

**Habitat Regulation Assessment for the  
Bath & North East Somerset  
Placemaking Plan  
(Main Modifications to the Submitted  
Placemaking Plan, January 2017)**

## **The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Plan, January 2017**

The Draft Placemaking Plan was submitted to the Secretary of State to be examined by an independent Planning Inspector in April 2016. The Examination hearings took place in September/October 2016. The Inspector has now written to the Council to confirm that the Examination can proceed to consultation on the Main Modifications.

This document sets out the results of the Habitat Regulations Assessment (HRA) first stage screening undertaken of the Main Modifications. It should be read in conjunction with the HRA of the Draft Placemaking Plan (Pre-Submission version) which was undertaken in December 2015 (CD/PMP/G10) and submitted for Examination alongside the Draft Plan.

The HRA of the Draft Placemaking Plan provides a record of the HRA process undertaken in preparing the Draft Placemaking Plan, including the methodology applied and the results of the stage 1 screening undertaken of each policy.

The HRA screening of the Main Modifications has been undertaken utilising the same methodology. The results are set out in Appendix 1. The assessment results are in the same format as the screening of the Draft Placemaking Plan policies and indicate firstly, where a policy is subject to a Main Modification and secondly, the result of the policy post-Main Modification screening. In all cases the screening category is assessed to be the same as the policy in the Pre-Submission version of the Plan. The Main Modifications are therefore, considered not to give rise to likely significant effects.

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Plan, January 2017:  
Appendix 1 – Initial High level screening of Place Making Plan areas**

<b>Placemaking Areas</b>	<b>Proximity to Natura 2000 Sites</b>	<b>Nature &amp; extent of development proposed</b>	<b>Risk of impacts</b>
Bath	Most sites within 4km buffer of SAC and associated SSSI impact zones	Whilst within City, significant number of major development sites at sensitive locations along River avon Corridor with implications for SAC bat foraging and flightline features. These sites with most sensitivity have development requirements to protect bats.	<b>Moderate</b> (big/many sites; close SAC proximity, but development requirements in place and/or feasible)
Keynsham	Sites at least 5.5km from Natura 2000 buffer zones, and not within the SSSI Impacts zones for these sites, other than for airports	Limited number of urban/ previously developed sites. One riverside site that could raise lighting issues	<b>Low</b>
Somer Valley	Sites outside of Natura 2000 buffer zones and not within the SSSI Impacts zones for these sites; other than for airports.	A number of varied sites, but mainly brownfield within or adjacent to town centres. However some sites adjacent to river and known foraging and roost sites. These sites with most sensitivity have development requirements to protect bats	<b>Low/Moderate</b>
Rural Areas	The majority of rural sites are within Natura 2000 buffer zones & associated SSSI impact zones	Majority of sites small and within existing settlements, but located within Natura 2000 buffers and associated SSSI Impact zones.	<b>Moderate</b> (small sites; close SAC/SPA proximity, but opportunities for development requirements)

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Pan, January 2017:  
Appendix 1 – Screening Categories**

<b>Screening categories</b>	<b>Code</b>
A general statement of policy	A
Policy listing general criteria for testing proposals	B
proposals referred to but not proposed by the plan	C
environmental protection policies	D
steering change away from positive sites	E
do not propose change, but control approach (eg design)	F
no conceivable effect	G
actual or theoretical effects cannot undermine conservation objectives	H
LSE on a site alone	I
no LSE alone but an effect - check in combination	J
no LSE even in combination	K
LSE in combination	L

***Any policy or site allocated screening category I or L and highlighted in yellow will require action / amendment. Recommendations to address these issues are listed in the screening matrices and will require a response from plan authors.***

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Appendix 1 – Potential effects to Bat sites**

For the 3 bat sites screened in for detailed review and scrutiny of likely significant effect, a range of shared potential issues and effects were identified as summarised below:

