Bath & North East Somerset Council

Bath and North East Somerset Draft Placemaking Plan (Dec 2015)

Sustainability Appraisal Report

Date
December 2015

Contents

Separate Annexes

1. Introduction

Background

1.1 The preparation of the Bath & North East Somerset (B&NES) Placemaking Plan has been subject to a fully integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in line with the requirements of:

- the SEA Regulations (*Statutory Instrument 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations 2004*) which requires an environmental assessment to be carried out on certain plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment;
- The Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12 (PPS12) which requires sustainability appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents; and
- Applicable Government guidance including *A Practical Guide to the Strategic Environmental Assessment Directive* (Office of the Deputy Prime Minister, 2005) and Sustainability Appraisal section of the Plan Making Manual (http://www.pas.gov.uk/pas/).

1.2 The integrated process is therefore termed Sustainability Appraisal (SA) and it incorporates the requirements of the SEA Regulations. The SA is being carried out by B&NES Planning Services and the internal SA officer group consists of officers from Economic Development, Sustainability, Health and Wellbeing and Housing.

1.3 This report is the main output of the SA and records the results of the whole SA so far. This report has been produced alongside the production of the draft Placemaking Plan (pre-submission version) and is published for consultation.

Structure of This Report

1.4 This SA report includes the elements of an environmental report as required by the SEA Regulations. Table 1 signposts the relevant sections of the SA report that represent the required contents of the environmental report.

Table 1: Contents of the SA report

SEA Regulations – requirement for an environmental report	Where covered in the SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.	The whole report does this.
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	The contents and main objectives of the plan are presented in Section 2. The

	plan's relationships to other plans and programmes is addressed in Annex A and H.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme and the environmental characteristics of areas likely to be significantly affected.	Section 5 and Annex B
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 5 and Annex B
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 4 and Annex A
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	Section 6 and Annexes D, F and G (the definition of significance is addressed in Section 3).
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 6 and Annex D, F, and G.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 6 and 7. Annex C and D. Difficulties are addressed in Section 3.
A description of measures envisaged concerning monitoring in accordance with Article 10.	Section 8.
A non-technical summary of the information provided under the above headings.	See separate non-technical summary.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	The whole report does this.

Consultation Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	The public and environmental authorities will be given 7 weeks to comment on the draft Core Strategy and SA Report.

1.5 This chapter provides an introduction to the Placemaking Plan and related SA process. The rest of this report is structured as follows:

- Section 2 describes the content and main objectives of the Core Strategy;
- Section 3 outlines the methodology used in the SA;
- Section 4 describes the plan's relationship with other plans, programmes and environmental / sustainability objectives and the sustainability baseline;
- Section 5 sets out the reasons for selecting the alternatives dealt with and the results of the appraisal of options considered in the development of the draft Core Strategy;
- Section 6 sets out the results of the appraisal of the policies within the draft Core Strategy;
- Section 7 outlines initial proposals for monitoring the sustainability effects of the options; and
- Section 8 describes the next steps.

Habitats Regulations Assessment

1.6 The Placemaking Plan has been subject to a parallel Habitats Regulations Assessment (HRA). HRA of plans is a requirement of the Habitats Regulations 2010 and relates to the protection of European designated nature conservation sites.

1.7 The findings of the HRA can be found within the report entitled 'Habitat Regulation Assessment for the Bath & North East Somerset Placemaking Plan draft document available www.bathnes.gov.uk/placemakingplan.

How to comment on this Report

1.8 The draft SA Report is being published for consultation alongside the Draft Placemaking Plan from the period 16th December 2015 to 5th February 2016. The purpose of this consultation is to provide the statutory environmental bodies and other interested parties the opportunity to express their opinion on the SA Report. It also enables the reader to use the information within the SA Report to guide their deliberations on the draft Placemaking Plan. Please send your comments on this report by 3rd February 2016.

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2. B&NES Development Plan – Planning Framework

2.1 The Placemaking Plan complements the Council's Core Strategy (July 2014). The Placemaking Plan will be a development plan document which will allocate a range of sites for development for a range of uses; facilitate the delivery of key sites with planning requirements; set out development management policies which will be used to determine planning applications; and to safeguard and enhance the quality and diversity of places in Bath and North East Somerset ('B&NES'). It is focussed on creating the conditions for better places, and on providing greater clarity to enable the right developments to be delivered.

2.3 A full SA has been carried out on the B&NES Core Strategy. A Sustainability Appraisal (SA) to develop the Core Strategy was undertaken to inform all stages of the plan preparation together with an Appropriate Assessment (AA). The SA was carried out in line with the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment Directive) and the UK Environmental Assessment of Plans and Programmes Regulations (2004). The final report can be accessed from www.bathnes.gov.uk/corestrategy.

2.4 Placemaking Plan Options document was published for consultation along with the interim SA report in November 2014.

2.5 The next stages of the production of the Placemaking Plan are set out in the Council's approved Local Development Scheme. In summary these are;

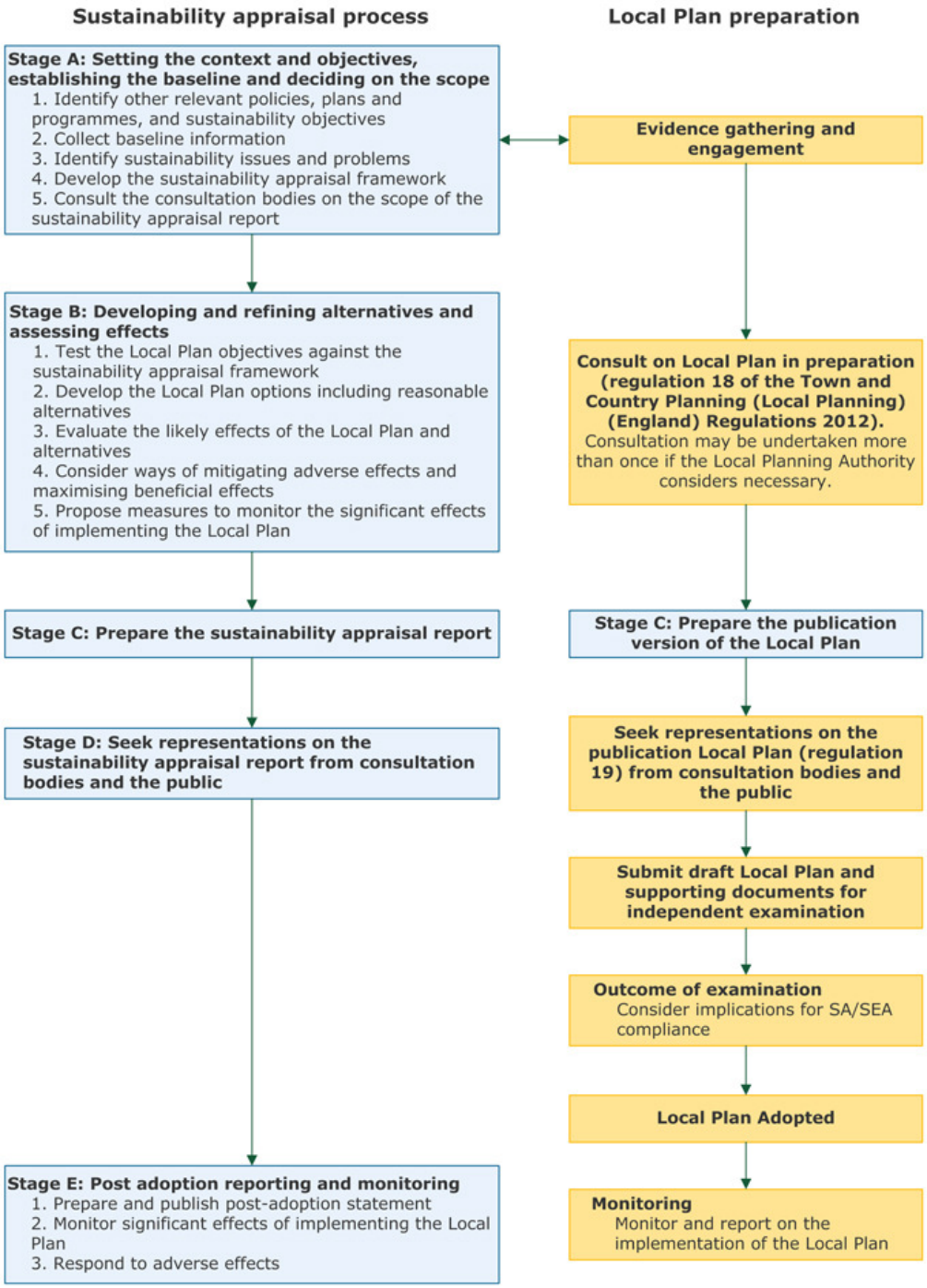
Spring 2016	Submission
Summer 2016	Examination Hearings
Winter 2016	Adoption of Placemaking Plan.

3 Sustainability Appraisal Methodology

Approach adopted for this Sustainability Appraisal

3.1 The methodology for this appraisal was developed in accordance with guidance published by the ODPM (now DCLG) as outlined in the Table 2 below. Stage A of the SA was undertaken by Council Officers within the Planning Policy Team with advice from ENVIRON UK Ltd consultants. The Policy Officers subsequently undertook the options appraisals with advice from the Council's cross service SA group members. The appraisals of the draft Placemaking Plan were undertaken in collaboration with the Officers within the Planning Policy Team.

