behaviour, which can be intimidating and lead to a fear of crime</p> <p>Emerging policy requires the continuation of Market Walk into the development site, improved public realm along Temple Street, high quality open space, and new links to the Memorial Park from Temple Street which relates to promotion of public spaces that might support other functions and design of public realm that maximises opportunities for social interaction and</p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title	Riverside Offices and Fire Station SK4			
SA Objectives	Short term	Med term	Long term	Commentary
				<p>connections within and between neighbourhoods.</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and would therefore not be able to provide the improvements to public realm described above (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>	+	+	+	<p>The site currently includes some retail floorspace along the ground floor</p> <p>The site currently includes a fire station</p> <p>The site currently includes significant amounts of office floorspace but is no longer fit for purpose and is not attractive to potential occupants (and has therefore been partially empty for many years, and now completely empty following Council relocation to the Civic Centre).</p> <p>Emerging policy requires a new mixed use development including replacement retail and new B1 offices (around 2,000sqm) which are anticipated to be occupied by Avon Fire and Rescue Service.</p> <p>A replacement fire station has already been granted planning permission at Hicks Gate on the edge of Keynsham.</p> <p>Providing an increase in jobs over the number currently on the site helps to provide an adequate supply of land for a diverse range of employment opportunities and correcting imbalances between residential and employment development to help reduce travel distances to work.</p> <p><b>Alternative options</b></p> <p>(1) No material difference to the emerging option (+)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	0	0	0	<p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>Emerging policy requires provision of suitable car parking, preferably subterranean that mitigates the transport impact of the development</p> <p><b>Alternative options</b></p> <p>(1) No material difference to the emerging option (+)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 6:</b></p>	++	++	++	<p>Site currently contains inappropriate high-rise over-scaled</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Riverside Offices and Fire Station SK4</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
Protect and enhance local distinctiveness				<p>buildings</p> <p>The existing buildings collectively do not contribute to the significance of the Conservation Area or its setting.</p> <p>A number of historic buildings were demolished and replaced when the existing buildings were constructed in the 1970s. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development.</p> <p>Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.</p> <p>Emerging policy requires high quality design which enhances the Conservation Area and its setting; the scheme should reflect and reproduce the fine grain of development where it exists on the opposite side of Temple Street; scale and massing should provide a more human and lower scale than that of existing buildings and the adjacent Town Hall; must be a variation in roof heights; replacement with a monolithic building will not be acceptable; incorporation of a palette of materials to reflect and complement those of the local vernacular, which must include an element of blue lias; design of buildings must provide articulation and relief to the elevations. These relate to protecting areas of valued townscape and development which values and protects diversity and local distinctiveness</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and whilst new cladding/windows/improvements to elevations would improve the appearance, would not fundamentally change the scale and mass of the existing building or have the same impacts on protecting and enhancing local distinctiveness compared to the emerging option (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 7:</b></p> <p>Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	++	<p>Site currently contains inappropriate high-rise over-scaled buildings</p> <p>The existing buildings collectively do not contribute to the significance of the Conservation Area or its setting.</p> <p>A number of historic buildings were demolished and replaced when the existing buildings were constructed in the 1970s. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development.</p> <p>Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Riverside Offices and Fire Station SK4</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				<p>Emerging policy requires high quality design which enhances the Conservation Area and its setting; the scheme should reflect and reproduce the fine grain of development where it exists on the opposite side of Temple Street; scale and massing should provide a more human and lower scale than that of existing buildings and the adjacent Town Hall; must be a variation in roof heights; replacement with a monolithic building will not be acceptable; incorporation of a palette of materials to reflect and complement those of the local vernacular, which must include an element of blue lias; design of buildings must provide articulation and relief to the elevations. These relate to well-designed development that is well related to the surrounding townscape</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and whilst new cladding/windows/improvements to elevations would improve the appearance, would not fundamentally change the scale and mass of the existing building or have the same impacts on protecting and enhancing local distinctiveness compared to the emerging option (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	+	+	+	<p>Site currently consists of extensive hard landscaping with little/no green infrastructure that would relate to this objective</p> <p>Emerging policy requires incorporation of high quality open space within the scheme as part of an appropriate landscape scheme; green roofs to be incorporated into the design to provide green infrastructure; provision of SuDS; and potential tree planting along Temple Street.</p> <p>Emerging policy also requires improvement of relationship between the site and the Memorial Park with improved links, which also has the potential to improve green infrastructure links</p> <p>The emerging policy requirements relate to development which incorporates biodiversity into the design, and encourages habitats and biodiversity</p>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>Emerging policy requires provision of suitable car parking that mitigates the transport impact of development</p> <p>Sites lawful use is as a large scale office. Redevelopment for a mix of uses should not have a material increase in traffic, which relates to minimising increase in traffic congestion</p> <p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops</p> <p>The site is located close to, but not within, the Keynsham air quality management area which relates to minimising exposure</p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		Riverside Offices and Fire Station SK4		
SA Objectives	Short term	Med term	Long term	Commentary
				<p>to poor air quality</p> <p>Emerging policy requires an improved public realm along Temple Street which investigates the suitability for tree planting, and provision of green roofs, which would have a localised positive effect on air quality</p> <p>Previous uses may have resulted in contaminated land which would need to be adequately assessed in a planning application</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and would have similar effects to the emerging option on reducing pollution, but would not improve the public realm as the emerging option would (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>The site is located within Flood Zone 1 on an elevated site from the river valley below</p> <p>Emerging policy requires provision of SuDS (excluding infiltration techniques)</p> <p>This relates to development which supports and corresponds with appropriate flood risk management guidance, and should provide a betterment to the existing situation. FRA and Land Contamination reports are required.</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and would not incorporate SuDS (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 11</b> Increase resilience to climate change</p>	++	++	++	<p>Emerging policy requires incorporation of infrastructure for district heating and to be built to a high standard of energy efficiency. This relates to increasing resilience to climate change</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and would not incorporate infrastructure for district heating (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 12:</b> Encourage careful and efficient use of natural resources</p>	++	++	++	<p>Site is a current office/retail/fire station development and is therefore brownfield</p> <p>Emerging policy requires provision of SuDS, and incorporation of a green roof.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Riverside Offices and Fire Station SK4</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
including energy and encourage sustainable construction				<p>Emerging policy requires incorporation of infrastructure for district heating and to be built to a high standard of energy efficiency.</p> <p>This relates to development that encourages careful and efficient use of natural resources including energy and encourage sustainable construction</p> <p><b>Alternative options</b></p> <p>(1) Option would refurbish the current building, and would not incorporate infrastructure for district heating or SuDS (0)</p> <p>(2) Option would retain site in current use and would therefore be neutral (0)</p>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Refer to the Joint Waste Core Strategy

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Pixash Lane Waste Site SK8			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	Emerging policy approach is for development for waste purposes and does not have an effect on the achievement of the SA objective
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	Emerging policy approach is for development for waste purposes and does not have an effect on the achievement of the SA objective
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Emerging policy approach would improve current facilities at the Pixash Lane household waste recycling centre. This relates to provision of community facilities.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Emerging policy approach would provide an increase in jobs for the local area, which relates to building a strong, competitive economy
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	Emerging policy approach is for development for waste purposes and does not have an effect on the achievement of the SA objective
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	Emerging policy approach requires mitigation of landscape impact through appropriate shape, size and materials used in the buildings, with a suitable landscaped street edge onto Pixash Lane. This is to mitigate harm from new industrial type buildings that would otherwise potentially have a harmful effect on the landscape.
<b>Objective 7:</b> Protect and enhance the district's historic,	0	0	0	Emerging policy approach requires mitigation of landscape impact through appropriate shape, size and materials used in the buildings, with a suitable landscaped street edge onto Pixash Lane. This is to mitigate harm from new industrial type

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Pixash Lane Waste Site SK8			
SA Objectives	Short term	Med term	Long term	Commentary
environmental and cultural assets				buildings that would otherwise potentially have a harmful effect on the grade II listed bridge to the north
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Emerging policy approach does not have an effect on the achievement of the SA objective, although provision of a landscaped street edge to Pixash Lane could potentially have a minor positive effect on biodiversity
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	?	?	?	Emerging policy approach requires acoustic nuisance from the site to the residential properties to the south to be minimised utilising suitable screening, an odour management plan to be submitted and remediation of any land contamination. This relates to reducing pollution and remediating contaminated sites.  There will be an increase in waste vehicles at the site which could increase traffic congestion, although the former use as a warehouse would have also had a traffic impact utilising lorries. It is unknown whether there would be a significant increase in vehicular movements which would cause an increase to traffic congestion.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1  Emerging policy approach requires provision of SuDS by using infiltration techniques. This relates to development which supports and corresponds with appropriate flood risk management guidance, and should provide a betterment to the existing situation.  Previous uses could have resulted in contamination which could pose a risk to the water environment; therefore emerging policy requires remediation of any land contamination. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	Emerging policy approach requires that the layout maximises south facing roofs and incorporate PV panels; this relates to the objective of increasing resilience to climate change
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development is on a brownfield site  Emerging policy approach requires provision of SuDS  Emerging policy approach requires that the layout maximises south facing roofs and incorporate PV panels  These relate to development that encourages careful and efficient use of natural resources including energy and encouraging sustainable construction
<b>Objective 13:</b> Promote waste	++	++	++	Emerging policy proposes redevelopment of the site for waste purposes and ancillary uses, including a household recycling

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Pixash Lane Waste Site SK8			
SA Objectives	Short term	Med term	Long term	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				centre and waste transfer station. This relates to adequate provision of waste management facilities

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Proposed Green Space: land west of St John's Court GR5			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	GR5 will provide the residents with the opportunity to engage in regular exercise and social interaction. GR5 will help to promote better physical and mental health. GR5 will maintain access to existing open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR5 will provide opportunities through interaction for neighbouring families to meet and extend their local social networks. GR5 promotes a public space that might support civic, recreational or community functions
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	I
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR5 will encourage walking
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR5 protects an area of valued local green space and protects local distinctiveness
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	+	+	+	GR5 contributes towards the character and appearance of the area

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Proposed Green Space: land west of St John's Court GR5</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	GR5 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	GR5 could contribute to passive cooling that results from tree coverage
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Proposed Green Space: land west of Carpenters Lane GR6			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	GR6 will provide the residents with the opportunity to engage in regular exercise and social interaction. GR6 will help to promote better physical and mental health. GR6 will maintain access to existing open space
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR6 will provide opportunities through interaction for neighbouring families to meet and extend their local social networks. GR6 promotes a public space that might support civic, recreational or community functions
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR6 will encourage walking
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR6 protects an area of valued local green space and protects local distinctiveness
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	+	+	+	GR6 contributes towards the character and appearance of the area

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Proposed Green Space: land west of Carpenters Lane GR6</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	GR6 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	GR6 could contribute to passive cooling that results from tree coverage
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Local Plan Policy HG4 (Somerset Valley)			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Emerging policy approach allows development within Midsomer Norton, Radstock, Westfield, Peasedown and Paulton provided that it is within the housing development boundary/forms part of an allocated site and is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport/other sustainable transport modes.  This relates to provision of adequate supporting health services and making it easy to reach everyday destinations via active travel measures
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	Emerging policy approach allows development within Midsomer Norton, Radstock, Westfield, Peasedown and Paulton provided that it is within the housing development boundary/forms part of an allocated site and is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport/other sustainable transport modes.  This relates to providing viable and deliverable good quality housing
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Emerging policy approach allows development within Midsomer Norton, Radstock, Westfield, Peasedown and Paulton provided that it is within the housing development boundary/forms part of an allocated site and is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport/other sustainable transport modes.  This relates to provision of appropriate community, social and cultural facilities
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Emerging policy approach allows development within Midsomer Norton, Radstock, Westfield, Peasedown and Paulton provided that it is within the housing development boundary/forms part of an allocated site and is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport/other sustainable transport modes.  This relates to correcting imbalances between residential and employment development
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Emerging policy approach allows development within Midsomer Norton, Radstock, Westfield, Peasedown and Paulton provided that it is within the housing development boundary/forms part of an allocated site and is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport/other sustainable transport modes.  This relates to prioritising access to good public transport and safe walking and cycling infrastructure
<b>Objective 6:</b>	0	0	0	