<b>Potential Issues</b>
Increased recreational pressures
Increased noise and light pollution
Traffic generated air pollution
Increased urban-fringe pressures (domestic cats; noise; disturbance –potentially reducing agricultural viability)
Reduced viability and potential loss of existing agricultural landuse
<b>Potential Effects</b>
Reduction of habitat quality and function close to some sites (including function as foraging grounds or access ways)
Habitat loss close to some sites
Habitat fragmentation

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Pan, January 2017:  
Appendix 1 – Volume 1: District Wide**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
District-wide	RA1	<b>(Core Strategy)</b>		<b>MM1</b>	No change from Core strategy HRA Screening
	RA2	<b>(Core Strategy)</b>		<b>MM2</b>	No change from Core strategy HRA Screening
	SCR1:On-Site Renewable Energy Requirement	K	clarification that solar or biomass expected - not wind!	-	
	SCR2: Roof Mounted/ Building Integrated Scale Solar PV	F	No issues	-	
	SCR3: Ground Mounted Solar Arrays	D/F	Clause b, c & e	<b>MM4</b>	D/F
	SCR4: Community Renewable Energy Schemes	B/D	Clause e	-	
	SCR5: Water Efficiency	G		-	
	D.1: General Urban Design Principles	F		-	
	D.2: Local Character & Distinctiveness	B/D	Clause iv	-	
	D.3: Urban Fabric	B/F		-	
	D.4: Streets And Spaces	B/F		-	
	D.5:Building Design	B/F/D	Clause iv	-	
	D.6: Amenity	B/F		-	
	D.7: Infill And Backland Development	K		-	
	D.8: Lighting	K/D	Clause 2	<b>MM6</b>	K/D
	D9: Advertisements & Outdoor Street Furniture	B		-	
	D.10: Public Realm	F		-	

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Plan, January 2017:  
Appendix 1 – Volume 1: District Wide**

<b>Placemaking Plan Section</b>	<b>Policy</b>	<b>Screening Category</b>	<b>Notes</b>	<b>Main Modification ref</b>	<b>Screening category for modification</b>
	HE1: Historic Environment	B/G		<b>MM7</b>	B/G
	HE2: Somersetshire Coal Canal And The Wansdyke	D/F		-	
	NE1: Development And Green Infrastructure			-	
	NE2: Conserving And Enhancing The Landscape And Landscape Character	D		-	
	NE2A: Landscape Setting Of Settlements	D		<b>MM8</b>	D
	NE2B: Extension Of Residential Curtilages In The Countryside	D		<b>MM9</b>	D
	NE3: Sites, Species And Habitats	D		<b>MM10</b>	D
	NE4: Ecosystem Services	D		-	
	NE5: Ecological Networks	D		-	
	NE6: Trees And Woodland Conservation	D		-	
	GB1: Visual Amenities Of The Green Belt	D		-	
	GB2: Development In Green Belt Villages	K		-	
	GB3: Extensions And Alterations To Buildings In The Green Belt	B		<b>MM12</b>	B
	POLICY PCS1: Pollution And Nuisance	D		-	
	PCS2: Noise And Vibration	D		<b>MM13</b>	D
	PCS3: Air Quality	D		-	

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Appendix 1 – Volume 1: District Wide**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
	PCS4: Hazardous Substances	D	Clause 2	-	
	PCS5: Contamination	D		-	
	PCS6: Unstable Land	D		-	
	PCS7: Water Source Protection Zones	D		-	
	PCS8: Bath Hot Springs	D		-	
	H1: Housing and facilities for the elderly, people with other supported housing or care needs	B		-	
	H2: Houses in Multiple Occupation	B		-	
	H3: Residential Uses in Existing Buildings	B		-	
	H4: Self Build	B		-	
	H5: Retention of Existing Housing Stock	B		-	
	H6: Moorings	B/D	Clause 5	-	
	H7:Housing Accessibility	B		-	
	H8: Affordable Housing Regeneration Schemes	B		-	
	LCR1: Safeguarding Local Community Facilities	G/B		-	
	LCR1A: Public Houses	F		-	
	New or Replacement Community Facilities	F		-	
	LCR3: Land Safeguarded for Primary School Use	K		-	
	LCR3A: Primary School Capacity	F		-	