Table 2



Stage A: Scoping

3.2 Stage A has been completed. An SA Scoping Report of the Placemaking Plan was produced and consulted in November 2014 to help ensure that the SA process covered the key sustainability issues for spatial planning in Bath & North East Somerset.

3.3 The Scoping Report presents the outputs of all of the tasks in Stage A (the scoping phase of the SA) and includes baseline information, review of relevant plans and identification of significant sustainability issues for the Placemaking Plan. From all of the information collected, an "SA Framework", or set of sustainability objectives, was developed, against which the various components of the Placemaking Plan have been appraised. A draft SA Framework was included in the Scoping Report and has been updated following consultation on the Scoping Report.

3.4 The data presented within the Scoping Report has been updated in response to the consultation responses received on the Scoping Report. The updated data has informed the appraisal of the draft Placemaking Plan.

Stage B: Assessing Options

3.5 The integration of sustainability into the plan starts formally at the stage of issues and options. The effects of the options have been assessed in broad terms with the aim of assisting in the selection of the preferred options. The interim SA report was produced and published and subject to public consultation alongside the Placemaking Plan Options document between 19th December 2014 and 30th January 2015. The report can be accessed from the link below. http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/placemaking-plan/what-placemaking-plan#two

3.6 Through the process of preparing the draft Plan more options were suggested and some options became less relevant due to changes in circumstances such as market change, site availability and changes in national guidance. Therefore relevant options were reviewed taking into account the objectives of the Core Strategy and emerging Placemaking Plan Policies. The appraisal of alternative options is presented in Annex C.

3.7 Therefore, Alternative Options appraisals (as reported in Annex C) helped to inform the draft Plan. The appraisals of the draft Plan policies are presented in Annex D.

3.8 The Placemaking Plan complements and seeks to deliver the strategic framework set out in the Adopted Core Strategy. The Core Strategy forms Part 1 of the B&NES Local Plan and the draft Placemaking Plan is Part 2. For the purposes of clarity and convenience for plan users the Plans (Part 1 and 2) have been combined. In some instances the Placemaking Plan policy or text will supersede that set out in the Core Strategy. Therefore, the screening exercise was undertaken (Annex F) and further appraisals were undertaken where the

screening identified potential impact on the sustainability issues which are presented in Annex G).

3.9 Annex E presents potential cumulative effects for the Placemaking Plan as a whole.

Assessment techniques

3.10 Matrices have been used to identify the sustainability effects of the draft Plan. These matrices are designed to help identify the potential impacts of the plan on each SA topic (guided by the SA Questions). The matrix for the assessment of the options is a relatively simple matrix. It allows for a discussion and comparison of each of the options under consideration. The simplicity of the matrix is designed to reflect the fact that strategic options should (and in many cases can only be) assessed in broad terms due a lack of spatial expression. A combination of expert judgement and analysis of baseline data has been used to judge the effects of the issues and options.

3.8 A 'no plan or no policy' scenario has been tested where it is meaningful to do so as part of the options development. This has taken into account the current social, environmental and economic characteristics of the area and the likely future situation without Placemaking Plan policies, but relying on national policies and guidance.

3.9 Significance has been defined within the appraisal of the draft Core Strategy as follows:

Table 3: Significance criteria

Score	Description	Symbol
Major positive impact	The option / plan achieves the majority of the applicable SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors	++
positive impact	The option / plan achieves some of the SA questions and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors	+
Neutral	The option / plan does not have an effect on the achievement of the SA Objective or SA questions	0
Minor negative impact	The option / plan conflicts with some of the SA questions and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors	-
Major negative impact	The option / plan conflicts with the majority of the applicable SA questions and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors. In addition the future baseline indicates a worsening trend in the absence	- -

	of intervention	
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA Objective	?
N/A	The option / plan is not relevant to these objectives	N/A

3.10 On the basis of the criteria set out within Table 3, significant effects have been considered to be major positive, major negative effects, plus uncertain effects. Uncertain effects are considered to be significant because they could potentially result in major positive or major negative effects.

3.11 Sustainability appraisal relies on expert judgement, which is guided by knowledge of the likely impacts of the plan, the baseline data available and responses and information provided by consultees and other stakeholders. The assessment has been carried out and reported using a matrix enabling an expert, judgement-led qualitative assessment to be made in most cases. The assessment does not seek to identify the likely level of influence of other strategies or policy documents and represents a 'face value' assessment of the likely effects of the Placemaking Plan proposed site allocation and policy options.

3.12 A 'precautionary approach' is taken, especially where qualitative judgements and mitigation is suggested if there is any doubt as to the effect of the plan. Only those sites proposed for consideration within the Placemaking Plan have been appraised.

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

Table 4: Development Management Policies relevant to SA objectives

SA Objectives	Development Management Policies Commentary
Objective 1: Improve the health and well-being of all communities	**Policy Appraisal** • Policy D1: requires development to make connections by foot, cycle, public transport and by car (in that order), with streets legible and easy to move around. • Policy D2: prevents development that harms local character and distinctiveness. • Policy D3: requires development to be designed for ease of walking and cycling and provide safe and quality routes; be permeable, connected with the existing street network, making new connections and avoiding severance; and designed not to prejudice existing/future development on adjoining sites. • Policy D4: requires development that incorporates shared surfaces to be legible and safe for all users, which leads to inclusive design which supports social interaction for all ages • Policy D5: requires developments to provide for appropriate levels of amenity, including provision of adequate and usable private or communal

SA Objectives	Development Management Policies Commentary
	amenity space, which relates to maintaining or increasing access to open space. • Policy D8: provides guidance on lighting. • Policy LCR5: requires development involving the loss of open space, land and buildings used for sport and recreation to demonstrate no longer a demand or evidence of future use; or that development only affects land that is incapable of being used for sport; or suitable replacement facilities are provided in accessible locations. • Policy LCR9: requires all major developments to incorporate opportunities for informal food growing wherever possible which relates to supporting local sustainable food production, including the provision of allotments and community gardening. • Policy ST1: requires well-connected places accessible by sustainable means of transport; relates to making it easy to reach everyday destinations by active travel • Policy ST7: requires development to provide if appropriate a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; facilities for public transport; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. • Policy SCR9: requires all dwellings to demonstrate secure and accessible cycle storage facilities, which relates to making it easy to reach everyday destinations by active travel measures • Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Good quality SuDS can also provide recreational areas which relates to providing opportunities to engage in informal recreation
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	**Core Strategy** • Policy CP9, 10: sets out affordable housing requirements and housing mix. • Policy RA4: allows residential development of 100% affordable housing in rural area. • Policy CP11: provides guidance on Gypsies, Travellers and Travelling showpeople. **Placemaking Plan** • Policy D1: requires development to be designed for people, and to be safe and attractive. The requirement for attractiveness relates to the delivery of good quality housing. • Policy D3: requires development to be designed with appropriate frontages, including active frontages and continuity of street frontage. This relates to the delivery of good quality housing. • Policy D5: requires developments to be well detailed which relates to the delivery of good quality housing. • Policy D6: requires development to provide for appropriate levels of amenity. • Policy D7: guides infill and backland development • Policy H1: facilities housing and facilities for the elderly, people with other supported housing or care needs. • Policy H2: allows a change of use from residential to a large HMO providing that it meets the requirements. • Policy H7: provides guidance on moorings • Policy H8: sets housing accessibility
Objective 3:	**Core Strategy**

SA Objectives	Development Management Policies Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	• Policy 13 requires new development to be supported by the timely delivery of the required infrastructure **Placemaking Plan** • Policy D1: requires development to be designed for people, and to be safe and attractive. The requirement for safety relates to designing out crime and promoting a feeling of security through better design. • Policy D2: requires development to make connections by foot, cycle, public transport and by car (in that order), with streets legible and easy to move around. This relates to designing public realm which maximises opportunities for social interaction and connections within and between neighbourhoods. • Policy D3: requires development to be designed for ease of walking and cycling and provide safe and quality routes; be permeable, connected with the existing street network, making new connections and avoiding severance; and designed not to prejudice existing/future development on adjoining sites. • Policy D4: requires development with open spaces to be defined positively, with clear definition of public and private, appropriate enclosure and no ambiguous left over space. • Emerging Policy UD5: requires developments to provide for appropriate levels of amenity, including provision of defensible space, which relates to designing out crime and promoting a feeling of security through better design. • Policy LCR1, LCR1A, LCR2 and LCR6: protects community, social and cultural facilities. • Policy LCR3: safeguards land for primary school use. • Policy LCR5: protects open spaces. • Policy LCR6: protects the local green space. • Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Good quality SuDS can also enhance the public realm which relates to the design of public realm which maximises opportunities for social interaction
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	**Core Strategy** • Policy DW1 Strategic Framework for new employment provision • Policy CP12: sets out the hierarchy of shopping centres **Placemaking Plan** • Policy D1: requires places to be mixed use and respond to context, which will contribute to providing an adequate supply of land to meet a diverse range of employment opportunities and to correct imbalances between residential and employment development to help reduce travel distances to work. • Policy D3: requires development to ne mixed use where possible, particularly at public transport nodes and at local, district, city and town centres, which will contribute to providing an adequate supply of land to meet a diverse range of employment opportunities and to correct imbalances between residential and employment development to help reduce travel distances to work. • Policy ED.1A: supports proposals for office development within city and town centre boundaries. • Policy ED.1B: provides guidance on change of use and redevelopment of B1 office to residential use. • Policy ED.1C: provides guidance on change of use and redevelopment of B1 office to other town centre use