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Local Plan Policy HG4 (Somer Valley)			
SA Objectives	Short term	Med term	Long term	Commentary
Protect and enhance local distinctiveness				
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	0	0	0	
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	+	+	+	Emerging policy approach allows development within Midsomer Norton, Radstock, Westfield, Peasedown and Paulton provided that it is within the housing development boundary/forms part of an allocated site and is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport/other sustainable transport modes.  This relates to minimising traffic congestion and development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Local Plan Policy HG4 (Somer Valley)			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	Emerging policy approach allows development within Midsomer Norton, Radstock, Westfield, Peasedown and Paulton provided that it is within the housing development boundary/forms part of an allocated site and is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport/other sustainable transport modes.  This relates to adequate provision of waste management facilities

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>South Road Car Park SSV2</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is within Midsomer Norton Town Centre with its health facilities Site located close to town centre bus stops Redevelopment of the site for retail would make it easier to reach everyday destinations (such as shops) for local people by active travel as it is located within the town centre, and support social interaction for all ages.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Redevelopment of the site for retail would provide an accessible community facility, redevelop a car park that does not currently have much in the way of natural surveillance (and therefore has the potential to be a source of fear of crime) and provide facility where opportunities will exist for social interaction
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Redevelopment of the site for retail would provide new employment opportunities, which although not a higher value added sector, would help to correct imbalances between residential and employment development
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Development would be within the town centre (walking distance of shops, facilities and public transport) Development would retain public car parking for the town centre
<b>Objective 6:</b> Protect and enhance local distinctiveness	-	-	-	SSV2 does not currently address how development would protect and enhance local distinctiveness. This is a potential negative impact that would need to be mitigated in the draft Plan
<b>Objective 7:</b> Protect and enhance the	-	-	-	SSV2 does not currently address how development would protect and enhance local distinctiveness. This is a potential negative impact that would need to be mitigated in the draft

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>South Road Car Park SSV2</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
district's historic, environmental and cultural assets				Plan
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	-	-	-	Development would be within the town centre, minimising traffic congestion (more people will be able to walk/cycle) Likely that previous uses have resulted in contamination which will need to be addressed SSV2 recognises that a challenge to address is the location of a new food store with neighbouring (residential) areas – potential noise issue These issues will need to be mitigated in the draft plan / planning application
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site lies within Flood Zone 1. FRA is required. Located away from the river so the use of sustainable drainage techniques would be the main priority
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Refer to DM Policies
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development is on a brownfield site Other Development Management Policies apply – see table 4.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse	0	0	0	Neutral Joint Waste Core Strategy policies apply.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	South Road Car Park SSV2			
SA Objectives	Short term	Med term	Long term	Commentary
and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Central High Street Core including the Palladium and Brewery Sites SSV1			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is within Midsomer Norton Town Centre with its health facilities Site located close to town centre bus stops Redevelopment of the site for retail would make it easier to reach everyday destinations (such as shops) for local people by active travel as it is located within the town centre, and support social interaction for all ages.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Currently the area is dominated by some poor quality buildings that are in a poor state of repair which detract from the town centre environment. Redevelopment would seek to improve this area with new development / conservation of historic buildings and improve the public realm. Improved attractive links between the High Street and South Road would also be included. This relates to designing out crime and promoting a feeling of security through better design; promotion of public spaces and design of public realm that maximised opportunities for social interaction and connections within and between neighbourhoods.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	SSV1 proposes redevelopment to provide mixed use retail and office units which are identified by the Town Council as important requirements for the town centre. Although likely to be small scale, these units would assist in providing land to provide employment opportunities and help to reduce travel distances to work
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Development would be within the town centre (walking distance of shops, facilities and public transport) SSV1 would provide a more attractive link between South Road and the High Street
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	The Conservation Area Appraisal recognises the need for restoration of key buildings such as the Palladium and former brewery SSV1 states that the historic features of the Palladium and Brewery should be retained, enhancing the Conservation Area. Improving the public realm is also required

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Central High Street Core including the Palladium and Brewery Sites SSV1			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The Conservation Area Appraisal recognises the need for restoration of key buildings such as the Palladium and former brewery SSV1 states that the historic features of the Palladium and Brewery should be retained, enhancing the Conservation Area. Improving the public realm is also required
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	-	-	-	Development would be within the town centre, minimising traffic congestion (more people will be able to walk/cycle) Potential ground constraints and contamination across site These issues will need to be mitigated in the draft plan / planning application
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site lies within Flood Zone 1 due to the presence of the flood relief tunnel. This takes flood flows from the River Somer, preventing widespread flooding in the town centre.. FRA is required. Flood alleviation tunnel – any blockage would result in flood risk.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other Development management policies apply – see table 4.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development is on a brownfield site Other Development management policies apply – see table 4.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Welton Bag Factory SSV4</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is adjacent to Midsomer Norton Town Centre with its health facilities Site located within walking distance of town centre bus stops SSV4 proposes an improved crossing between the site and the High Street at Stones Cross which will make it easier to walk to the Town Centre
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	SSV4 suggests the priority will be to deliver a mixed use development of employment and residential.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Site is currently vacant with many unoccupied industrial buildings and no public access. Redevelopment would open up the area for the public and improve connections to the High Street
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Site is currently in an employment use, although the occupier has vacated the factory and relocated. There is little prospect of the factory re-opening. SSV4 states that the priority is to deliver an appropriate mix of employment floorspace and housing. Therefore, although redevelopment is likely to provide less employment floorspace than is currently on site, there will be more jobs provided than at present, and this is assessed as being positive. This relates to providing an adequate supply of land for employment opportunities and helping to reduce travel distances to work.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Development would be adjacent to the town centre (walking distance of shops, facilities and public transport) Development provides opportunities to establish a more direct and attractive connection between the site and the High Street via Stone's Cross
<b>Objective 6:</b>	+	+	+	SSV4 recognises that the historic buildings within the site are

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Welton Bag Factory SSV4			
SA Objectives	Short term	Med term	Long term	Commentary
Protect and enhance local distinctiveness				an asset and within the Conservation Area and should be incorporated into the development
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	SSV4 recognises that the historic buildings within the site are an asset and within the Conservation Area and should be incorporated into the development
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	The Wellow Brook is currently culverted through this site Incorporation of a high quality green infrastructure route through the site is a key priority. This relates to the objective of encouraging and protecting habitats and biodiversity
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	-	-	-	Development would be adjacent to the town centre, minimising traffic congestion (more people will be able to walk/cycle) Potential ground constraints and contamination across site These issues will need to be mitigated in the draft plan / planning application
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	Flood Zone 1, 2 and 3 Redevelopment offers major opportunity to de-culvert the Wellow Brook that currently runs underneath the site. This could be restored to mimic the upstream natural sections through the site and provide habitat creation/enhancement. This would provide a significant local asset and could help to achieve Water Framework Directive objectives for the watercourse. Development would need to be set back from this river corridor, outside of the floodplain, avoiding the need for costly flood risk mitigation or flood storage compensation to be provided. SSV4 states that incorporation of a high quality green infrastructure route along the Wellow Brook through the site is a key priority linking with the attractive Welton Green community space  Flood risk assessment, Land contamination reports, WFD assessment (either screening or full assessment) and Ecological surveys are necessary.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other Development Management Policies apply – see table 4.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Welton Bag Factory SSV4			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development is on a brownfield site Other Development Management Policies apply – see table 4.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Midsomer Norton Town Park SSV3			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	<p>SSV3 proposes an new town park, with improved linkages between Midsomer Norton and Westfield; a new pedestrian/cycle bridge over the river allowing people to travel from Radstock Road through the park to Westfield; will also allow cyclists travelling along the existing cycle path to access the town centre and use its facilities. This relates to improved access to healthcare (in the town centre) using sustainable transport means and making it easy to reach the town centre facilities by active travel</p> <p>New town park will offer opportunities to engage in structures sport and play, leisure and informal recreation</p> <p>New town park could offer opportunities for local sustainable food production</p> <p>New town park will offer increased access to open space</p> <p>New town park will constitute a facility that supports social interaction for all ages</p>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	<p>A new town park would constitute a significant community, social and cultural facility which could support civic, cultural, recreational and community functions, and offers opportunities for social interaction and new connections between Midsomer Norton and Westfield</p>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling	++	++	++	<p>SSV3 proposes an new town park, with improved linkages between Midsomer Norton and Westfield; a new pedestrian/cycle bridge over the river allowing people to travel from Radstock Road through the park to Westfield; will also allow cyclists travelling along the existing cycle path to access the town centre and use its facilities.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Midsomer Norton Town Park SSV3</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
and walking				
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	SSV3 recognises the positive impact the site plays on the landscape character of the town and the historical landmark that the site represents as a remnant of the Somerset Coalfield. SSV3 requires that the area is turned into a town park which will protect and enhance this area of valued landscape
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	SSV3 recognises the positive impact the site plays on the landscape character of the town and the historical landmark that the site represents as a remnant of the Somerset Coalfield. SSV3 requires that the area is turned into a town park which will protect and enhance this area of valued landscape
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	SSV3 states that ecology is integral to the design of the park, and will be enhanced by the creation of the town park
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	+	+	+	Development has the potential to take traffic off the road and encourage people to use bikes.  Development would enhance an area of tranquillity as a town park
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1  River Somer runs through the site. Development provides opportunity to improve access to river.  There is historic landfill in part of the site. Previous uses will have therefore resulted in contamination that may pose a risk to the water environment. This will need to be adequately assessed in any proposals coming forward with a planning application supported by appropriate risk assessments / remediation proposals.  Sustainable drainage will be a priority  Flood risk assessment, Land contamination reports, WFD assessment (either screening or full assessment) and Ecological surveys are necessary.
<b>Objective 11</b> Increase resilience to climate change	++	++	++	SSV3 will act as a large piece of green infrastructure which will improve the quality of life in an urban area and relates to this objective (trees can assist with cooling, flood prevention etc)
<b>Objective 12:</b> Encourage careful and efficient use of natural	?	?	?	