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Appendix 1 – Volume 1: District Wide**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
	LCR4: Safeguarding Land for Cemeteries	K		-	
	LCR5: Safeguarding existing sports and recreational facilities	K		-	
	LCR6: New and replacement sports and recreational facilities	K/D	Clause 2a	-	
	LCR6A: Local Green Spaces	D		-	
	LCR7: Recreational Development Proposals Affecting Waterways	K/D	Clause 3	-	
	LCR7A: Telecommunications Development	K/D	Clause 4	-	
	LCR7B: Broadband	G		-	
	LCR7C: Commercial Riding Establishments	K	Clause 7	<b>MM16</b>	K
	LCR8: Protecting Allotments	F/B		-	
	LCR9: Increasing the Provision of Local Food Growing	F/B	Clause 3	-	
	ED.1A Office Development	A/G		-	
	ED.1B Change of Use & Redevelopment of B1 (A) to Residential	K		-	
	ED.2A : Strategic and other primary industrial estates	A/G		-	
	ED.2B: Non-Strategic Industrial Premises	A/G		-	
	RE1 Employment Uses in the Countryside	G		-	

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Pan, January 2017:  
Appendix 1 – Volume 1: District Wide**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
	RE2: Agricultural development	K	Clause 3b	-	
	RE 3: Farm Diversification	K	Clause vi)	-	
	RE4: Essential Dwellings for Rural Workers	B		-	
	RE5: Agricultural Land	B	policy controls principle, other policies would apply	-	
	RE6: Re-use of rural buildings	K	Clause 3	-	
	RE7: Visitor Accomodation	K	Clause f	-	
	CR1: Sequential Test	A		-	
	CR2: Impact Assessment	F		-	
	CR3: Primary Shopping Areas and Shopping Frontages	F		-	
	CR4: Dispersed Local Shops	K/A		<b>MM18</b>	K/A
	ST1: Promoting Sustainable Travel	G/D		-	
	ST2: Sustainable Transport Routes	G		-	
	STA2: Recreational Routes	F/D		-	
	ST3: Transport Infrstructure	K	Clause 1	-	
	ST4: Rail Freight Facility	A/C		-	
	ST5: Traffic Management Proposals	G		-	
	ST6: Park & Ride	K	Clause 1a)	<b>MM20</b>	K
	ST7: Transport Requirements for Managing Development	K	Amended clause 1e	<b>MM21</b>	K
	ST8: Airport & Aerodrome Safeguarding Areas	G		-	

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Appendix 1 – Volume 1: District Wide**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
	M1: Minral Safeguarding Areas	B		-	
	M2: Mineral Allocations	K	policy M4	-	
	M3: Aggregate Recycling	E		-	
	M4: Winning & Working of Minerals	K	Clause 3	-	
	M5: Energy Minerals	K	Clause 1c	-	
	SU1: Sustainable Drainage	F/K		-	

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Plan, January 2017:  
Appendix 1 – Volume 2: Bath**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
<b>Part 2: Bath</b>	BD1 : Bath Design Policy	D	No issue	-	
	B1	(Core Strategy)		<b>MM24</b>	No change from Core strategy HRA Screening
	B2	(Core Strategy)		<b>MM27</b>	No change from Core strategy HRA Screening
	SB1 - Walcot Street /Cattlemarket Site	K	Clause 9	<b>MM28</b>	K
	SB 2 - Central Riverside & Recreation Ground	K	amended Clause 3	<b>MM30</b>	K
	SB 3 - Manvers Street	K	Clause 14	-	
	SB 4 - Bath Quays North & Bath College	K	Clause 13	-	
	SB 5 - South Quays & Riverside Court	K	Clause 15 & 16	-	
	SB 6 - South Bank	K	Clause 8 & 9	-	
	POLICY SB7: Green Park Station West & Sydenham Park	K	Clause 6 & 7	-	
	SB8 - Western Riverside	K	Clause 8 & 13	-	
	SB9 - The Bath Press	K	Clause 9 beneficial	-	
	SB 10 - Roseberry Place	K	Clause 5 & 6	-	
	SB11 - Former MoD Fox Hill / Mulberry Park	K	amended Clause 7	-	
	SB12 - Former MoD Warminster Road	F/K	Clause 4d	-	
	POLICY SB13 Former MoD Ensleigh and Royal High Playing Field (formerly Core	K	Clause e	-	