SA Objectives	Development Management Policies Commentary
	• Policy ED.1A protect strategic and other primary industrial estates. • Policy RE1 facilitates employment development in RA1 and RA2 villages. • Policies RE2, RE3, RE4, RE5, RE6 and RE7,: provide guidance on development in the rural area. • Policies CR1, CR2, CR3 and CR4: ensures the vitality and viability of the city and town centres.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	**Placemaking Plan** • Policy D1: requires development to make connections by foot, cycle, public transport and by car (in that order), with streets legible and easy to move around. This relates to prioritising access to good public transport and safe walking and cycling infrastructure, over facilities for private cars. • Policy D3: requires development to ne mixed use where possible, particularly at public transport nodes and at local, district, city and town centres which relates to prioritising access to good public transport and safe walking and cycling infrastructure. • Policy ST1, ST2 and ST2A: requires well-connected places accessible by sustainable means of transport; relates to prioritising access to good public transport and safe walking and cycling infrastructure over facilities for private cars • Policy ST6 allows development of new or expansion of existing Park and Ride sites. • Policy ST7: requires development to provide if appropriate a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; facilities for public transport; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. • Policy SCR9: requires all dwellings to demonstrate secure and accessible cycle storage facilities which relates to prioritising access to cycling infrastructure
Objective 6: Protect and enhance local distinctiveness	**Core Strategy** • Policy CP6: requires high quality design, protect and enhance historic environment, landscape and nature conservation. **Placemaking Plan** • Policy GB1, GB2 and GB3: provides guidance on development in the Green Belt. • Policy D1: requires development to enrich the character and qualities of places and contribute positively to local distinctiveness. • Policy D2: prevents development that harms local character and distinctiveness. • Policy D3: requires development to be of an appropriately fine urban fabric. • Policy D4: requires development to be well connected respecting streets and spaces. • Policy D5: provides guidance on building scale design and materials • Policy D8: provides guidance on lighting. • Policies NE2, NE2A and NE2B: require development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views.
Objective 7: Protect and enhance the district's	**Policy Appraisal** • Policy GB1: only allows development within or visible from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason

SA Objectives	Development Management Policies Commentary
historic, environmental and cultural assets	of siting, design or materials used. This ensures development that is well related to the surrounding landscape. • Policy D1: requires development to enrich the character and qualities of places and contribute positively to local distinctiveness. • Policy D2: prevents development that harms local character and distinctiveness; requiring development to positively respond to the site context and local character, locally characteristic architectural styles, patterns, rhythms and themes, and reflects materials, colours, textures and boundary treatments appropriate to the area. • Policy D2: prevents development that harms local character and distinctiveness; • Policy D3: requires development to be of an appropriately fine urban grain. • Policy UD4: requires signage, lighting and street furniture associated with new development to respond to the local context which leads to development that is well related to the surrounding townscape. • Policy NE6: requires development to include the appropriate retention and new planting of trees and woodlands, and not have an adverse impact on a veteran tree. • Policy HE1: requires development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. • Policy HE2: protects remains and/or historic routs of the Wansdyke or Somersetshire Coal Canal.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	**Core Strategy** • Policy CP7 protects, enhance and manage the strategic Green Infrastructure network. **Placemaking Plan** • Policy D2: prevents development that harms local character and distinctiveness; • Policy D8: supports a variety of techniques to facilitate development that will minimise and/or compensate for light spill, including providing functional dark routes and provision of roosting opportunities on site. • Policy NE1: requires development to make provision for green infrastructure, ensuring suitable links to existing networks are provided and maintained; does not adversely affect the integrity and value of green infrastructure assets; and that major developments are accompanied by an audit of existing green infrastructure and how green infrastructure has been incorporated into the scheme. • Policy NE3: prevents development that would adversely affect internationally or nationally protected species and/or their habitats. • Policy NE4: protects and enhance ecosystem services • Policy NE5: requires development to make a positive contribution to the creation, protection, enhancement, restoration and management of robust ecological networks. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design. • Policy NE6 protects trees and woodland. • Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Good quality SuDS can also create new habitats leading to an increase in the biodiversity of the area, which relates to enhancing the ecological services of the wider area and incorporating biodiversity into the design.

SA Objectives	Development Management Policies Commentary
Objective 9: Reduce land, water, air, light, noise pollution	**Policy Appraisal** • Policy D1: requires development to make connections by foot, cycle, public transport and by car (in that order), • Policy D8: requires external lighting to not give rise to an unacceptable level of illumination into the sky, open countryside or in villages, which relates to the objective of reducing light pollution. • Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. Natural processes break down pollutants leading to an improvement in the quality of the water discharge, which relates to the reduction in water pollution • Policy PCS1: only allows development if there is no unacceptable risk from existing or potential sources of pollution or nuisance on development, and no unacceptable risks of pollution to other existing or proposed land uses. • Policy PCS2: only allows development where it does not give rise to unacceptable increases in levels of noise that has an adverse impact on health and quality of life, which relates to development that minimises exposure to noise pollution and avoidance of locating potentially noisy activities in areas that are sensitive to noise. • Policy PCS3: only allows development which does not give rise to polluting emissions which have an adverse impact on air quality and health; is not located where it would be at unacceptable risk from existing sources of odour/dust/other forms of air pollutant; and is consistent with the local air quality action plan if applicable. • Policy PCS5: only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This relates to the remediation of contaminated sites • Policy PCS6: dons not allow development on the land may be unstable. • Policy PCS7 and PCS7A: does not allow development that would adversely affect the quality or quantity of water resources by means of pollution which relates to reducing water pollution • Policy PCS8: does not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs which relates to reducing water pollution
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	**Core Strategy** • Policy CP5: requires a sequential approach to flood risk management and sustainable drainage. **Placemaking Plan** • Policy NE4: allows development which considers ecosystems services and addresses flood prevention. This relates to reducing the vulnerability to and managing of flood risk. • Policy SU1: requires all planning applications to be accompanied by a SuDS proof of concept whereby the drainage strategy is based on sustainable drainage principles which do not increase flood risk. This relates to reducing the vulnerability to and managing of flood risk.
Objective 11 Increase resilience to climate change	**Core Strategy Policy** • CP1 Retrofitting existing building: encourages retrofitting measures to existing buildings to improve their energy efficiency and adaptability to climate change. **Placemaking Plan** • Policy D1: requires buildings and spaces to be energy efficient which leads to development designed to be resilient to future climate of increased extremes of heat, cold and rainfall.

SA Objectives	Development Management Policies Commentary
	• Policy D3: requires development to provide natural light, passive solar gain and passive ventilation, and avoid pockets of cold, areas of overheating, dazzle, wind or shade which leads to development designed to be resilient to future climate of increased extremes of heat, cold and rainfall. • Policy SCR2: requires all major non-domestic development to achieve BREEAM Excellent or DEC Level 'A'; relates to development being resilient to future climate change • Policy SCR3: allows implementation of allowable solutions in order to meet the national zero carbon requirements for dwellings from 2016; this relates to development designed to be resilient for future climate change
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	**Core Strategy** • Policy CP4: encourages district heating **Placemaking Plan** • Policy D1: requires buildings and spaces to be energy efficient which relates to development that demonstrates sustainable design and construction and maximises energy efficiency. • Policy D3: requires development to provide natural light, passive solar gain and passive ventilation, and avoid pockets of cold, areas of overheating, dazzle, wind or shade which relates to development that demonstrates sustainable design and construction and maximises energy efficiency. • Policy SCR1: requires on-site renewable energy • Policy SCR2: sets the requirements for roof mounted building integrated scale solar PV. • Policy SCR3: sets the requirements for ground mounted solar arrays • Policy SCR4: supports community renewable energy schemes • Policy SCR5 encourages water efficiency • Policy SCR8: requires applicants to meet local water efficiency requirements which relates to water efficient design and reduction in water consumption • Policy PCS8: protect the quality or yield of the Bath Hot Springs. • Policies M1 – M5: provides guidance on facilitating the sustainable use of minerals.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	**Policy Appraisal** • Joint Waste Core Strategy requires waste prevention and promote the waste hierarchy.

How sustainability objectives have been taken into account

3.14 In 2007, when the scoping stage of the SA was undertaken, a framework of SA Objectives was originally developed by B&NES to be used as a framework for appraising the DPDs of the B&NES LDF, including the Core Strategy and Placemaking Plan. This framework of SA Objectives was consulted on in order to ensure that it addresses the key sustainability issues within B&NES.