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Midsomer Norton Town Park SSV3			
SA Objectives	Short term	Med term	Long term	Commentary
resources including energy and encourage sustainable construction				
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>		<b>Former Sewage Works, Welton Hollow SSV10</b>		
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Local Plan Policy (NR3) requires pedestrian and cycle links to Norton Radstock Greenway and Midsomer Enterprise Park and/or Radstock Road. This relates to making it easier to reach destinations by active travel and opportunities to engage in informal recreation. Employment development on the site would make it easier for local people to reach workplaces (+)</li> <li>2. This option would still enable employment development, but remove the site requirements above (+)</li> <li>3. Neutral (0)</li> </ol>
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Neutral (0)</li> <li>3. Neutral (0)</li> </ol>
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Local Plan Policy (NR3) requires pedestrian and cycle links to Norton Radstock Greenway and Midsomer Enterprise Park and/or Radstock Road. This relates to maximising opportunities for social interaction and connections within and between neighbourhoods (+)</li> <li>2. This option would still enable employment development, but remove the site requirements above (0)</li> <li>3. Neutral (0)</li> </ol>
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Local Plan Policy (NR3) does not specify what type / land use of development would be required (although it is assumed that because it is within the Core Employment Area there would be a presumption in favour of retaining the land solely for employment uses) (++)</li> <li>2. Site would remain in the Core Employment Area (++)</li> <li>3. This option would remove the site from the Core Employment Area, which would conflict with this SA objective. Alternative employment land might need to be identified elsewhere to mitigate this effect (--)</li> </ol>
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Local Plan Policy (NR3) requires pedestrian and cycle links to Norton Radstock Greenway and Midsomer Enterprise Park and/or Radstock Road (+)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Former Sewage Works, Welton Hollow SSV10</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
transport and promote cycling and walking				2. This option would still enable employment development, but remove the site requirements above (0) 3. Neutral (0)
<b>Objective 6:</b> Protect and enhance local distinctiveness				<b>Options</b> 1. Neutral (0) 2. Neutral (0) 3. Neutral (0)
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets				<b>Options</b> 1. Neutral (0) 2. Neutral (0) 3. Neutral (0)
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)				<b>Options</b> 1. Neutral (0) 2. Neutral (0) 3. Neutral (0)
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution				<b>Options</b> 1. Potential negative – land is likely to need remediation works due to past use. Mitigation required in draft plan / planning application (-) 2. Potential negative – land is likely to need remediation works due to past use. Mitigation required in draft plan / planning application (-) 3. Neutral (0)
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)				<b>Options</b> 1. Flood Zone 1, 2 and 3; much of site is located in Flood Zone 3b so would not be appropriate for the majority of uses in principle; safe access and egress to and from the site would be a significant issue for any site level flood risk assessment; proposals would need to retain and enhance the existing channel plan form. Mitigation would be required (--) 2. This option would still enable employment development, but remove the site requirements (--) 3. Neutral (0)
<b>Objective 11</b> Increase resilience to climate change				<b>Options</b> 1. Refer to DM policies (0) 2. Refer to DM policies (0)

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Former Sewage Works, Welton Hollow SSV10			
SA Objectives	Short term	Med term	Long term	Commentary
				3. Neutral (0)
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction				<b>Options</b> <ol style="list-style-type: none"> <li>1. Development is on a brownfield site (+)</li> <li>2. Development is on a brownfield site (+)</li> <li>3. Neutral (0)</li> </ol>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				<b>Options</b> <ol style="list-style-type: none"> <li>1. Neutral, refer to Waste Core Strategy (0)</li> <li>2. Neutral, refer to Waste Core Strategy (0)</li> <li>3. Neutral (0)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Land West of Midsomer Norton Enterprise Park SSV12			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is within the Core Employment Area and would have a presumption in favour of employment uses. This relates to making it easy to reach workplaces
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site would remain in the Core Employment Area in which there would be a presumption in favour of retaining the land solely for employment uses
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	
<b>Objective 6:</b> Protect and enhance local distinctiveness	-	-	-	Site is currently open space / green field but in the context of an adjacent industrial estate. Vehicles already use the site. Minor negative effect which would need to be mitigated in a planning application
<b>Objective 7:</b> Protect and enhance the district's historic,	-	-	-	Site is currently open space / green field but in the context of an adjacent industrial estate. Vehicles already use the site. Minor negative effect which would need to be mitigated in a planning application

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Land West of Midsomer Norton Enterprise Park SSV12</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
environmental and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 Use of SuDS is main priority (refer to Development Management policies – see table 4)
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other Development Management policies apply – see table 4.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Other Development Management policies apply – see table 4.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Charlton Timber Yard SSV14			
SA Objectives	Short term	Med term	Long term	Commentary
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>	+	+	+	<p>Site is adjacent to Radstock Town Centre with its health facilities</p> <p>Site located within walking distance of town centre bus stops</p> <p>Emerging policy approach requires cycle parking which encourages active travel</p> <p>Emerging policy approach requires a mix of uses including town centre uses which would provide employment; this relates to making it easy to reach workplaces</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Lawful use would be for employment, although the building is currently empty (+)</li> <li>2. Would allow, but not require employment use, which lessens the likelihood of any being delivered (0)</li> <li>3. This option would increase the likelihood of retail provision which relates to making it easy to reach workplaces (+)</li> <li>4. This option would increase the likelihood of employment (B2 class) floorspace (+)</li> <li>5. This option would be as the emerging policy, but also incorporate a multi-functional green infrastructure corridor along the Wellow Brook which relates to opportunities to engage in leisure and informal recreation, and access to open space (++)</li> </ol>
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>	+	+	+	<p>Emerging policy approach requires a mixed use scheme encompassing town centre uses and residential</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Neutral (0)</li> <li>3. No material difference to emerging option (+)</li> <li>4. Neutral (0)</li> <li>5. Neutral (0)</li> </ol>
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	+	+	+	<p>Emerging policy approach requires an active frontage onto Frome Road which will can contribute to the reduction in the fear of crime</p> <p>Emerging policy approach requires a mixed use scheme encompassing town centre uses and residential which will increase opportunities for social interaction</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Neutral (0)</li> <li>3. No material difference to emerging option (+)</li> <li>4. Neutral (0)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title	Charlton Timber Yard SSV14			
SA Objectives	Short term	Med term	Long term	Commentary
				5. A multi-functional green infrastructure route along the Wellow Brook would relate to the promotion of public spaces and maximise opportunities for social interaction and connections within and between neighbourhoods (++)
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>	0	0	0	<p>Site is currently in employment / ancillary retail use</p> <p>Emerging policy approach requires a mixed use scheme encompassing town centre uses and residential. This relates to providing land for employment opportunities and reducing travel distances to work.</p> <p>The potential for jobs depends on the final mix of uses. The overall floorspace for employment uses may decrease from the current level, but offices would provide higher value added jobs.</p> <p>The overall effect, considering the existing use, is likely to be neutral.</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Would allow, but not require employment use, which lessens the likelihood of any being delivered (-)</li> <li>3. No material difference to emerging option (0)</li> <li>4. This option would increase the likelihood of employment (B2 class) floorspace, providing a betterment of the current situation (+)</li> <li>5. Neutral (0)</li> </ol>
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	+	+	+	<p>Development would be adjacent to the town centre (walking distance of shops, facilities and public transport)</p> <p>Emerging policy approach requires cycle parking which encourages active travel</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Neutral (0)</li> <li>3. No material difference to emerging option (+)</li> <li>4. No material difference to emerging option (+)</li> <li>5. A multi-functional green infrastructure route along the Wellow Brook would increase opportunities for walking through the site along the river (++)</li> </ol>
<p><b>Objective 6:</b> Protect and enhance local distinctiveness</p>	++	++	++	<p>Emerging policy approach requires a heritage led regeneration scheme to enhance the Conservation Area, including suitable materials, retention of historic stone buildings, incorporation of stone boundary, and reinstatement of windows within historic buildings</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Charlton Timber Yard SSV14</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				2. Would allow redevelopment but not include any of the requirements above, which would put them at risk (-) 3. No material difference to emerging option (++) 4. No material difference to emerging option (++) 5. Would have a positive landscape impact (++)
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Emerging policy approach requires a heritage led regeneration scheme to enhance the Conservation Area, including suitable materials, retention of historic stone buildings, incorporation of stone boundary, and reinstatement of windows within historic buildings <b>Alternative Options</b> <ol style="list-style-type: none"> <li>Neutral (0)</li> <li>Would allow redevelopment but not include any of the requirements above, which would put them at risk (-)</li> <li>No material difference to emerging option (++)</li> <li>No material difference to emerging option (++)</li> <li>Would have a positive landscape impact (++)</li> </ol>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	Emerging policy approach requires the Wellow Brook boundary to be protected and enhanced as a bat corridor, with additional bat boxes to be erected as well as SuDS. <b>Alternative Options</b> <ol style="list-style-type: none"> <li>Neutral (0)</li> <li>Would allow redevelopment but not include any of the requirements above (0)</li> <li>No material difference to emerging option (++)</li> <li>No material difference to emerging option (++)</li> <li>Would complement the emerging approach, potentially providing an additional positive benefit (++)</li> </ol>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Previous uses have resulted in contamination that may pose a risk to the water environment. This would need to be adequately assessed in any proposals coming forward Emerging policy approach requires sound attenuation and remediation of any land contamination <b>Alternative Options</b> <ol style="list-style-type: none"> <li>Neutral (0)</li> <li>Would allow redevelopment but not include any of the requirements above (-)</li> <li>No material difference to emerging option (0)</li> <li>No material difference to emerging option (0)</li> <li>No material difference to emerging option (0)</li> </ol>
<b>Objective 10:</b> Reduce vulnerability to,	0	0	0	Flood Zone 1 with area along river bank in zone 2 Part of the site looks to move into Flood Zone 3 in future with