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Appendix 1 – Volume 2: Bath**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
	Strategy Policy B3c)				
	SB14 Twerton Park	K	No issue	-	
	SB15 Hartwells Garage	K	No issue	-	
	SB16 Burlington Street	K	No issue	-	
	SB17 - South of Englishcombe Lane	F/K	Clause 4	-	
	SB.18 Royal United Hospital	K	GI Plan	-	
	B5	(Core Strategy)		<b>MM31</b>	No change from Core strategy HRA Screening
	SB 19 - The University of Bath at Claverton down (including the Sulis Club)	K	General development principle J	<b>MM32</b>	K
	SB20 - Bath Spa University at Newton Park	K	Clause 4	-	

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Pan, January 2017:  
Appendix 1 – Volume 3: Keynsham**

<b>Placemaking Plan Section</b>	<b>Policy</b>	<b>Screening Category</b>	<b>Notes</b>	<b>Main Modification ref</b>	<b>Screening category for modification</b>
Part 4:Keynsham	KE2a : Somerdale	F	Planning permission Granted	-	
	KE2b: Riverside & Fire Station	K	Clause 9	-	

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Plan, January 2017:  
Appendix 1 – Volume 4: Somer Valley**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification ref	Screening category for modification
Placemaking Plan Section	Policy	Screening Category	Notes	<b>Main Modification reference</b>	Screening category for modification
Part 5: Somer Valley	SV1	(Core strategy)		<b>MM34</b>	No change from Core strategy HRA Screening
	SSV1 – Central High Street Core including the Palladium and Brewery sites	K	Clauses 5&6	-	
Midsomer Norton Town centre	SSV2 – South Road Car Park	K	Clause 5	-	
	SSV3: Midsomer Norton Town Park	K	Clause 6	-	
	SSV4: Former Welton Manufacturing Site	K	Clause 6	<b>MM36</b>	K
	Land at Siver Street	C/K		-	
	Local Green Space	D/K		-	
Radstock	SSV14- Charlton Timber Yard	K	Clause 5	-	
	SSV17: Former Radstock Infants	g/K	No Issues	-	
	SSV20: Former St Nicholas School			-	
Westfield	SSV18: Bath College Somer Valley Campus	K	Clause 7	-	
	SSV11: St Peter's Factory / Cobblers Way	K	Amended Clause 7 & new clause 12	-	
	Local Green Space	D/K		-	
Paulton & Peasedown St John	SSV9: Old Mills Industrial estate	D/K	Clause & 14	-	
	Local Green Space	D/K		-	

**The Habitat Regulations Assessment of the Placemaking Plan – Main Modifications to the Submitted Plan, January 2017:  
Appendix 1 - Volume 5: Rural Areas**

Placemaking Plan Section	Policy	Screening Category	Notes	Main Modification reference	Screening category for modification
Part 5: Rural areas	SR24: Temple Cloud	K		-	
	SR17: Compton Martin	K	Clause 8-12	-	
	SR5: East Harptree	K	Clause 8-13	<b>MM37</b>	K
	SR6: East Harptree	K	Clause 8-13	-	
	SR14	K		<b>MM38</b>	K
	SR15:	K		<b>MM39</b>	K
	SR2	K	Clause 8-12	<b>MM40</b>	K