3.15 A review of the SA Framework was undertaken in November 2014 prior to appraisal of options. The review identified a number of areas for improvement and as a result the following changes were made to the SA Framework:

- Appraisal questions were inserted in order to guide the appraisals;
- Following the integration of public health functions (from the NHS) into Local Authorities in April 2013, and subsequent joint work, health impact consideration is integrated into the SA process and additional detailed appraisal questions were included.

- The framework was streamlined where there was repetition between objectives. Amendments were made to amalgamate some objectives which resulted in an overall reduction of the number of objectives to 13 from 20 Core Strategy SA Objectives.

Table 5: Placemaking Plan Revised SA Framework	
SA Objectives	**Appraisal questions/prompts (Does the policy/option lead to…)**
Objective 1: Improve the health and well-being of all communities	• Provision of adequate supporting health services and improved access to healthcare including through sustainable transport means? • Make it easy to reach everyday destinations (e.g. schools, workplaces, homes, shops, community facilities) by "active" travel e.g. through high quality cycling and walking infrastructure? • Opportunities to engage in structured sport? • Opportunities to engage in play, leisure and informal recreation? • Support local sustainable food production, including the provision of allotments and community gardening? • Maintaining or increasing access to existing open space and in areas of deficiency, the provision of new open or natural space? • Inclusive design which supports social interaction for all ages, including the needs of those with sensory and mobility impairments?
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	• Provide viable and deliverable good quality housing and affordable housing to meet identified needs?
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	• Provision of appropriate and accessible community social and cultural facilities? • Design out crime and promote a feeling of security through better design? • Promotion of public spaces that might support civic, cultural, recreational and community functions? • Design of the public realm which maximises opportunities for social interaction and connections within and between neighbourhoods?
Objective 4: Build a strong, competitive economy and enable	• Provide an adequate supply of land diverse range of employment opportunities to meet the requirements of growth sectors?

Table 5: Placemaking Plan Revised SA Framework	
SA Objectives	**Appraisal questions/prompts (Does the policy/option lead to…)**
local businesses to prosper	• Correct imbalances between residential and employment development to help reduce travel distances to work
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	• Prioritising access to good public transport and safe walking and cycling infrastructure (including segregated cycle lanes), over facilities for private cars? • Incorporation of electric vehicle charging points into new developments or ensuring they can be retrofitted?
Objective 6: Protect and enhance local distinctiveness	• Protection of areas of valued landscape and townscape? • Avoidance of harmful impacts of development on all landscapes including AONB landscape character and its statutory purpose? • Development which values and protects diversity and local distinctiveness including rural ways of life?
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	• Development that affects cultural and historic assets? • Well-designed development that is well related to the surrounding townscape? • Avoidance of potential impacts or loss of ancient woodland and aged or veteran trees
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	• Avoidance of potential impacts of development on designated sites (international, national, local)? • Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated and undesignated wildlife sites protected species and priority species? • Conservation, restoration and re-creation of priority habitats? • Development which enhances the ecological services of the wider area? • Development which incorporates biodiversity into the design e.g. green corridors, linking open space etc?
Objective 9: Reduce land, water, air, light, noise pollution	• Minimise increase in traffic congestion? • Development that minimises exposure to poor air quality and noise pollution? • The remediation of contaminated sites? • Avoidance of location of potentially noisy activities in areas that are sensitive to noise, including areas of tranquillity? • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	• Development which supports and corresponds with appropriate flood risk management guidance including applying a sequential approach and policies for any form of flooding including surface water flooding?
Objective 11 Increase resilience to climate change	• Development designed to be resilient to future climate of increased extremes of heat, cold and rainfall in line with latest

Table 5: Placemaking Plan Revised SA Framework	
SA Objectives	**Appraisal questions/prompts (Does the policy/option lead to…)**
	guidance, e.g. passive cooling measures such as deciduous trees and blue infrastructure to adapt to hotter summers?
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	• Development on brownfield sites? • Development which incorporates SUDS? • Water efficient design and reduction in water consumption? • Development that demonstrates sustainable design and construction including efficient use of materials? • Utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating? • Development that maximises energy efficiency? • Protection of grades 1- 3a agricultural land from development?
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	• Adequate provision of waste management facilities and where possible include measure to help to reduce the amount of waste generated by development?

3.16 This updated version of the SA Framework has been used to appraise the sustainability of the Options paper and the draft Placemaking Plan.

Stage C: Preparing the SA Report

3.17 This document is the SA Report. It outlines the significant effects on the environment, social and economic factors of the draft Plan and the reasonable alternatives considered as part of the options assessment. It outlines the reasons for selecting the preferred option and the measures envisaged to prevent, reduce and as fully as possible offset any significant effects of implementing the plan.

Stage D: consulting on the SA Report

3.18 The SA Report has been produced for consultation alongside the Draft Placemaking Plan. The consultation period for the draft Plan and the SA Report is 16th December 2015 to 5th February 2016. The next stages of the production of the Placemaking Plan are:

Spring 2016 : Submission
Summer 2016 : Examination in Public y; and
Winter 2016 : Adoption

Difficulties encountered in compiling information or carrying out the appraisal Baseline Data

3.19 Some data gaps have been identified within Annex B. Where there are gaps in the baseline, this has made it difficult to predict the future evolution of the baseline characteristics without the Placemaking Plan. There is no 'noise map' for the district and no other information is available relating to the noise baseline.

4. The plan's relationship with other plans and programmes

Relationship with other Plans and Programmes and Baseline
What the SEA Regulations say...
Information for Environmental Reports:
1. An outline of the plan's relationship with other relevant plans and programmes; and
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during it preparation (N.B. ODPM Guidance(2005) extends this to include other sustainability objectives).

4.1 As identified in Section 3 the purpose of this stage is to document how the plan is affected by outside factors and suggest ideas for addressing any constraints. In order to fulfil the requirements of the SEA Regulations (above), a review has been undertaken of other relevant plans, policies, programmes (PPPs) and objectives.

4.2 Reviews of relevant plans and programmes were presented in the Scoping Report. The review has been updated to take account of publications since the last update of the review undertaken in November 2014 and this is presented in Annex A.

4.3 Many of the plans, policies and programmes that have been reviewed pick up on some aspect of the "sustainable development" agenda but this may not be their primary purpose. Some of the key "sustainable development" messages coming out of the review of plans, policies and programmes are presented in Table 6.

Table 6: Sustainable Development Messages Identified in the Review of Plans, Policies and Programmes

Topic	Sustainable Development Messages
Air quality and noise	• Improve air quality and reduce air, noise and light pollution;
Biodiversity	• Protect and enhance biodiversity;
Climate change and flood risk	• Flood risk is increasing with climate change and there is a need to adapt to all predicted consequences of climate change;
Community, health and well-being	• Improve peoples' health and reduce health inequalities; • Improve access to health and well-being facilities • Protect and provide access to appropriate levels of open space and community facilities; • Create mixed, safe communities and promote social inclusion;
Employment	• Promote high quality and sustainable tourism; • Ensure a resilient and economically sustainable food system;

	• Facilitate building competitive economy and improve access to employment and training opportunities
Energy and carbon emissions	• Support low carbon economies • achieve successful and competitive businesses both urban and rural; • Promote energy efficiency; • Promote and provide for renewable energy;
Historic environment	• Protect and enhance the historic environment; • Promote good design and sustainable construction;
Housing	• Meet strategic housing requirements for the district; • Provide affordable housing to meet identified needs; • Promote good design and sustainable construction; • Incorporate the principles of sustainable development;
Natural resources	• Make the best use of previously developed land; • Promote higher densities of development in accessible locations; • Protect soil resources including high quality agricultural land; • Promote water efficiency; • Promote local food production
Landscape	• Protect and provide access to appropriate levels of open space; • Protect and enhance landscape settings
Transport	• Reduce the need to travel • Promote a sustainable way of travelling • Encourage waling and cycling and public transport

5. The Sustainability Baseline

What the SEA Regulations say...
Information for Environmental Reports...
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
3. The environmental characteristics of those areas likely to be significantly affected
4. Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive.

5.1 The comprehensive baseline information which describes the B&NES area is presented in the Scoping Report which can be obtained from B&NES Council or from the following link: http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/placemaking-plan/what-placemaking-plan#two

5.2 Key baseline data has been updated and presented in Annex B and Table 7 presents key updated baseline data. In addition, trend information reported in the Scoping Report has been used to identify the "future baseline", the potential evolution of the baseline in the absence of the plan.