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Charlton Timber Yard SSV14			
SA Objectives	Short term	Med term	Long term	Commentary
and manage flood risk (taking account of climate change)				<p>climate change.</p> <p>Development is required to provide SuDS</p> <p>Emerging policy approach seeks to protect the Wellow Brook boundary, with buffer zone (primarily for ecological purposes but also means that development would not occur within the flood zone)</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Would allow redevelopment but not include any of the requirements above (0)</li> <li>3. No material difference to emerging option (+)</li> <li>4. No material difference to emerging option (+)</li> <li>5. No material difference to emerging option (+)</li> </ol>
<b>Objective 11</b> Increase resilience to climate change	+	+	+	<p>Emerging policy approach requires additional tree planting alongside the brook which can relate to passive cooling</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Would allow redevelopment but not include any of the requirements above (0)</li> <li>3. No material difference to emerging option (+)</li> <li>4. No material difference to emerging option (+)</li> <li>5. No material difference to emerging option (+)</li> </ol>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	<p>Site is brownfield</p> <p>Emerging policy approach requires provision of SuDS</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Site is brownfield (+)</li> <li>3. Site is brownfield (+)</li> <li>4. No material difference to emerging option (+)</li> <li>5. No material difference to emerging option (+)</li> </ol>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	<p>Joint Waste Core Strategy policies apply.</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Neutral (0)</li> <li>3. Neutral, refer to Waste Core Strategy (0)</li> <li>4. Neutral, refer to Waste Core Strategy (0)</li> <li>5. Neutral, refer to Waste Core Strategy (0)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		Ryman Engineering Services SSV16		
SA Objectives	Short term	Med term	Long term	Commentary
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>	++	++	++	<p>Site is adjacent to Radstock Town Centre with its health facilities</p> <p>Site located within walking distance of town centre bus stops</p> <p>Emerging policy approach requires a through pedestrian / cycle connection to the railway land to the south, linking to the National Cycle network and St Nicholas School; and also reopening the two bridges between the site and the railway land to the west. Emerging policy approach also requires a pedestrian footpath crossing at the access of the site to make it easier/safer for pedestrians to access the town centre from Frome Road. These relate to improving access to town centre health care through sustainable transport means and encouraging active travel.</p> <p>Requirement for shared space relates to inclusive design which supports social interaction</p> <p>Requirement for ecological mitigation / habitat buffer along river relates to provision of natural space and engaging in informal recreation</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace, which would make it easier for local people to reach workplaces (++)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option and alternative option 1, but on a larger site (++)</li> </ol>
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>	+	+	+	<p>Emerging policy approach suggests the site could accommodate around 10 dwellings</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site (+)</li> </ol>
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	++	++	++	<p>Emerging policy approach requires a shared space approach; a through pedestrian / cycle connection to the railway land to the south, linking to the National Cycle network and St Nicholas School; and also reopening the two bridges between the site and the railway land to the west. Emerging policy approach also requires a pedestrian footpath crossing at the access of the site to make it easier/safer for pedestrians to access the town centre from Frome Road.</p> <p>Providing housing on site which would increase natural surveillance to a site which currently lacks any</p> <p>Together, these relate to designing out crime, and promoting a feeling of security, promotion of public spaces, and maximising opportunities for social interaction and connections within and between neighbourhoods</p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title				
Ryman Engineering Services SSV16				
SA Objectives	Short term	Med term	Long term	Commentary
				<p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace. Requirements relating to public realm / connections would remain the same, but natural surveillance would be reduced in out of work hours (+)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site (++)</li> </ol>
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>	-	-	-	<p>Emerging policy approach would replace a small employment site with residential, which would have a minor negative effect on this objective. Mitigation would be needed, in the form of ensuring an appropriate level of employment floorspace in the Somer Valley through the Placemaking Plan</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace. This would provide a betterment to the existing use of the land in terms of providing employment floorspace (+)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site (++)</li> </ol>
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	++	++	++	<p>Development would be adjacent to the town centre (walking distance of shops, facilities and public transport)</p> <p>Emerging policy approach requires a through pedestrian / cycle connection to the railway land to the south, linking to the National Cycle network and St Nicholas School; and also reopening the two bridges between the site and the railway land to the west. Emerging policy approach also requires a pedestrian footpath crossing at the access of the site to make it easier/safer for pedestrians to access the town centre from Frome Road. There is also a requirement for shared space. These relate to the prioritisation of safe walking and cycling infrastructure over facilities for cars</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (++)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site (++)</li> </ol>
<p><b>Objective 6:</b> Protect and enhance local distinctiveness</p>	++	++	++	<p>Emerging policy approach requires development to reference and respect the historic industrial and rural setting and character of the site. Inspiration should be taken from the surviving historic buildings in terms of scale, style and use of materials and taking account of historic plan form to better reveal and present any aspects of surviving significance. This</p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		Ryman Engineering Services SSV16		
SA Objectives	Short term	Med term	Long term	Commentary
				<p>includes incorporation of white lias stone and retention of the surviving rail tracks and route of the former railway line with the design of the scheme.</p> <p>Emerging policy approach requires a habitat buffer along the brook</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (++)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site (++)</li> </ol>
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	++	<p>Emerging policy approach requires development to reference and respect the historic industrial and rural setting and character of the site. Inspiration should be taken from the surviving historic buildings in terms of scale, style and use of materials and taking account of historic plan form to better reveal and present any aspects of surviving significance. This includes incorporation of white lias stone and retention of the surviving rail tracks and route of the former railway line with the design of the scheme.</p> <p>Emerging policy approach requires a habitat buffer along the brook.</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (++)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site (++)</li> </ol>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	++	++	++	<p>Emerging policy approach requires appropriate ecological mitigation to be included for bats, reptiles and invertebrates.</p> <p>Habitat buffer to be provided alongside the brook</p> <p>Provision of SuDS</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (++)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site (++)</li> </ol>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	-	-	-	<p>Previous uses may have resulted in contamination which may pose a risk to human health and the water environment. This would need to be adequately addressed in any proposals coming forward with any planning application.</p> <p>Emerging policy approach requires land remediation as necessary</p>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		Ryman Engineering Services SSV16		
SA Objectives	Short term	Med term	Long term	Commentary
				<p>Emerging policy approach does not consider potential noise pollution concerns with the adjacent employment land. Mitigation would be required in the draft plan / planning application</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (-)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site, which would be able to comprehensively deal with noise issues (+)</li> </ol>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>Flood Zone 1 (river channel itself constitutes flood zone 3) Site mainly located in flood zone 1, therefore use of SuDS is main priority and required by the emerging policy</p> <p>Emerging policy requires ecological mitigation along the brook, with a habitat buffer. This rules out any built development within the flood zone. Flood risk assessment, Land contamination reports and Ecological surveys are necessary.</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (+)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site, which would be able to comprehensively deal with noise issues (+)</li> </ol>
<p><b>Objective 11</b> Increase resilience to climate change</p>	+	+	+	<p>Emerging policy approach requires additional tree planting alongside the brook which can relate to passive cooling</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (+)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site, which would be able to comprehensively deal with noise issues (+)</li> </ol>
<p><b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction</p>	++	++	++	<p>Site is brownfield</p> <p>Emerging policy approach requires SuDS and for home designs to maximise solar orientation</p> <p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. As emerging option but replaces housing with employment floorspace (+)</li> <li>2. Neutral (0)</li> <li>3. Would have the benefits of the emerging option but on a larger site, which would be able to comprehensively deal with noise issues (+)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Ryman Engineering Services SSV16			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply. <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Neutral, refer to Waste Core Strategy (0)</li> <li>2. Neutral (0)</li> <li>3. Neutral, refer to Waste Core Strategy (0)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Radstock County Infants SSV17</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	Requirement for shared space relates to inclusive design which supports social interaction <b>Alternative options</b> 1. As above but would include some live/work units which relate to making it easier for local people to reach workplaces (+) 2. No material difference to emerging option (0)
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	Emerging policy approach suggests the site could accommodate around 10 dwellings <b>Alternative options</b> 1. Incorporating live/work units would still provide housing, but may slightly reduce overall capacity of the site (+) 2. Providing land for self-build housing would offer greater scope for meeting individual requirements and could lead to higher quality housing (+)
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Currently the site is derelict, with signs of vandalism. This relates to anti-social behaviour and increasing the fear of crime. Redevelopment would improve the current situation and promote a feeling of security Requirement for shared space relates to design of the public realm which maximises opportunities for social interaction <b>Alternative options</b> 1. No material difference to emerging option (++) 2. No material difference to emerging option (++)
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	<b>Alternative options</b> 1. Including live/work units would provide an element of employment on site which relates to the objective of enabling local businesses to prosper (+) 2. Neutral (0)
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Requirement for shared space, and to ensure that car parking and highways do not dominate the design. This relates to safe walking infrastructure <b>Alternative options</b> 1. No material difference to emerging approach (+) 2. Neutral (0)
<b>Objective 6:</b> Protect and	++	++	++	Emerging policy approach requires development to respond positively to the local area with the terrace to be constructed of

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Radstock County Infants SSV17			
SA Objectives	Short term	Med term	Long term	Commentary
enhance local distinctiveness				<p>white lias and Bath stone to maintain the character of the Conservation Area. The scale of the new buildings is to be consistent with those across the road</p> <p>Emerging policy approach requires provision of a suitable landscaping scheme within the site to enhance the development and protection of existing trees on site boundary</p> <p><b>Alternative options</b></p> <ol style="list-style-type: none"> <li>1. No material difference to emerging approach (+)</li> <li>2. Neutral (0)</li> </ol>
<p><b>Objective 7:</b></p> <p>Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	++	<p>Emerging policy approach requires development to respond positively to the local area with the terrace to be constructed of white lias and Bath stone to maintain the character of the Conservation Area. The scale of the new buildings is to be consistent with those across the road</p> <p>Emerging policy approach requires provision of a suitable landscaping scheme within the site to enhance the development and protection of existing trees on site boundary</p> <p><b>Alternative options</b></p> <ol style="list-style-type: none"> <li>1. No material difference to emerging approach (+)</li> <li>2. Neutral (0)</li> </ol>
<p><b>Objective 8:</b></p> <p>Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	+	+	+	<p>Emerging policy approach requires the protection of existing trees on the site boundary, and provision of SuDS</p> <p>No evidence of the presence of protected species</p> <p><b>Alternative options</b></p> <ol style="list-style-type: none"> <li>1. No material difference to emerging approach (+)</li> <li>2. Neutral (0)</li> </ol>
<p><b>Objective 9:</b></p> <p>Reduce land, water, air, light, noise pollution</p>	+	+	+	<p>The existing residential area and former school use would have generated greater noise levels albeit over a reduced amount of time than the proposed use as residential</p> <p><b>Alternative options</b></p> <ol style="list-style-type: none"> <li>1. No material difference to emerging approach (+)</li> <li>2. Neutral (0)</li> </ol>
<p><b>Objective 10:</b></p> <p>Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>Flood Zone 1</p> <p>Use of SuDS is main priority and required by the emerging policy</p> <p><b>Alternative options</b></p> <ol style="list-style-type: none"> <li>1. No material difference to emerging approach (+)</li> <li>2. Neutral (0)</li> </ol>
<p><b>Objective 11</b></p> <p>Increase resilience to climate change</p>	+	+	+	<p>Emerging policy approach requires protection of tree planting alongside site boundary which can relate to passive cooling</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Radstock County Infants SSV17</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				<b>Alternative options</b> <ol style="list-style-type: none"> <li>1. No material difference to emerging approach (+)</li> <li>2. Neutral (0)</li> </ol>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Site is brownfield Emerging policy approach requires SuDS <b>Alternative options</b> <ol style="list-style-type: none"> <li>1. No material difference to emerging approach (+)</li> <li>2. Neutral (0)</li> </ol>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply. <b>Alternative options</b> <ol style="list-style-type: none"> <li>1. Neutral, refer to Waste Core Strategy</li> <li>2. Neutral, refer to Waste Core Strategy</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Coomb End SSV6</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. The current Local Plan policy (NR13) requires a footway along Coomb End Road, improving access to the town centre (+)</li> <li>2. No material difference than option 1 until more detailed site requirements provided (+)</li> <li>3. No material difference than option 1 (+)</li> <li>4. Neutral (0)</li> </ol>
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. The current Local Plan policy (NR13) allocates the site for around 30 dwellings (of which around 5 have already been built. Option 1 proposes to replicate this policy (+)</li> <li>2. No material difference than option 1 until more detailed site requirements provided (+)</li> <li>3. This option could provide greater levels of housing (++)</li> <li>4. Neutral (0)</li> </ol>
<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. The current Local Plan policy (NR13) allocates the site for around 30 dwellings and requires provision of a footway along Combe End Road, which relates to maximising connections within and between neighbourhoods (+)</li> <li>2. No material difference than option 1 until more detailed site requirements provided (+)</li> <li>3. No material difference than option 1 (+)</li> <li>4. Neutral (0)</li> </ol>
<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. The current Local Plan policy (NR13) allocates the site for around 30 dwellings; this would result in the loss of current employment land. Alternative employment land might need to be identified elsewhere to mitigate this effect (-)</li> <li>2. No material difference than option 1 until more detailed site requirements provided (-)</li> <li>3. No material difference than option 1 (-)</li> <li>4. Neutral (0)</li> </ol>
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and</p>				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Development would be adjacent to the town centre (walking distance of shops, facilities and public transport). The current Local Plan policy (NR13) requires a footway along Coomb End Road, improving</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Coomb End SSV6</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
promote cycling and walking				<p>access to the town centre (+)</p> <p>2. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>3. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>4. Neutral (0)</p>
<b>Objective 6:</b> Protect and enhance local distinctiveness				<p><b>Options</b></p> <p>1. Neutral (0)</p> <p>2. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>3. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>4. Neutral (0)</p>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets				<p><b>Options</b></p> <p>1. Neutral (0)</p> <p>2. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>3. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>4. Neutral (0)</p>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)				<p><b>Options</b></p> <p>1. Neutral (0)</p> <p>2. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>3. No material difference than option 1 until more detailed site requirements provided (+)</p> <p>4. Neutral (0)</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution				<p><b>Options</b></p> <p>1. Previous uses may have resulted in contamination that may pose a risk to human health and/or water environment. This may need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals (-)</p> <p>2. No material difference than option 1 until more detailed site requirements provided (-)</p> <p>3. No material difference than option 1 until more detailed site requirements provided (-)</p> <p>4. Neutral (0)</p>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood				<p><b>Options</b></p> <p>1. Flood Zone 1 (with a small section of the site in zones 2 and 3); the steep nature of the watercourse at</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Coomb End SSV6</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
risk (taking account of climate change)				<p>Coombend is an issue, and the culverted sections built in the 1880's are structurally failing; however EA has secured £1.6m towards reinforcement works within the existing culvert - development should be sited away from the culvert to ensure its structural integrity is not affected. The current Local Plan policy does not specifically refer to this and therefore mitigation would be required (-)</p> <ol style="list-style-type: none"> <li>2. No material difference than option 1 until more detailed site requirements provided, although likely to refer to flooding issues (0)</li> <li>3. Any additional land would need to establish the principles of flood risk and relationship to the culvert (0)</li> <li>4. Neutral (0)</li> </ol> <p>Flood Risk assessment and Land contamination reports are necessary.</p>
<b>Objective 11</b> Increase resilience to climate change				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Refer to DM policies (0)</li> <li>2. No material difference than option 1 until more detailed site requirements provided (0)</li> <li>3. No material difference than option 1 until more detailed site requirements provided (0)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Site is brownfield (+)</li> <li>2. Site is brownfield (+)</li> <li>3. Sites are brownfield (+)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				<p><b>Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral, refer to Waste Core Strategy (0)</li> <li>2. Neutral, refer to Waste Core Strategy (0)</li> <li>3. Neutral, refer to Waste Core Strategy (0)</li> <li>4. Neutral (0)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Former St Nicholas Infant School SSV20			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is adjacent to Radstock Town Centre with its health facilities Site located within walking distance of town centre bus stops
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	Emerging policy approach requires the conservation and reuse of the buildings as part of a residential development
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site is currently partially derelict and shows signs of vandalism which has the potential to attract further anti-social behaviour and increase the fear of crime. Conservation and reuse of the buildings would provide a feeling of security and reduce anti-social behaviour, crime and the fear of crime
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Development would be adjacent to the town centre (walking distance of shops, facilities and public transport).
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Emerging policy approach requires the conservation and reuse of the historic buildings on site
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	++	++	++	Emerging policy approach requires the conservation and reuse of the historic buildings on site and the enhancement of the Conservation Area

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Former St Nicholas Infant School SSV20			
SA Objectives	Short term	Med term	Long term	Commentary
assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	Emerging Policy approach requires appropriate ecological mitigation to be included for bats
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other Development Management policies apply – see table 4.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Site is brownfield
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>		<b>Radstock College SSV18</b>		
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Development would result in loss of open space. Emerging policy requires suitable off site replacement / enhancement of existing recreational land to compensate for loss Reinstatement of public right of way linking Wells Road to Waterside would increase access to open space; emerging policy also requires inclusion of new high quality open space Requirement for shared space relates to inclusive design supporting social interaction <b>Alternative Options</b> <ol style="list-style-type: none"> <li>As above but would include employment land as part of a mix of uses. This relates to making it easier to reach workplaces (++)</li> <li>Neutral (0)</li> <li>Would allow development but not guarantee replacement of existing open space or provide any development or design principles (-)</li> <li>As emerging policy approach but would provide better links to open space (++)</li> </ol>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Emerging policy approach requires around 50 dwellings <b>Alternative Options</b> <ol style="list-style-type: none"> <li>Would reduce the capacity for housing by including employment uses (+)</li> <li>Neutral (0)</li> <li>Would allow housing, but not give any certainty over development potential (+)</li> <li>No material difference to emerging option (++)</li> </ol>
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Reinstatement of public right of way linking Wells Road to Waterside would increase access to open space; emerging policy also requires inclusion of new high quality open space and shared space. This relates to promotion of public spaces and maximising opportunities for social interaction and connections within and between neighbourhoods <b>Alternative Options</b> <ol style="list-style-type: none"> <li>No material difference than emerging policy approach (+)</li> <li>Neutral (0)</li> <li>Would allow housing, but not give any certainty over development potential (0)</li> <li>As emerging option but with greater green infrastructure links (+)</li> </ol>
<b>Objective 4:</b> Build a strong, competitive economy and	0	0	0	<b>Alternative Options</b> <ol style="list-style-type: none"> <li>Would include employment uses which relates to providing an adequate supply of employment land and help to reduce travel distances to work (+)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Radstock College SSV18</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
enable local businesses to prosper				2. Neutral (0) 3. Neutral (0) 4. Neutral (0)
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Emerging policy approach states that development must not result in displaced car parking onto adjacent streets Reinstatement of public right of way linking Wells Road to Waterside would increase access to open space Site would benefit from existing public transport routes to the College <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (+)</li> <li>2. Neutral (0)</li> <li>3. Neutral (0)</li> <li>4. As emerging option but with greater green infrastructure links, which would benefit walking/cycling infrastructure (++)</li> </ol>
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	Emerging policy approach requires that building scale and height do not cause intrusion into views from the south east; enhance the setting of the adjacent Conservation Area and listed buildings; to include an area of high quality open space. <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (+)</li> <li>2. Neutral (0)</li> <li>3. Neutral (0)</li> <li>4. As emerging option but with greater green infrastructure links which could benefit landscape character (+)</li> </ol>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Emerging policy approach requires that building scale and height do not cause intrusion into views from the south east; enhance the setting of the adjacent Conservation Area and listed buildings; to include an area of high quality open space. <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (+)</li> <li>2. Neutral (0)</li> <li>3. Neutral (0)</li> <li>4. As emerging option but with greater green infrastructure links which could benefit landscape character (+)</li> </ol>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity	0	0	0	Existing site is open green space but with little ecological value (used for recreation, grass kept mown) Emerging policy approach requires the retention of trees along the boundaries, and the provision of SuDS. Flood Risk Assessment is necessary.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Radstock College SSV18</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
(taking account of climate change)				<b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (+)</li> <li>2. Neutral (0)</li> <li>3. Neutral (0)</li> <li>4. As emerging option but with greater green infrastructure links which could benefit ecology (+)</li> </ol>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Development would result in increased traffic onto site; emerging policy approach requires that this will not negatively impact on access to the College  <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (0)</li> <li>2. Neutral (0)</li> <li>3. Neutral (0)</li> <li>4. As emerging option but with greater green infrastructure links (0)</li> </ol>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 Use of SuDS is main priority and required by emerging policy  <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (++)</li> <li>2. Neutral (0)</li> <li>3. No material difference to the emerging approach (++)</li> <li>4. As emerging option but with greater green infrastructure links (++)</li> </ol>
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Other Development management policies apply – see table 4.  <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (0)</li> <li>2. Neutral (0)</li> <li>3. No material difference to the emerging approach (0)</li> <li>4. Option could include provision of more tree planting which relates to passive cooling (+)</li> </ol>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Site is greenfield Emerging policy approach requires SuDS Other Development management policies apply – see table 4.  <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. No material difference to the emerging approach (0)</li> <li>2. Neutral (0)</li> <li>3. No material difference to the emerging approach (0)</li> <li>4. No material difference to the emerging approach (0)</li> </ol>
<b>Objective 13:</b> Promote waste	0	0	0	Joint Waste Core Strategy policies apply.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Radstock College SSV18			
SA Objectives	Short term	Med term	Long term	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				<p><b>Alternative Options</b></p> <ol style="list-style-type: none"> <li>1. Neutral, refer to Waste Core Strategy</li> <li>2. Neutral (0)</li> <li>3. Neutral, refer to Waste Core Strategy</li> <li>4. Neutral, refer to Waste Core Strategy</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

Policy No. & Title		St Peter's Factory / Cobblers Way SSV11		
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	Emerging policy approach requires pedestrian and cycle access from Lincombe Road which would make it easier to reach facilities along Wells Road  Green infrastructure requirements and enhanced access to open space to the south and east relate to opportunities to engage in play, leisure and informal recreation and increasing access to open space.  Employment floorspace would make it easier to reach workplaces  <b>Alternative Option</b> 1. Would remove the employment floorspace requirement (+)
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	Emerging policy approach requires around 30 dwellings  <b>Alternative Option</b> 1. Would increase capacity to around 40 dwellings (++)
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Site is currently a green field site that is partially used as a storage ground / dump for materials from previous phases of construction. Potential exists for vandalism.  Redevelopment would introduce natural surveillance to a site which currently has none which relates to designing out crime and promoting a feeling of security  Emerging policy approach requires links to Lincombe Road and Cobblers Way and link in with the public right of way running north to south. This relates to maximising connections within and between neighbourhoods  Inclusion of green infrastructure supports recreational functions  <b>Alternative Option</b> 1. No material difference to emerging approach (+)
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Emerging policy approach requires employment floorspace as part of a mix of uses. This relates to providing an adequate supply of employment land and reducing travel distances to work  <b>Alternative Option</b> 1. Neutral (0)
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and	+	+	+	Emerging policy approach requires pedestrian and cycle access from Lincombe Road which would make it easier to reach facilities along Wells Road  Green infrastructure requirements and enhanced access to open space to the south and east

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>St Peter's Factory / Cobblers Way SSV11</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
promote cycling and walking				<b>Alternative Option</b> 1. No material difference to emerging approach (+)
<b>Objective 6:</b> Protect and enhance local distinctiveness	++	++	++	Emerging policy approach includes significant green infrastructure provision and protection of areas vulnerable to landscape impact. <b>Alternative Option</b> 1. No material difference to emerging approach (++)
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Emerging policy approach includes significant green infrastructure provision and protection of areas vulnerable to landscape impact. <b>Alternative Option</b> 1. No material difference to emerging approach (++)
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	Emerging policy approach includes significant green infrastructure provision with particular emphasis on protection of bats and invertebrates. <b>Alternative Option</b> 1. No material difference to emerging approach (++)
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	-	-	-	Potential on-site contaminant sources include deep made ground associated with the backfilled quarry; possible contamination associated with fly-tipped material present on site; naturally occurring elevated concentrations of contaminants within the underlying natural soils; possible contamination associated with the former quarrying and limekiln operations undertaken on site This will need to be mitigated in the draft plan / planning application Minor aquifer underlying the site Emerging policy approach includes protection of the aquifer <b>Alternative Option</b> 1. No material difference to emerging approach (-)
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1. Flood Risk Assessment is necessary. Use of SuDS is main priority and is required by emerging policy Site is at the headwaters of the 'waterside' ordinary watercourse and should therefore look to provide a betterment in surface water runoff from the site compared to existing (this could be referred to in the draft Plan) <b>Alternative Option</b> 1. No material difference to emerging approach (+)

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>St Peter's Factory / Cobblers Way SSV11</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 11</b> Increase resilience to climate change	+	+	+	Emerging policy approach requires significant green infrastructure which includes tree planting – related to passive cooling <b>Alternative Option</b> 1. No material difference to emerging approach (+)
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Site was an area of former quarrying and limekiln operations Emerging policy approach requires provision of SuDS <b>Alternative Option</b> 1. No material difference to emerging approach (+)
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply. <b>Alternative Option</b> 1. Neutral, refer to Waste Core Strategy (0)

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	Old Mills Industrial Estate SSV9			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Development for business uses would make it easier to reach workplaces for local residents Emerging policy approach requires a community facility which relates to inclusive design which supports social interaction Development would build on a currently open and undeveloped green field; however this is not currently publically accessible <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Same as emerging approach (+)</li> <li>2. No material difference to emerging approach until revisions to site requirements are made clear (+)</li> <li>3. No material difference to emerging approach (+)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	0	0	0	<b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Neutral (0)</li> <li>2. Neutral (0)</li> <li>3. Neutral (0)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Emerging policy approach requires a community facility which relates to provision of appropriate and accessible community social facilities <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Same as emerging approach (+)</li> <li>2. No material difference to emerging approach until revisions to site requirements are made clear (+)</li> <li>3. No material difference to emerging approach (+)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Emerging policy approach is to provide a large area of land for business uses. This relates to providing an adequate supply of land to meet a diverse range of employment opportunities to meet the requirements of growth sectors, to correct imbalances between residential and employment development and to help reduce travel distances to work <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Same as emerging approach (++)</li> <li>2. No material difference to emerging approach until revisions to site requirements are made clear (++)</li> <li>3. Would provide a smaller amount of employment land to the emerging option (+)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 5:</b>	+	+	+	Emerging policy approach requires improvements to the A362