Table 7: Summary of the Sustainability Baseline Data	
Sustainability baseline / issues / characteristics of the area	**Suggested evolution without the plan**
Air quality	
Nitrogen dioxide concentrations in Bath are increasing. An AQMA for nitrogen dioxide (NO^2) exists along the A4 London Road (Bath), including Bathwick Street. It is likely that the whole of the city of Bath will be declared an AQMA. An AQMA has been declared in the centre of Keynsham and **Saltford.** There are no AQMAs in Midsomer Norton, Radstock or elsewhere in the district.	Over the next 5-10 years there is the potential for air quality to either remain the same or decline in within Bath and air quality could decline in Keynsham without improvements to traffic levels on the High Street. The B&NES Transport Strategy is a major transport programme designed to provide an improved public transport system, relieve traffic congestion and improve emissions.
Noise	
There is a gap in the baseline data regarding noise levels within the District.	Noise problems related to traffic may increase. There is uncertainty over what will happen to neighbourhood noise in the future.
Biodiversity	
The following sites are designated for nature conservation:	The district's biodiversity is at threat from development; human activities such as pollution, roads, disturbance, farming practices; loss of

Table 7: Summary of the Sustainability Baseline Data	
Sustainability baseline / issues / characteristics of the area	**Suggested evolution without the plan**
SPA: Chew Valley Lake SAC: Combe Down and Bathampton Mines, part of the 'Bath & Bradford-on-Avon Bats SAC'. SAC: Compton Martin Ochre Mine is a component site of the North Somerset and Mendip Bats SAC. There are 59 SSSIs in B&NES and 300 locally designated sites. 71% of SSSI units are in favourable condition. There are 300 locally designated sites. A BAP priority habitat is mapped in the Scoping Report.	habitat; loss of food sources and a changing climate. Climate change is likely to disadvantage some species through altering seasons, changing habitats, causing habitat fragmentation (e.g. through drought) and introducing new species which could compete with others for space or could prey on them. However, climate change may also benefit some species for the same reasons. Placemaking Plan Policies guide new development to guide to minimise the impact where necessary and protect and enhance biodiversity.
Climate change and flood risk	
The areas prone to flooding tend to follow the main rivers. The areas most at risk of flooding are: **Bath -** at risk of flooding from rivers, sewers, surface water, artificial sources and to a lesser degree from groundwater (springs). Level 2 SFRA has shown that large proportions of the central area and areas closest to the River Avon are in Flood Zone 3a and 3b (the highest risk). The Black and Veatch Bath Flood Risk Management Project Technical Note (February 2012) confirms that the impact of raising the development sites is a loss of conveyance, rather than a loss of flood storage. It recommends, where necessary, to raise all the development sites and the access/egress routes and implement compensatory flow conveyance schemes. Bath Waterside Project is being progressed. **Keynsham -**at risk of flooding from rivers (which may be tidally influenced), surface water, sewers and artificial sources. A level 2 SFRA has shown that a small area to the north of the Somerdale site is in Flood Zone 2. A small area to the South East of the town centre may also be Flood Zone 3a. **Midsomer Norton** -at risk of flooding from rivers, surface water and sewers. A level 2 SFRA has shown that the town centre is in Flood Zone 1. Small areas are at higher risk of flooding. Midsomer Norton benefits from a flood alleviation scheme during a 1% AEP river flood event.	Global temperatures are predicted to rise between 1.4 – 5.5ºC over the 21st Century. Climate change is likely to increase the areas at risk of flooding in the long term. Other effects of climate change are reported to be.[1] • The region is becoming warmer and by the 2050s average temperatures may be as much as 3.5ºC warmer in summer; • High summer temperatures are becoming more frequent, and very cold winters are becoming increasingly rare; • Winters are becoming wetter (a 5 - 20% increase is expected by the 2050s), whilst summers are becoming drier (10 - 40% decrease by the 2050s); • Relative sea level continues to rise, and could be as much as 80cm higher by the 2080s; • Changes to insurance costs and coverage are expected, in particular in vulnerable geographic areas or economic sectors; and Loss of habitats and indigenous species could occur as well as longer growing seasons and increased potential for novel agricultural crops. Placemaking Plan Policies guide new development to avoid the area with high risk of flooding and direct to apply a sequential approach.

[1] Warming to the idea - South West Region Climate Change Impacts Scoping Study (South West Climate Change Impacts Partnership, January 2003)

Table 7: Summary of the Sustainability Baseline Data	
Sustainability baseline / issues / characteristics of the area	**Suggested evolution without the plan**
Radstock - at risk of flooding from rivers, surface water and sewers. A level 2 SFRA has shown that some of the central parts of the town centre are in Flood Zone 2 and 3a. Chew Magna and downstream communities -at risk of flooding from rivers, surface water and artificial sources.	
Community and well being	
In rural areas the level of service deprivation is naturally high due to geographical distance to the services. Wards with particular barriers to accessing local services include Chew Valley South, Clutton and Mendip. There is increasing diversity within local communities and identified pockets of deprivation amongst growing levels of affluence across the district. There are 115 LSOAs in the B&NES Unitary Authority area. In 2010, 5 areas are within the most deprived 20% of the country (Twerton West, Whiteway, Twerton, Fox Hill North and Whiteway West). No areas in B&NES are within the most deprived 10% nationally. Bath City Centre, the South West area of Bath City and North Keynsham experience the highest levels of recorded priority crime in B&NES. Life expectancy in the district is higher than the regional and national averages. However, people living in electoral wards with the lowest index of deprivation have a lower life expectancy by 4.6 years than those living in the most affluent wards. In 2014/2015, 41.9% of adults (16+) participated in sport at least once per week in B&NES. In 2013/2014, the figure was 44.9%, for 2012/2013 it was 45.9% and for 2011/2012, it was 42.2%.	If not addressed, crime, deprivation and access to services are likely to remain problems. The patterns of deprivation are likely to follow existing trends and will respond to external pressures. In 2008 the Office for National Statistics estimated that the population of B&NES in 2006 was 173,100 and that between 2006 and 2026 the population of the district will increase by 9.5%. Nationally, predicted future trends in population dynamics are: rising household numbers, reflecting increasingly rapid decline in household size, due to ever increasing life expectancy, more households separating and higher inward migration both from other areas of the UK and internationally. The number of over 80 year olds in the district has been projected to increase by 16% by 2026. The impact of an aging population will impact on healthcare provision in the future. Obesity is an increasing issue facing the whole of the country. Without the Plan, the market led development approach may result in inappropriate uses take up the key regeneration sites in Bath resulting not meeting to create balance communities.
Economy and employment	
There is an uneven spatial distribution of skills levels in Bath and North East Somerset with particular skills issues in Midsomer Norton and Radstock. The percentage of the economically active population of B&NES which are unemployed is lower than the UK and regional percentages. Wage rates are lower than the UK average and there are many low skill/wage jobs. There are some wards in Radstock which experience comparatively high levels of	Without intervention the pattern of skills levels and wages within the district is likely to remain the same. The patterns of deprivation are likely to follow existing trends and will respond to external pressures. Unemployment in some wards in Radstock, again, may remain the same, without intervention to improve skills levels and the diversity of employers in the area. Local food producers may continue to experience

Table 7: Summary of the Sustainability Baseline Data	
Sustainability baseline / issues / characteristics of the area	**Suggested evolution without the plan**
unemployment linked to patterns of deprivation mapped in the indices of deprivation. In 2010, 5 areas are within the most deprived 20% of the country (Twerton West, Whiteway, Twerton, Fox Hill North and Whiteway West). No areas in B&NES are within the most deprived 10% nationally. The rural areas generally feature in the least deprived areas in England. However, Bathavon North, Englishcombe, Corston, Hinton Blewet and Chew Valley are within 10% of most deprived areas with barriers to obtaining suitable housing and in accessing key local services. Whitchurch is within the10% most deprived areas for Crime and Disorder. There is a specific need to diversify the employment base in the Midsomer Norton and Radstock area as 30% of local jobs are accounted for in manufacturing, a declining sector. The Bath and North East Somerset area, especially Bath, currently faces a projected deficit in the provision of office space. There are a number of Local Food Suppliers in the District and the North East Somerset & Bath Local Food Partnership was set up in 2007 to encourage the production, sale, purchase and consumption of quality foods produced in the local area. The Partnership commissioned a survey in to local food production in the B&NES area. Key findings included a need for the planning system to support barriers to expansion of local food producers.	barriers to expansion. The district, especially Bath, may experience a lack of office space. Without the Plan, the market led development approach may result in inappropriate uses take up the key regeneration sites in Bath resulting not meeting the Council's economic and housing objectives.
Historic environment	
Bath was designated a World Heritage site in 1987. There are 37 Conservation Areas, 11 Historic Parks and Gardens, 84 SAMs and approximately 6,400 listed buildings and structures in B&NES (of which 5,000 lie within the City of Bath). There are currently 17 Conservation Areas, 9 Scheduled Monuments, 4 buildings and 1 Designated Park and Garden on the Heritage at Risk Register 2010. The area which was formerly part of the Somerset coalfield retains a rich industrial heritage.	If no development takes place (in the absence of the plan) the value of the designated sites and areas should remain the same. However, climate change may put historic assets at risk due to extreme weather events, flooding, hotter, drier summers and wetter winters.
Housing	
High house prices and a lack of affordable housing make it difficult to attract people to the area and	Without the pro-active planning represented by the Plan, it is unlikely that B&NES will be able to