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Old Mills Industrial Estate SSV9</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking				to ensure safe access to the site. This would include for pedestrians and cyclists <b>Alternative Options</b> 1. Same as emerging approach (+) 2. No material difference to emerging approach until revisions to site requirements are made clear (+) 3. No material difference to emerging approach (+) 4. Neutral (0)
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	Emerging policy approach requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties <b>Alternative Options</b> 1. Same as emerging approach (0) 2. No material difference to emerging approach until revisions to site requirements are made clear (0) 3. Would lessen the landscape impact (+) 4. Neutral (0)
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	0	0	0	Emerging policy approach requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties <b>Alternative Options</b> 1. Same as emerging approach (0) 2. No material difference to emerging approach until revisions to site requirements are made clear (0) 3. Would lessen the landscape impact (+) 4. Neutral (0)
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Emerging policy approach requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties. This could also have an ecological benefit / provide mitigation <b>Alternative Options</b> 1. Same as emerging approach (0) 2. No material difference to emerging approach until revisions to site requirements are made clear (0) 3. Would lessen the ecological impact (+) 4. Neutral (0)
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	-	-	-	Will introduce noise into an area that is a currently open green space This will require remediation in the draft plan / planning application <b>Alternative Options</b> 1. Same as emerging approach (-)

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>Old Mills Industrial Estate SSV9</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				2. No material difference to emerging approach until revisions to site requirements are made clear (-) 3. Would lessen the noise impact (-) 4. Neutral (0)
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 Flood Risk Assessment is necessary. Use of SuDS is main priority (refer to DM policies) <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Same as emerging approach (+)</li> <li>2. No material difference to emerging approach until revisions to site requirements are made clear (+)</li> <li>3. No material difference to emerging approach (+)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 11</b> Increase resilience to climate change	+	+	+	Emerging policy approach requires major landscaping which will include trees – related to passive cooling <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Same as emerging approach (+)</li> <li>2. No material difference to emerging approach until revisions to site requirements are made clear (+)</li> <li>3. No material difference to emerging approach until revisions to site requirements are made clear (+)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	-	-	-	Site is greenfield Other Development Management policies apply – see table 4. <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Same as emerging approach (+)</li> <li>2. No material difference to emerging approach until revisions to site requirements are made clear (+)</li> <li>3. No material difference to emerging approach until revisions to site requirements are made clear (+)</li> <li>4. Neutral (0)</li> </ol>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply. <b>Alternative Options</b> <ol style="list-style-type: none"> <li>1. Neutral, refer to Waste Core Strategy</li> <li>2. Neutral, refer to Waste Core Strategy</li> <li>3. Neutral, refer to Waste Core Strategy</li> <li>4. Neutral (0)</li> </ol>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR16: Batheaston</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	<p>The site is within walking distance to the primary school, the village hall, the doctor's surgery, the shops and the village public houses.</p> <p>The site is also adjacent to the village football pitch and to the play park and older children's skate park. If the site was developed it would offer opportunities for people to engage in structured and informal sports and recreation.</p> <p>There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.</p>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	<p>This site would help to meet a limited number of the identified housing requirements for Batheaston in accordance with Policy RA1 of the Core Strategy.</p>
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	<p>This proposed development could help to increase the viability of the village shops and increase the opportunities for social interaction.</p> <p>Other Development Management policies apply – see table 4.</p>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	<p>This site is located within walking distance to the village shops, village hall and public houses.</p> <p>Development on this site may help to sustain these village businesses.</p>
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	<p>The site is within walking distance of the village bus stops which have routes into Bath and Box.</p> <p>There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.</p> <p>A public Right of Way (PROW) (BA2/34) runs through the site and there is an emerging Placemaking Plan design principle which requires the PROW to be incorporated into the development.</p> <p>The site is close to a purpose built cycle path which runs from Batheaston into Bath city centre.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR16: Batheaston</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Batheaston.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The site is adjacent to the Batheaston Conservation area. It is currently covered by concrete garages and development on this site could enhance it and improve the setting of the conservation area.  The emerging development & design principles for the site would require sensitive design with particular regard to site layout and building heights and soft landscaping to reduce the impact of any development and enhance the site.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The site is currently covered by garages. The development of this site will provide an opportunity to increase the biodiversity on site.  There is also an emerging Placemaking Plan principle which requires sensitive design of the housing and gardens to ensure there is no encroachment on tree canopies and the wildlife corridor of the Brook.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	As this is a central site in close proximity to the village shops and doctors surgeries, bus routes and cycle paths the development of this site should help to reduce reliance on private cars and facilitate the reduction in traffic congestion.  Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts. Other Development Management policies apply – see table 4.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	The site is within a Low Flood Risk Zone (FZ1) however Flood Zones 2 and 3 runs along western site boundary. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.  <b>Mitigation</b>  Possible mitigation may include enhancements to the river corridor margin. Previous uses may have resulted in contamination that may pose a risk to human health and the water environment. Redevelopment therefore has the potential to pose a risk to the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals. Sufficient margins should be provided next to the river to allow access for inspection and any required emergency works. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>SR16: Batheaston</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR16: Bathampton</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR16 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR16 will help to promote better physical and mental health.  GR16 is within walking distance of the core of the village which will further encourage health and well-being.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR16 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR16 would help to facilitate the promotion of walking as it is close to the core of the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR16 makes a contribution both to the openness of this part of the settlement and to the setting of the Conservation Area.  The undeveloped slopes are an important characteristic of Bathampton.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR16: Bathampton</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	GR16 makes a contribution both to the openness of this part of the settlement and to the setting of the Conservation Area. The undeveloped slopes are an important characteristic of Bathampton.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	GR16 will provide valuable natural habitats for all forms of biodiversity on the site.  GR16 is in close proximity to a Special Area of Conservation (SAC) which is estimated to contain 15% of the UK over-wintering population of the rare Greater Horseshoe bats. GR16 provides an important feeding ground for these bats.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>GR17: Bathampton</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR17 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR17 will help to promote better physical and mental health.  GR17 is within walking distance of the core of the village which will further encourage health and well-being.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR17 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR17 would help to facilitate the promotion of walking as it is close to the core of the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The green spaces helps to maintain and protect the Bathampton conservation area setting and the green slopes are an important characteristic of Bathampton.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental	++	++	++	GR17 makes a contribution both to the openness of this part of the settlement and to the setting of the Conservation Area. The undeveloped slopes are an important characteristic of Bathampton.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR16: Bathampton</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR17 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR17: Compton Martin</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR17 is within walking distance the village public house and village post office.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet some of the identified needs (maximum 10 dwellings) for Compton Martin in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the public house and the village post office.  Development on this site may help to sustain these village businesses.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is located near to the Compton Martin public house and post office and is close to the bus stops that serve the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Compton Martin.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	-	-	-	This site is adjacent to the Compton Martin conservation area and the green space has been identified as contributing to the setting of the conservation area.  There is a requirement for any development on this site to minimise the impact on the setting of the Compton Martin conservation area.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR17: Compton Martin</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p>Further the site is also washed over by the AONB and development on this site could have a negative impact on the AONB.</p> <p>There is a requirement in the emerging Placemaking Plan principles for a maximum of ten dwellings and the remainder of the site should be left open to avoid harming the AONB setting.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	<p>The emerging Placemaking Plan policies have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR5: East Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR5 is within walking distance to the village green and village shop.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located within walking distance to the village shop and the hair dressers shop.  Development on this site may help to sustain these village businesses.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is within walking distance of the village bus stop. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of East Harptree.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	+	+	+	The site has been identified as a 'gateway into the East Harptree conservation area'.  The site is currently covered by hard standing and by redundant farm sheds development on this site could enhance it and improve the setting of the conservation area.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>SR5: East Harptree</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				The emerging Placemaking plan principles for the site would require sensitive design with particular regard to site layout and building heights and soft landscaping to reduce the impact of any development and enhance the site.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	<p>The site is currently covered by concrete hard standing and a number of barns. The development of this site will provide an opportunity to increase the biodiversity on site.</p> <p>The emerging Placemaking Plan principles require precautionary working practices for reptiles and nesting birds on the site.</p> <p>There is also an emerging Placemaking Plan principle which requires native planting, mixed species seeding of lawns and gardens and the provision of nest boxes to be incorporated into any site design.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	<p>Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.</p> <p>The emerging Placemaking Plan policies have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>This site is in Flood Zone 1. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site. The emerging Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. However restoring and enhancing the watercourse on the site.</p> <p>Also the housing will need to be sited an appropriate distance from the culvert.</p> <p>Further previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.</p>
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR5: East Harptree</i>			
SA Objectives	Short term	Med term	Long term	Commentary
resources including energy and encourage sustainable construction				
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR6: East Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR6 is within walking distance to the village green. Site SR6 is within walking distance to the village shop.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This site could help to unite Water Street with Middle Street through the use of a pedestrian link with any dwellings overlooking the route. This will ensure natural surveillance and more people using the pedestrian route and provide opportunities for people to build relationships.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village shop and village hair dressers shop. Development on this site may help to sustain these village businesses.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is located in the centre of East Harptree and is close to the bus stops that serve the village.  The emerging Placemaking Plan principles requires a pedestrian link between the site and Middle Street which will enable residents of the site to safely access the primary school and the village green.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The site is located in the Mendips Hills AONB however it is surrounded by housing on three sides and it does not contribute towards the openness of the AONB landscape.  The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of East Harptree.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR6: East Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This site is not within the East Harptree conservation area however there is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. There will be no impact on the historic or cultural assets of East Harptree.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. There is a requirement in the emerging Placemaking Plan principles for the hedgerows to be conserved and protected and reinstated where possible.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.  The emerging Placemaking Plan policies have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.  Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site has been subject to a sequential flood risk and the whole site is in Flood Zone 1. FRA and Land Contamination Reports are required.  The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.  The emerging Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR6: East Harptree</i>			
SA Objectives	Short term	Med term	Long term	Commentary
construction				
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR7: East Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR7 is within walking distance to the village green Site SR7 is within walking distance to the village shop.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet some of the identified needs (maximum 5 dwellings) for East Harptree in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village shop and hair dressers shop.  Development on this site may help to sustain these village businesses.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is located near to East Harptree village shop and is close to the bus stops that serve the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of East Harptree.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	0	0	0	This site is adjacent to the East Harptree conservation area however there is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site.  The site is washed over by the AONB and development on this

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR7: East Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				<p>site could have a negative impact.</p> <p>There is a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p>Further the site is also washed over by the AONB and development on this site could have a negative impact on the AONB.</p> <p>There is a requirement in the emerging Placemaking Plan principles for a maximum of five dwellings and the remainder of the site should be left open to avoid harming the AONB setting.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	<p>The emerging Placemaking Plan policies have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	<p>This site is in Flood Zone 1. FRA and Land Contamination Reports are required.</p> <p>The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p>The emerging Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site. Please see the Surface Water Flooding Report.</p>
<b>Objective 11</b> Increase resilience to climate change	0	0	0	<p>Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	<p>Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p>
<b>Objective 13:</b> Promote waste management	0	0	0	<p>It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR7: East Harptree</i>			
SA Objectives	Short term	Med term	Long term	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR1: East Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR1 is the only green space in the village and will provide the residents with the opportunity to engage in regular exercise and social interaction. GR1 will help to promote better physical and mental health. GR1 is adjacent to the East Harptree primary school and would provide the opportunity for the green space to be used as an outdoor classroom and on sports days.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR1 will provide opportunities through interaction for neighbouring families to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR1 will encourage walking in the village as it is close to the school and close to the heart of the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR1 makes a contribution both to the openness of this part of the settlement and to the setting of the Conservation Area.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR1: East Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	GR1 contributes towards the character and appearance of the area, including the effect on the Mendips Area of Outstanding Natural Beauty (AONB) and the setting of the East Harptree Conservation Area.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR1 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR22: Hallatrow</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR22 is within walking distance the village public house.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Hallatrow in accordance with Policy RA2 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village's public house. Development on this site may help to sustain this village business.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is within walking distance of the village bus stop There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Hallatrow.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR22: Hallatrow</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The site is not in a conservation area however it is adjacent to the Grade II Listed Tennis Court and out buildings. The emerging development and design principles in the Draft Placemaking Plan Options document there is a requirement for any development to respect and enhance the setting of the Tennis Court farm. SR22 is currently covered by concrete hard standing and metal farm barns. The re-development of this site could facilitate improving the setting of the Grade II Listed building.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The site is currently covered by concrete hard standing and a number of barns. The development of this site will provide an opportunity to increase the biodiversity on site. The emerging Placemaking Plan principles require precautionary working practices for reptiles and nesting birds on the site. There is also an emerging Placemaking Plan principle which requires native planting, mixed species seeding of lawns and gardens and the provision of nest boxes to be incorporated into any site design.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1. FRA and Land Contamination Reports are required.  The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.  The emerging Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. Please see the Surface Water Flooding Report.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>SR22: Hallatrow</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR21: Hallatrow</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR21 is within walking distance of the village public house.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Hallatrow in accordance with Policy RA2 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village's public house. Development on this site may help to sustain this village business.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is within walking distance of the village bus stop and there are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Hallatrow.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR21: Hallatrow</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This site is not within the Hallatrow conservation area however there is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. There will be no impact on the historic or cultural assets of Hallatrow.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.  Further the site is also washed over by the Farrington Gurney Farmlands Character Area and development on this site could have a negative impact on the landscape.  There is a requirement in the emerging Placemaking Plan principles for development on the southern end of the site and the northern end is to remain open.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	This site is in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.  The emerging Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site Please see the Surface Water Flooding Report.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR21: Hallatrow</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
the waste hierarchy (Reduce, Reuse and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR8: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR8 is within walking distance the village public house.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet some of the identified needs (maximum 3 dwellings) for Hinton Blewett in accordance with Policy RA2 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village's public house.  Development on this site may help to sustain this village business.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is located near to the Hinton Blewett. The site is close to many public rights of ways (PROWs) which will promote walking in the open countryside.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Hinton Blewett.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR8: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This site is within the Hinton Blewett conservation area. There is a requirement in the emerging Placemaking Plan for any development on the site to be a 'conservation led design' which fully respects local character.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	-	-	-	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.  Further the site is also washed over by the AONB and development on this site could have a negative impact.  There is an requirement in the Placemaking Plan for measures to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nest boxes and hedgehog boxes. Further in addition there is a requirement for the mature trees and hedgerows on the site to be protected.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	The emerging Placemaking Plan policies have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.  Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	This site is in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.  The emerging Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site Please see the Surface Water Flooding Report.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR8: Hinton Blewett</i>			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR9: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site SR9 is within walking distance of the village public house.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet some of the identified needs (maximum 3 dwellings) for Hinton Blewett in accordance with Policy RA2 of the Core Strategy. As this site is a brownfield site it is accordance with national policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village's public house. Development on this site may help to sustain this village business.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is close to many public rights of ways (PROWs) which will promote walking in the open countryside.
<b>Objective 6:</b> Protect and enhance local distinctiveness				The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Hinton Blewett.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR9: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This site is outside the Hinton Blewett conservation area however there is a requirement in the emerging Placemaking Plan for any development to have particular regard to site layout, building height and soft landscaping to minimise the visual impact.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>The site is currently covered by concrete pig stys. The development of this site will provide an opportunity to increase the biodiversity on site.</p> <p>The emerging Placemaking Plan principles require precautionary working practices for reptiles and nesting birds on the site.</p> <p>There is also an emerging Placemaking Plan principle which requires native planting, mixed species seeding of lawns and gardens and the provision of nest boxes to be incorporated into any site design.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	<p>The emerging Placemaking Plan policies have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	<p>This site is in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p>The emerging Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site Please see the Surface Water Flooding Report.</p>
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR9: Hinton Blewett</i>			
SA Objectives	Short term	Med term	Long term	Commentary
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR2: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	GR2 will provide the residents with the opportunity to engage in regular exercise and social interaction. GR2 will help to promote better physical and mental health.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR2 will provide opportunities through interaction for neighbouring families to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR2 would help to facilitate the promotion of walking in the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The site contributes to the visual landscape setting of the medieval planned village layout.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	+	+	+	The site contributes to the visual landscape setting of the medieval planned village layout.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR2: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR2 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is located in Flood Zone 1. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR3: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR3 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR3 will help to promote better physical and mental health.  GR3 is close to the centre of the village and the village public house which should encourage people to interact and become more physically active.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR3 will provide opportunities through interaction for neighbouring families to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR3 would help to facilitate the promotion of walking in the village due to its location close to the village centre.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The site contributes to the visual landscape setting of the Conservation Area and the medieval planned village layout.
<b>Objective 7:</b> Protect and enhance the district's historic,	+	+	+	The Conservation Area Appraisal states that the character and significance of the built environment is enhanced by and dependent on GR3's agricultural landscape setting.  The site is an important setting to the Grade I Listed St