Table 7: Summary of the Sustainability Baseline Data	
Sustainability baseline / issues / characteristics of the area	**Suggested evolution without the plan**
to retain key workers. Lower quartile house price in Bath and North East Somerset are more than 9 times the lower quartile resident annual earnings. Nearly half the overall need for affordable housing in B&NES is concentrated in Bath City. Of the households in need, newly forming households unable to afford to buy are the dominant group in Bath & North East Somerset. Achieving an appropriate mix of decent, affordable homes will need to be a priority in any new development proposals. Specific attention needs to be devoted to ensuring energy efficiency, water consumption, and the use of sustainable building materials. In 2011, there are 3,850 HMOs in the district (as defined under planning regulations), the majority of which are located in the City of Bath. There is a strong geographical clustering of HMO in specific parts of the City. The wards of Widcombe, Westmoreland and Oldfield have the highest numbers of HMO with shared facilities, there are estimated to be up to 1,500 properties of this type in these wards alone. To encourage a sustainable community in Bath, by encouraging an appropriately balanced housing mix across Bath, supporting a wide variety of households in all areas, Article 4 Direction was issued to manage the change of use from Family Homes (Use Class C3) to Houses in Multiple Occupation (Use Classes C4 of Sui Generis) across the entire City of Bath.	provide enough affordable housing to satisfy future requirements. Without the Plan, the market led development approach may result in inappropriate uses take up the key regeneration sites in Bath resulting not meeting the Council's economic and housing objectives. With the improvements in the Building Regulations the sustainability of new houses is likely to improve.
Land	
B&NES has prepared a Remediation Statement (2002) relating to contaminated land located in Keynsham. This land has been remediated, including the removal of all material, contaminated and uncontaminated, from the site and, therefore, permanently removing the pollutant linkage. No further land is registered as contaminated under Part 2A of the Environmental Protection Act 1990. 82% of now or converted dwellings in the District completed during 2008/09 were built on previously developed land.	As developments occur on contaminated land they will be remediated. Therefore, the amount of contaminated land will decrease over the next 5-10 years. The amount of development that is built on brownfield land should remain high in the district. Without the Plan, the market led development approach may result in inappropriate uses take up the key regeneration sites in Bath resulting not meeting efficient use of the brownfield land within the settlement boundaries.
Landscape	
There are 2 AONBs in the District – Mendip and	Landscape character may be threatened by lack of

Table 7: Summary of the Sustainability Baseline Data	
Sustainability baseline / issues / characteristics of the area	**Suggested evolution without the plan**
Cotswolds AONBs. The district has a varied landscape represented by 18 LCAs. Large areas of B&NES are Green Belt (61%). Bath has a distinctive townscape in the way that buildings respond to the distinct topography. Many buildings and terraces follow contours, often overlooking open ground and panoramic views. The character of Keynsham, Norton-Radstock and the villages are enriched and partly defined by the landscapes which surround and in some cases penetrate the built up areas. Large areas of Radstock are covered by a Conservation Area.	appropriate management, inappropriate development and climate change. Without the Core Strategy, areas deemed to be of poor townscape character will not be pro-actively improved, leading to a degradation in townscape quality.
Transport	
Over 50% of residents travel out of the area to work. The average journey to work is 13.23km (comparatively high). 2001 data showed a high proportion of the population travelling to work by car. There is no direct link to the motorway network in B&NES and Bath suffers particularly from the sub-region's poor internal transport links. Major link roads, A4, A36 and A46 pass through the centre of Bath, therefore Bath has a very high level of through traffic. This includes large numbers of HGVs e route to or from the Channel ports. Bath has low level of cycling due mainly to heavy traffic volumes, the lack of cycle networks and steep hills, but a relatively higher proportion of movements by foot despite gradients and busy roads. The high level of self-containment in Bath and easy access to a mainline railway station does not prevent heavy traffic congestion during the day, perceived to have a negative impact on businesses in the City. High levels of out-commuting from Midsomer Norton and Radstock means that the link road south from Bath to Keynsham, Midsomer Norton and Radstock copes with high levels of commuter traffic. Norton Radstock is connected to Bath by the A367, a popular tourist route to the West Country, and to Bristol via the A362 and A37, the latter also extending south to the A303.	The high proportion of the district's population recorded in 2001 who travel to work by car will continue unless alternative and more attractive modes of transport are provided. Increased traffic would exacerbate all of the existing problems outlined in the baseline data. The Plan facilitates the implementation of the Transport Strategy. Without the Plan, traffic congestion and air quality are likely to remain the same or will be worsen.

Table 7: Summary of the Sustainability Baseline Data	
Sustainability baseline / issues / characteristics of the area	**Suggested evolution without the plan**
Problems with congestion are experienced in Bath, Keynsham and Radstock. Any proposals for the further development of the area will need to address this by bringing relief from current congestion, and promoting more sustainable forms of transport.	
Waste	
B&NES is one of the top recycling authorities within the country, recycling 41% of household waste in 2009/10. Waste infrastructure: 2 x waster transfer stations (Bath and Radstock), 9 x Recycling Collection Points, 3 x Recycling Centres (bulkier items), 1 x railhead, and 2 x refuse collection and cleansing depots. Every day B&NES sends 15 containers by road to Shortwood Landfill Site in South Gloucestershire and Dimmer Landfill Site in Somerset.	Levels of recycling have been increasing and there is no reason to believe that this trend will change. However, household waste generation may also rise, as a result of new development and population growth and therefore total amounts of residual waste may also increase.
Energy and carbon emissions	
CO_2 emissions from B&NES = 1182 kt annually. Emissions from Domestic sources is 2.7 tonnes per capita (UK average = 2.6 tonnes) There is no record of any major renewable energy schemes within the district. There are a few small scale schemes undertaken on an individual basis but no comprehensive survey of existing installations has been undertaken and this may be a gap in baseline information. A renewable energy research study has been undertaken. Initiatives to improve energy efficiency and utilise renewable energy need to be addressed in relation to the historic buildings.	With the expected improvements in the Building Regulations, the energy efficiency of new dwellings is likely to improve over the next 5 years. Historic buildings may be difficult to make more energy efficient in light of existing planning controls. On-site renewable energy technologies are developing in response to Part L of the Building Regulations and targets set in other areas of the UK. The percentage of energy generated from renewable sources is likely to increase in the future.
Water	
The river chemical and biological quality is generally Very Good to Fairly Good. Nitrate is regularly found in groundwater in some areas. The far east and far west of the district is covered by Ground Source Protection Zones (including a part of Bath).	With the expected improvements in the Building Regulations, the water efficiency of new dwellings is likely to improve over the next 5 years.

6. Reasons for Choosing Options and Alternatives and Results of the Appraisals of Options

What the SEA Regulations say...
Information for Environmental Reports:

6. The likely significant effects on the environment, including short, medium and long term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage) and landscape (and the inter-relationship between the issues above).
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information.

6.1 The SEA Regulations require that the Environmental Report outlines the reasons for selecting the alternatives dealt with. ODPM guidance and the NPPG states that to adhere to this requirement the Environmental Report should outline:

- The main strategic options considered, how they were identified and the reasons for selecting the options
- A comparison of the social, environmental and economic effects of the options and how social, environmental and economic issues were considered in choosing the preferred options; and
- Other options considered, and why these were rejected.

Options Appraisals in 2014

The Placemaking Plan Options Paper (Nov 2014) was appraised by the Policy authors and internal cross services SA group. Comments and recommendations were fed back to Policy leads as the paper was developed. SA matrices for these options were published for consultation alongside the Placemaking Plan Options document. The comments received are summarised in Table 8.

Placemaking Plan Options document
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/pmp_options.pdf

SA report for Options Document
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/14-12-18_pmp_options_sa_report_final.pdf

Annex A Part 1
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/14-12-19_pmp_options_sa_annex_a_part_1_final.pdf

Annex A Part 2
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/14-12-18_pmp_options_sa_annex_a_part_2_final.pdf

Table 8 Summary comments and the Council responses

	Policy	Comments received	Council's responses
Coal Authority	General	The SA fails to identify what The Coal Authority consider to be key issues that should form an integral part of the SA Process and Methodology. The SA Process and Methodology should refer to the Coal Authority defined Development High Risk Area and the Surface Coal Resource plans provided to the LPA.	Agree. SA Objective 9 includes testing against the Core Authority defined Development High Risk Area and the Surface Coal Resource Plans.
Environment Agency	General	The Environment Agency site assessments have also been used to inform the Sustainability Appraisal of this options consultation. We have reviewed this and in general are happy with the scoring and commentary included throughout the report and appraisal matrices (Annex A). Some Specific Comments; Land Use Options City Riverside Enterprise Area (EA) - it is important that the Placemaking Plan continues to apply a sequential approach to uses within the Enterprise Area, given the varying flood risk across the area. Locksbrook Road and Brassmill Lane SB11, the Appraisal should refer to B&V, Bath Quays Waterside Phase 2). Welton Bag Factory SSV4, consider a significant benefit deculverting the Wellow Brook.	Comments noted. The flood risk sequential test and site specific development requirements address this issue. Agree. The draft Placemaking plan reflects this. Agree. The draft Placemaking plan reflects this.

		Coomb End SSV6, it should include the need for financial contributions towards ongoing maintenance of the newly refurbished culvert.	SSV6 is no longer allocated for any specific development.
FOBRA	Bath	Bath: The Placemaking Plan and SA should also recognise explicitly the connection between development and traffic generation.	Cumulative effect appraisals were undertaken and presented in Annex E
Individual	Keynsham PixashLane Waste Site SK8	The site is located adjacent to the Core Strategy Policy KE3a site. The Development and Design Principles for SK8 should address issues identified in the SA report for KE3a and SK8.	SK8 site is now included in the KE3a policy area. Therefore the Development and Design Principles for KE3a also apply to the waste recycling proposal at this site.