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR3: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
environmental and cultural assets				Margaret's Church.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR3 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is located in Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR4: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR4 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR4 will help to promote better physical and mental health.  GR4 is close to the centre of the village and the village public house which should encourage people to interact and become more physically active.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR4 will provide opportunities through interaction for neighbouring families to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR4 would help to facilitate the promotion of walking in the village due to its location close to the village centre.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The site has been identified as being intrinsically beautiful space and is part of the historic landscape setting.  The site helps to define the separation and the linear edge of the planned medieval village.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR4: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	++	++	++	GR4 has been identified in the Hinton Blewett conservation area appraisal as an important green space which enhances the Hinton Blewett conservation area. Further the Conservation Area Appraisal states that the character and significance of the built environment is enhanced by and dependent on GR4's agricultural landscape setting.  GR4 helps to define the separation and the linear edge of the planned medieval village.  GR4 is a part of the agricultural landscape across Cam Valley and to the Mendip Hills Area of Outstanding Natural Beauty and beyond.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR4 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is located within Flood Zone 1. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR4: Hinton Blewett</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
hierarchy (Reduce, Reuse and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR23: Temple Cloud</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	<p>The site is within walking distance to the primary school, village hall, garage, shop and the village bus stops.</p> <p>The site is within walking distance to the villages football pitch and to the play park</p> <p>If the site was developed it would offer opportunities for people to engage in structured and informal sports and recreation.</p>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	<p>This site would help to meet identified needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy</p> <p>Greenfield development is likely to be more viable compared to brownfield.</p>
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	<p>This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.</p>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	<p>This site is located within walking distance to the village shop and to the village hall.</p> <p>Development on this site may help to sustain these village businesses/organisations.</p>
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	<p>The site is adjacent to the A37 and to the village bus stops that provide routes to Bristol, Bath, Wells and the Somer Valley.</p> <p>There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.</p>
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	<p>The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Temple Cloud.</p>
<b>Objective 7:</b> Protect and enhance the district's historic,	+	+	+	<p>The site is adjacent to the Grade II Listed Temple Inn Public House.</p> <p>The emerging Placemaking plan principles for the site would require sensitive design with particular regard to site layout and</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR23: Temple Cloud</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
environmental and cultural assets				building heights and soft landscaping to reduce the impact of any development on the Grade II Listed building.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	-	-	-	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.  There is a requirement in the Placemaking Plan emerging principles for any development to maintain and strengthen the integrity and connectively of the green infrastructure on the site.  Further there is also a requirement in the design principles for hedgerows to be protected and reinstated where possible.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR24: Temple Cloud</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	The site is within walking distance to the primary school, village hall, garage, shop and the village's bus stops.  The site is adjacent to the villages football pitch and to the play park. If the site was developed it would offer opportunities for people to engage in structured and informal sports and recreation.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.  Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction.  Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located within walking distance to the village shop and to the village hall.  Development on this site may help to sustain these village businesses/organisations in the future.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site within walking distance to the A37 and to the village bus stops that provide routes to Bristol, Bath, Wells and the Somer Valley.  There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Temple Cloud.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR24: Temple Cloud</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This site is not within a conservation area however there is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. There will be no impact on the historic or cultural assets of Temple Cloud.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.  There is a requirement in the Placemaking Plan emerging principles for any development to maintain and strengthen the integrity and connectivity of the green infrastructure on the site.  Further there is also a requirement in the design principles for hedgerows to be protected and reinstated where possible.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone1. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR24: Temple Cloud</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR13: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	The site is within walking distance of the village shops The site is within walking distance of doctors surgery  The site is within walking distance of the village hall and children's play park.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Timsbury in accordance with Policy RA1 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located within walking distance to the village shops, village businesses and to the village hall Development on this site will help to sustain these village businesses/organisations.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.  The site is within acceptable walking distance of the village bus stops which provide services to Bath, Bristol and to the Somer Valley.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Timsbury.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	-	-	-	The site is not in the Timsbury conservation area however it is adjacent to Greenhill House which has been identified as a local heritage asset.  There is a Ha Ha running along the northern edge of the site and there is a plateau which has been identified as a landscape feature.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR13: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				<p>There is a requirement in the Placemaking Plan for any development on the site to be a 'conservation led design' which provides a setting to Greenhill House.</p> <p>There is a requirement in the emerging Placemaking Plan for any development on the site to be conservation led to ensure that the Green Hill House asset is not harmed.</p> <p>To ensure that the Ha Ha is protected only the southern part of the site would be allocated for development with the north part of the site being maintained as a green space.</p>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	-	-	-	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p>There is a requirement in the emerging Placemaking Plan principles for any development to maintain the north of the site as a green space.</p> <p>There is also an emerging principle to maintain and strengthen the integrity of the green infrastructure on site.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	As this is a central site in close proximity to the village shops and doctors surgeries, bus routes and cycle paths the development of this site should help to reduce reliance on private cars and facilitate the reduction in traffic congestion. Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR13: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
the waste hierarchy (Reduce, Reuse and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR14: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	0	0	0	The site is adjacent to the village hall, the cricket ground and children's park.  SR14 is also within walking distance of the villages' shops and primary school.  If the site is developed it would offer opportunities for people to engage in structured and informal sports and recreation.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Timsbury in accordance with Policy RA1 of the Core Strategy  Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site has the potential to provide employment space and dwellings which will improve the employment opportunities in the village.  This site is located within walking distance to the village shops, village businesses and to the village hall. Development on this site will help to sustain these village businesses/organisations.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is adjacent the village bus stops which provide routes to Bristol, Bath, and to the Somer Valley.  There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Timsbury.  This site has been identified as a 'gateway' into the village and the vision for the site includes the requirement for the development to create a 'sense of place' and attention to the design of the buildings to ensure that they are informed by the character of Timsbury.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR14: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The site is not within the Timsbury conservation area however it has been identified a 'gateway into the village'.  The emerging Placemaking Plan principles require any development to have particular regard to site layout, building height and soft landscaping, to minimise the visual impact of the development in this sensitive location.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The site is a brownfield site which is covered by concrete hard standing. The redevelopment of this site will increase the biodiversity potential on this site.  There is also an emerging Placemaking Plan principle which requires maintenance and strengthening the integrity and connectivity of the Green infrastructure. Further there is an additional emerging policy which requires enhancement of the site for biodiversity, including mixed species seeding of lawns and the provision of nest boxes and hedgehog boxes on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	+	+	+	As this is a central site in close proximity to the village shops and doctors surgeries, bus routes and cycle paths the development of this site should help to reduce reliance on private cars and facilitate the reduction in traffic congestion.  Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1. FRA and Land Contamination Reports are required.
<b>Objective 11</b> Increase resilience to climate change	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR14: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
hierarchy (Reduce, Reuse and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR15: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	The site is located adjacent to the village's primary school and is within walking distance of the shops and businesses. The site is also within a short walking distance of the village doctor's surgery. The site is within short walking distance of the Timsbury village hall and the village park and playing fields. <b>Alternative option</b> (4) Option 2 would retain site in current use and would therefore be neutral (0)
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Timsbury in accordance with Policy RA1 of the Core Strategy. <b>Alternative option</b> (1) Option 2 would retain site in current use and would therefore be neutral (0)
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site. <b>Alternative option</b> (1) Option 2 would retain site in current use and would therefore be neutral (0)
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located within walking distance to the village shops, village businesses and to the village hall. Development on this site will help to sustain these village businesses/organisations. <b>Alternative option</b> (1) Option 2 would retain site in current use and would therefore be neutral (0)
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is adjacent the village bus stops which provide routes to Bristol, Bath, and the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking. <b>Alternative option</b> (1) Option 2 would retain site in current use and would therefore be neutral (0)
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Timsbury.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR15: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
				<p><b>Alterative option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets</p>	+	+	+	<p>The site is not within the Timsbury Conservation area however it is close to the historic core of Timsbury village.</p> <p>There is an emerging Placemaking Plan requirement for any development on the site is have regard to site layout, building height and soft landscaping to minimise the visual impact of the development.</p> <p>There will be no impact on the historic or cultural assets of Timsbury.</p> <p><b>Alterative option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	-	-	-	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. The proposed development will be limited to the western section of the site and a green wedge will be retained.</p> <p>Any development on the site must leave a 15m buffer from the mature trees on the western edge of the site to protect the roots. There is a requirement in the emerging Placemaking Plan principles for any development to maintain or strengthen the integrity and connectivity of the green infrastructure.</p> <p><b>Alternative option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>As this is a central site in close proximity to the village shops and doctors surgeries, bus routes and cycle paths the development of this site should help to reduce reliance on private cars and facilitate the reduction in traffic congestion.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p> <p><b>Alternative option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>This site is within a Low Flood Risk Zone (FZ1). FRA and Land Contamination Reports are required.</p> <p><b>Alternative option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR15: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 11</b> Increase resilience to climate change	+	+	+	<p>Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p> <p><b>Alternative option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	<p>Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p> <p><b>Alternative option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	<p>It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.</p> <p><b>Alternative Option</b></p> <p>(1) Option 2 would retain site in current use and would therefore be neutral (0)</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR15: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR15 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR15 will help to promote better physical and mental health.  GR15 is within walking distance of the core of the village which will further encourage health and well-being.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR15 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR15 would help to facilitate the promotion of walking as it is close to the core of the village.  GR15 has a Public Right of Way running through the site which connects GR15 to a number of Public Rights of Way.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR15 is acts as a green wedge which is an important characteristic of Timsbury village.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental	+	+	+	There are long views towards the Cotswolds AONB and Beckford's Tower in Lansdown.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR15: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR15 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR14: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR14 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR14 will help to promote better physical and mental health.  GR14 site is the Timsbury playing school field and therefore will encourage healthier children.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR14 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR14 would help to facilitate the promotion of walking as it is close to the core of the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	0	0	0	GR14 is an important feature of the school.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental	0	0	0	GR14 is an important feature of the school.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR14: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
and cultural assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR14 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR13: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	GR13 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR13 will help to promote better physical and mental health.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR13 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR13 would help to facilitate the promotion of walking.  GR13 has a Public Right of Way running through the site which connects GR13 to a number of Public Rights of Way.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR13 is an important hill with views across Timsbury and towards Midsomer Norton.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	+	+	+	GR13 is an important hillside in the parish of Timsbury.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR13: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR13 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR12: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR12 is an allotment site and will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR12 will help to promote better physical and mental health.  GR12 is close to the core of the village which will promote walking.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR12 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR12 would help to facilitate the promotion of walking as it is close to the community that it serves.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR12 contributes towards the green wedges in Timsbury which is an important characteristic of Timsbury.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR12: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	GR12 is an allotment which is an important environmental asset.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR12 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>GR11: Timsbury</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR11 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR11 will help to promote better physical and mental health.  GR11 is close to residents which will promote walking.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR11 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR11 would help to facilitate the promotion of walking as it is close to the community that it serves.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR11 is an important woodland which contributes towards the rural landscape of Timsbury.
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural	+	+	+	GR11 is important woodland as it is one of a few remaining woodlands in Timsbury.  The batch is a reminder of the village's former Somersetshire coal mining industry.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR11: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
assets				
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR11 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR10: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR10 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR10 will help to promote better physical and mental health.  GR10 is close to residents which will promote walking.  GR10 is also a sports field and this will facilitate people increasing their health and well-being.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR10 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR10 would help to facilitate the promotion of walking as it is close to the community that it serves.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR10 contributes towards Timsbury's rural setting.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR10: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	GR10 is an important green space which contributes towards Timsbury's rural setting.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR10 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>GR9: Timsbury</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	GR9 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR9 will help to promote better physical and mental health.  GR9 is close to residents which will promote walking.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR9 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	GR9 would help to facilitate the promotion of walking.  GR9 has a Public Right of Way running through the site which connects GR9 to a number of Public Rights of Way.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR9 is located within the Green Belt and therefore makes a contribution towards the openness of the Green Belt and the landscape character of Timsbury.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR9: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	GR9 is located within the Green Belt and therefore makes a contribution towards the openness of the Green Belt.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR9 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR8: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	++	++	++	GR8 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR8 will help to promote better physical and mental health.  GR8 is close to core of the village which will promote walking.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR8 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	GR8 would help to facilitate the promotion of walking as it is close to the community that it serves.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR8 contributes towards the rural character of Timsbury.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR8: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	GR8 contributes towards the rural character of Timsbury.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	GR8 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR7: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	GR7 will provide the residents with the opportunity to engage in regular exercise and social interaction.  GR7 will help to promote better physical and mental health.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	GR7 will provide opportunities through interaction for people to meet and extend their local social networks.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	GR7 would help to facilitate the promotion of walking.  GR7 has a Public Right of Way running through the site which connects GR7 to a number of Public Rights of Way.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	GR7 contributes towards the rural setting of Timsbury.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>GR7: Timsbury</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	+	+	+	GR7 contributes towards the rural setting of Timsbury.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	GR7 will provide valuable natural habitats for all forms of biodiversity on the site.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this emerging policy.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR1: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is within walking distance of the doctor's surgery  Site is within walking distance to village shop and the beauty salon.  Site is within walking distance to the village's two public houses.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet the identified needs for West Harptree in accordance with Policy RA2 of the Core Strategy.  Greenfield development is likely to be more viable compared to brownfield.  Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction.  Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village shop and to the village's two public houses.  Development on this site may help to sustain these village businesses.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is within walking distance of the village shop however the route to the shop is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities.  The site is within walking distance of the bus stops that serve the village however the footpaths to the bus stops is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities. However, the Placemaking Plan emerging policy principles require an alternative footway from the site into the village.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of West Harptree.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR1: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets</p>	0	0	0	<p>This site is adjacent to the West Harptree conservation area.</p> <p>The site lies within the Upper Chew and Yeo Valley Landscape Character Area and the Mendips Hills AONB.</p> <p>There is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site.</p> <p>There is also a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	0	0	0	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p>Further the site is also washed over by the AONB and development on this site could have a negative impact.</p> <p>The southern and eastern hedgerows and the stream line have been identified as important features and as visual containment.</p> <p>However there is an emerging development and design principle requirement for any garden boundaries to be a minimum of 20m's from the centre line of the eastern and southern boundaries.</p> <p>There is also a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p> <p>In addition there is also a requirement for any development to maintain and strengthen the integrity and connectivity of the green infrastructure.</p>
<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>This site is in Flood Zone 1.</p>
<p><b>Objective 11</b> Increase resilience to climate change</p>	0	0	0	<p>Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR1: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR2: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	<p>Site is within walking distance of the doctor's surgery</p> <p>Site is within walking distance to village shop and the beauty salon.</p> <p>Site is within walking distance to the village's two public houses.</p>
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	<p>This site would help to meet the identified needs for West Harptree in accordance with Policy RA2 of the Core Strategy.</p> <p>Greenfield development is likely to be more viable compared to brownfield.</p>
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	<p>This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction.</p> <p>Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.</p>
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	<p>This site is located close to the village shop and to the village's two public houses.</p> <p>Development on this site may help to sustain these village businesses.</p>
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	-	-	-	<p>The site is within walking distance of the village shop however the route to the shop is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities.</p> <p>The site is within walking distance of the bus stops that serve the village however the footpaths to the bus stops is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities. However the Placemaking Plan emerging policy principles require an additional footway from the site into the village.</p>
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	<p>The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of West Harptree.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>SR2: West Harptree</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	-	-	-	<p>This site is adjacent to the West Harptree conservation area. The site lies within the Upper Chew and Yeo Valley Landscape Character Area and the Mendips Hills AONB. However there is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site.</p> <p>There is also a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p>Further the site is also washed over by the AONB and development on this site could have a negative impact.</p> <p>The southern and eastern hedgerows and the stream line have been identified as important features and as visual containment. However there is an emerging development and design principle requirement for any garden boundaries to be a minimum of 20m's from the centre line of the eastern and southern boundaries.</p> <p>In addition there is also a requirement for any development to maintain and strengthen the integrity and connectivity of the green infrastructure.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	<p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	-	-	-	<p>This site is in Flood Zone 1.</p> <p>The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p>The emerging Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site. Please refer to the Surface Water Flooding Report.</p> <p>A full drainage strategy should be provided which demonstrates that the site can be adequately drained without increasing flood risk elsewhere and to ensure that the surface water flooding on the site can be mitigated.</p>
<b>Objective 11</b> Increase resilience to climate change	0	0	0	<p>Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p>

## DEVELOPMENT MANAGEMENT POLICIES

<b>Policy No. &amp; Title</b>	<b>SR2: West Harptree</b>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR3: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is within walking distance of the doctor's surgery Site is within walking distance to village shop Site is within walking distance to the villages two public houses
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet the identified needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village shop, the church and to the village's two public houses.  Development on this site may help to sustain these village businesses.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is within walking distance of the village shop, village hall and to the bus stops that serve the village.  Further the site is located close to a number of public rights of ways which will promote walking.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of West Harptree.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR3: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	-	-	-	This site is adjacent to the West Harptree conservation area. Further the site is also washed over by the AONB and development on this site could have a negative impact.  There is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site.  There is also a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	-	-	-	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.  There is a requirement for any development to maintain and strengthen the integrity and connectivity of the green infrastructure.
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR3: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
(Reduce, Reuse and Recycle)				

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR4: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 1:</b> Improve the health and well-being of all communities	+	+	+	Site is within walking distance to the village green. Site is within walking distance of the children's park. Site is within walking distance of the village shop. Site is within walking distance of the public houses.
<b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet some of the identified needs for West Harptree (maximum 4 dwellings) in accordance with Policy RA2 of the Core Strategy.
<b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
<b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This site is located close to the village shop, the beauty salon and to the village's two public houses.  Development on this site may help to sustain these village businesses.
<b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	The site is within walking distance of the village shop and to the bus stops that serve the village.  Further the site is located close to a number of public rights of ways which will promote walking.
<b>Objective 6:</b> Protect and enhance local distinctiveness	+	+	+	The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of West Harptree.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR4: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
<b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets	-	-	-	<p>This site is not within the West Harptree conservation area. There will be no impact on the historic or cultural assets of West Harptree.</p> <p>The site is washed over by the AONB and development on this site could have a negative impact.</p> <p>There is also a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p>
<b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	-	-	-	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p>There is a copse on site which could be destroyed if development was to take place. There is a Placemaking Plan principle requirement for any development to incorporate the copse into any development scheme for the site.</p> <p>There is also a requirement for any development to maintain and strengthen the integrity and connectivity of the green infrastructure.</p>
<b>Objective 9:</b> Reduce land, water, air, light, noise pollution	0	0	0	Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
<b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1.
<b>Objective 11</b> Increase resilience to climate change	0	0	0	Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
<b>Objective 13:</b> Promote waste management accordance with	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

## DEVELOPMENT MANAGEMENT POLICIES

<i>Policy No. &amp; Title</i>	<i>SR4: West Harptree</i>			
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	<b>Commentary</b>
the waste hierarchy (Reduce, Reuse and Recycle)				