Options Appraisal November/December 2015
(The reasons for selecting reasonable alternatives)

6.5 The process of preparing the Placemaking Plan is itself one that involves consideration of issues and options. Consideration of alternatives as required by the SEA Regulations is therefore an integral part of the process.

6.6 Following the consultation on the SA of the Placemaking Plan Options document (Nov 2014 – Feb 2015), all options were reviewed taking into account matters such as representations received through the consultation, conformity with the Core Strategy framework, engagement with key stakeholders, changes in national guidance, up-to-date evidence, land availability and viability.

6.7 The revised options and key points are summarised in Table 9 below. Full appraisals are presented in Annex C.

Table 9 Summary appraisal results of the Options (Annex C)

Development Management Policy	Options	Summary
Responding to Climate Change		
SCR1 ON SITE RENEWABLE ENERGY REQUIREMENT	Option 1: include a policy; Option 2: no policy but rely on the NPPF	Option 1 has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change Option 2 with a natural effect.
POLICY SCR2: ROOF MOUNTED/BUILDING INTEGRATED SCALE SOLAR PV	Option 1: include a policy; Option 2: no policy but rely on the NPPF	Option 1 has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change Option 2 with a natural effect.
POLICY SCR3: GROUND MOUNTED SOLAR ARRAYS	Option 1: include a policy; Option 2: no policy but rely on the NPPF	Option 1 has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change Option 2 with a natural effect.
POLICY SCR4: COMMUNITY RENEWABLE ENERGY SCHEMES	Option 1: include a policy; Option 2: no policy but rely on the NPPF	Option 1 has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change Option 2 with a natural effect.
POLICY SCR5: WATER EFFICIENCY	Option 1: include a policy; Option 2: no policy but rely on the NPPF	Option 1 has a no major positive impact on Objectives 12 and 13 as it will encourage efficiency and reduce water use. Option 2 with a natural effect.
SU1 - SUSTAINABLE DRAINAGE POLICY	Option 1: include a policy; Option 2: no policy but rely on the NPPF	Option 1with Sustainable Urban Drainage Systems, has a major positive impact on Objectives 10, 11, 12 and 13 as it supports multi-functional green space, addresses water pollution, tackles surface water flooding and reducing and avoiding waste water Including this policy in the plan has added benefits over and above relying on national level policy, as it is more locally specific and directive which will ensure the benefits of Sustainable Urban Drainage are realised.
POLICY D.1: GENERAL	Option 1: include policy;	Option 1, which introduces general urban design principles for masterplans, has a major

URBAN DESIGN PRINCIPLES	Option 2: no policy and rely on NPPF and on other Development Plan policies	positive impact on Objectives 1, 3, 5, 6, 7, 11 and 12.
POLICY D.2: LOCAL CHARACTER & DISTINCTIVENESS	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	Option 1, which ensures that local character and distinctiveness in relation to the built environment and landscaping is taken into account when development schemes are proposed, has a major positive impact on Objectives 6, 7 and 8
POLICY D.3: URBAN FABRIC	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	Option 1, which aims to make sure development is well connected, walkable and permeable, therefore it has a major positive impact on Objectives 5 & 6 as it seeks walkable places that are legible.
POLICY D.4: STREETS AND SPACES	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	Option 1, which relates to street, public realm and highways design, has a major positive impact on Objectives 6 & 7 as it seeks development that has a positive impact on the design of streets and spaces
POLICY D.5: BUILDING DESIGN	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy, which relates to the design of buildings, specifically elevations, building frontages and facades has a major positive impact on Objective 7 as it seeks development that has a positive impact on the design of buildings
POLICY D.6: AMENITY	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy, which relates to amenity (e.g. noise, smells, overlooking, traffic or disturbance) has a major positive impact on Objectives 1 and 3 as it has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity.
POLICY D.7: INFILL AND BACKLAND DEVELOPMENT	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy, which relates to infill and backland development, has a major positive impact on Objectives 6 and 7.
POLICY D.8: LIGHTING	Option 1: Set out specific policy; Option 2: no policy and rely on	Option 1 with specific policy for lighting would have a positive effect on a number of objectives particularly on objective 8 protecting biodiversity and 9 reducing light

	the legislation	pollution. Option 2: relying on Planning Practice Guidance may result in an uncertain impact as it is not specific to the lighting issues particular to B&NES.
POLICY D9: ADVERTISEMENTS & OUTDOOR STREET FURNITURE	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy, which relates to advertising and street furniture in the highway (tables and chairs), has a major positive impact on Objectives 1,3, 6 and 7.
POLICY D.10: PUBLIC REALM	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy which relates to public realm design detailing, has a major positive impact on Objectives 1,3, 6 and 7.
Historic Environment		
POLICY HE1: HISTORIC ENVIRONMENT	Option 1: include a dedicated policy; Option 2: no policy but rely on the NPPF	This policy, in seeking to protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12). Option 1 is more B&NES specific than Option 2 in its guidance than could be secured through relying solely on the NPPF which would result in a less positive impact on the SA Objectives.
POLICY HE2: SOMERSETSHIRE COAL CANAL AND THE WANSDYKE	Option 1: include policy and show routes on the Policies Map; Option 2: include policy and not show routes on the Policies Map; Option 3: rely on other Development Plan policies	The policy, in itself and by requiring consistency with Policy HE1, will protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12). Options 2 and 3 would result in less clarity and in terms of the areas to which the policy applies and therefore overall would have a less positive impact on this SA Objective than Option 1.
POLICY NE1: DEVELOPMENT AND GREEN INFRASTRUCTURE	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy seeks to improve the health and well-being of all communities and help in protecting and enhancing local distinctiveness resulting in a major positive impact on Objectives 1, 6 and 7. The provisions of the policy will have a minor positive effect on the remainder of applicable Objectives. Without a dedicated policy that co-ordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks the impact on applicable Objectives is more likely to be uncertain.
POLICY NE2: CONSERVING AND	Option 1: include policy; Option 2: no policy and rely on	The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve

ENHANCING THE LANDSCAPE AND LANDSCAPE CHARACTER	NPPF and on other Development Plan policies	and enhance important views and will have a major positive impact on Objectives 6 and 7. Without the specific advice the policy provides the alternative option is like likely to have a less certain impact on these Objectives.
POLICY NE2A: LANDSCAPE SETTING OF SETTLEMENTS	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and prevent development that would result in harm to the landscape setting of settlements. This will result in a minor positive impact on Objectives 6 and 7. With no dedicated policy the impact on these Objectives will be less certain.
POLICY NE2B: EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on residential amenity, the setting of the site or property, local rural landscape character will result in a neutral impact on all relevant Objectives. This policy provides very specific advice to developers in order to address particular issues encountered arising from proposals to extend residential curtilages, particularly in rural areas and the alternative option is more likely to result in an uncertain impact.
POLICY NE3: SITES, SPECIES AND HABITATS	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	The policy will prevent harm to sites, species and their habitats unless it can be successfully mitigated. This is likely to result in a minor positive effect on Objective 8 and a neutral impact on the other applicable Objectives. Lack of a dedicated policy (Option 2) - which would be contrary to NPPF advice - could result in a minor negative effect on Objectives 7 and 8, at best an uncertain impact. Option 3, to take forward saved Local Plan policies, is also likely to have a minor positive or neutral impact Objectives 7 and 8 but as they have not been drafted in the context of the NPPF, they are non-compliant.
POLICY NE4: ECOSYSTEM SERVICES	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on Objectives 1, 3, 8 - 10 and a minor positive impact on Objective 12. Without such a policy there is likely to be an uncertain impact on Objectives 1 and 4 and an uncertain impact on the remaining applicable Objectives.
POLICY NE5: ECOLOGICAL NETWORKS	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development	The policy expects development to demonstrate what contribution will be made to ecological networks as shown on the Policies Map through habitat creation, protection, enhancement, restoration and/or management. This is likely to result in a major positive

	Plan policies	impact on this Objective. Under Option 2 there are other policies which would protect habitats and biodiversity and geodiversity but would result in a neutral impact on this Objective.
POLICY NE6: TREES AND WOODLAND CONSERVATION	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	By safeguarding trees and woodland from the adverse effects of development proposals the policy will have a minor positive impact on Objectives 1, 3, 4, 6 - 9. Without a dedicated policy relating to the protection of trees and woodland and the particular benefits they can deliver as articulated in the supporting text, the impact on this Objective would be less certain and whilst there are other Development Plan policies which could help achieve the same aims, at best the impact would be neutral - resulting score is therefore neutral/ uncertain.
POLICY GB: VISUAL AMENITIES OF THE GREEN BELT	Option 1: Set out specific policy; Option 2: no specific policy and rely on other national/local policies	Option 1 with specific policy will only allow development within or visible from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This should result in a minor positive impact on Objective 6 and 7. Option 2 may result in an uncertain impact as less bespoke policy guidance is provided.
POLICY GB2 DEVELOPMENT IN GREEN BELT VILLAGES	Option 1: No boundaries and rely on NPPF; Option 2: Retain current boundaries and bespoke policy; Option 3: Retain current boundaries, and bespoke policy and include other large sites.	All three options would have a neutral impact on Objectives 6 and 7, a minor positive impact on Objective 4 and major positive impact on Objective 12. Option 1 is likely to have a minor positive impact on Objective 2 whereby a previously developed site could be redeveloped for housing. However there is also no longer a requirement to define the boundary of a major existing developed site in the Green Belt to be NPPF complaint within which development would be acceptable. As there is no overriding justification for retaining a 'development boundary', Option 1 (replying on the NPPF) will be pursued.
POLICY GB3: EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT	Option 1: Set out specific policy; Option 2: no policy and rely on NPPF	Option 1 In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help meet local and identified needs for housing and therefore have a major positive effect. Option 1 restricting new residential development in Green Belt villages to within defined Housing Development Boundaries should help protect and enhance local distinctiveness and result in the minor positive impact on Objective 6. Defining seeks to limit the potential expansion of settlements by curtailing incremental development. Without the policy is likely to have a more uncertain impact on Objective 6.

REPLACEMENT BUILDINGS IN THE GREEN BELT	Option 1: Set out specific policy; Option 2: no policy and rely on NPPF	Both options would have a neutral impact on Objectives 2 (housing) and 4 (enabling local businesses to prosper) and minor positive impact on Objectives 6 (local distinctiveness) and 7 (historic, environmental and cultural assets). However given that proposed policy option would effectively replicate national policy, Option 2 should be pursued and no policy included in the Draft Plan.
POLICY PCS1: POLLUTION AND NUISANCE	Option 1: Set out specific policy; Option 2: no policy and rely on the legislation	By seeking to ensure there is no unacceptable risk from existing or potential sources of pollution or nuisance the policy will have a minor positive impact on Objectives 1, 3, 8 and 11 and a major positive impact on Objective 9 (reducing pollution). To rely solely on the provisions of the Environmental Protection Act 1990 would provide insufficient planning guidance for consideration of planning applications and therefore could result in an uncertain effect on this Objective.
POLICY PCS2: NOISE AND VIBRATION	Option 1: Set out specific policy; Option 2: no policy and rely on the legislation	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have has an adverse impact on health and quality of life; the policy should secure a neutral impact on the majority of applicable Objectives and a minor positive impact on Objective 9. With no dedicated policy relating to the control noise and vibration there is a risk of a minor negative impact on Objectives 1 - 3 and 9.
POLICY PCS3: AIR QUALITY	Option 1: Set out specific policy; Option 2: no policy and rely on the legislation	The policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which will have a minor positive impact on Objectives 1, 3 and 11. With no dedicated policy there is a risk of a minor negative impact on Objectives 1, 7 and 9.
POLICY PCS4: HAZARDOUS SUBSTANCES	Option 1: Set out specific policy; Option 2: no policy and rely on the legislation	The policy will only allow development involving hazardous substances providing it does not give rise to an unacceptable risk to those who potentially use developments and result in a neutral effect on Objective 1. However the policy may result in a minor negative impact on Objective 9 (reducing pollution) by permitting development if hazardous substances are stored in a way that minimises any potential harm to the environment. This impact can be mitigated by strengthening the policy wording. With no dedicated policy (Option 2) there is a risk of a minor negative impact on Objectives 1 and 9.
POLICY PCS5: CONTAMINATION	Option 1: include a policy; Option 2: no policy and rely on other legislation	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate and therefore will result in a neutral effect on all applicable

		Objectives with a positive impact on Objective 12. Without a dedicated policy dealing with land contamination issues there could be a minor negative effect on Objectives 1 and 3.
POLICY PCS6: UNSTABLE LAND	Option 1: include a policy; Option 2: no policy and rely on other Development Plan policies	The policy will prevent development being built on land at risk of instability and to ensure safe development and result in a neutral effect on all applicable Objectives. Without a dedicated policy dealing with instability issues there could be a negative effect on Objective 1 if land at risk of instability is developed.
POLICY PCS7: WATER SOURCE PROTECTION ZONES	Option 1: include policy and refer to Environment Agency maps; Option 2: include policy and show Water Source Protection Areas on the Policies Map; Option 3: have no policy and rely on other Development Plan policies.	The policy will not allow development that would adversely affect the quality or quantity of water resources polluting of Water Source Protection Areas within the District and should therefore result in a neutral impact on Objectives 1 and 9. It also encourages careful and efficient use of water resource with a minor positive impact on Objective 12. Defining the Water Source Protection Areas on the Policies Map Under Option 2 may result in an uncertain impact. Without a dedicated policy and reference to Water Source Protection Areas (Option 3), there is a risk that development could have a negative impact on health and wellbeing.
POLICY PCS7A: FOUL SEWAGE INFRASTRUCTURE	Option 1: include a policy; Option 2: no policy and rely on other Development Plan policies	The policy will have a major positive effect on Objectives 1 and 13 as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision and a minor positive impact on Objectives 8 and 12. Without the policy Option 2 is likely to have a negative effect or uncertain impact on the applicable SA Objectives.
POLICY PCS8: BATH HOT SPRINGS	Option 1: include a policy; Option 2¨: no policy and rely on Core Strategy Policy B4	A policy that will not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs will have has a major positive effect on Objective 1 and a minor positive impact on Objectives 3, 4, 6, 7 and 12. Option 2 to rely on Core Strategy Policy B4 would not provide bespoke guidance for protecting the Bath Hot Springs and may result in an uncertain effect on Objectives 7 and 9.
Building strong and vibrant communities		
POLICY H1: HOUSING AND FACILITIES FOR THE ELDERLY, PEOPLE WITH OTHER	**Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies**	Option 1 has major positive impacts on the objectives 1-4. As suggested in the last SA increased detail on defining care home uses has been added to the policy to ensure that there is a clear policy approach and that the positives of this option have been realised. There are also positive impacts on the following Objectives

SUPPORTED HOUSING OR CARE NEEDS		5,7,8,11 and 12. Option 2 generally has neutral effects.
POLICY H2: HOUSES IN MULTIPLE OCCUPATION	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy has a major positive impact on Objective 1 and 3. In addition, the policy has positive impacts on the following Objectives 2 and 12.
POLICY H3: RESIDENTIAL USES IN EXISTING BUILDINGS	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy has no major positive impacts identified against the SA objectives. Minor positive impacts are noted in relation to Objectives 2, 4, 5, and 12.
POLICY H4: SELF BUILD	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy has no major positive impacts identified against the SA objectives.
Policy H5 Retention of the existing Housing stock	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	This policy has no major positive impacts identified against the SA objectives. Minor positive impacts are noted in relation to Objectives 4,6,7 and 12. A minor negative impact is noted in relation Objective 2 as there may be some marginal loss of housing, however, this is mitigated by the criteria based approach which requires a balanced decision to be made.
POLICY H6 - MOORINGS	Option 1: include bespoke policy; Option 2: rely on other Development Plan policies	Option 1 will ensure that new/additional moorings are located where there is good access to services and facilities, public transport and other sustainable transport links, employment opportunities, address flood risk and waste management plus contribute to increasing the diversity of affordable homes. This should result in a minor positive impact on Objective 1, 2, 4, 5, 10 and 13. Option 2 would not provide sufficient guidance to address the particular issues associated with this type of development and result in more uncertain impacts on the Objectives.
POLICY H7 – HOUSING ACCESSIBILITY	Option 1: include bespoke policy; Option 2: rely on other Development Plan policies	This policy has no major positive impacts identified against the SA objectives. Minor positive impacts are noted in relation to Objectives 1,2 and 4. No negative impacts are noted.
POLICY H8 – AFFORDABLE HOUSING	Option 1: include bespoke policy; Option 2: rely on other	This policy has a major positive impact on Objective 2 as it ensures that there is minimal loss of affordable housing stock.

REGENERATION SCHEMES	Development Plan policies	There is a positive impact in relation to objectives 1,3 and 12. There are no negative impacts identified.
POLICY LCR1: SAFEGUARDING LOCAL COMMUNITY FACILITIES	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	The retention of land/buildings used for community purposes should have a major positive impact on health and well-being of all communities (Objective 1) and a minor positive impact on Objective 2 by helping to reduce the need to travel elsewhere to use equivalent facilities. Without a dedicated policy there would insufficient guard against the loss of valued community assets, which is either likely to result in a minor negative impact on Objective 1 or an uncertain impact on Objectives 3 and 5.
POLICY LCR1A: PUBLIC HOUSES	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	The policy seeks to prevent the loss of public houses in terms of their community benefits unless there is evidence of adequate existing provision or alternative facilities to be provided and should have a minor positive impact on Objectives 1, 3 and 5. With Option 2, relying on emerging Policy LCR1, for instance, is more likely to result in an uncertain impact on Objectives 1 and 3 as the advice specific to considering proposals for the loss of public houses would be absent.
POLICY LCR2: NEW OR REPLACEMENT COMMUNITY FACILITIES	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes and therefore result in a major positive impact on Objectives 1, 3 and 5 and a minor positive impact on Objective 6. Without this policy in place (Option 2) with its level of specific guidance and instead, relying on other Development Plan policies to achieve the same aims is more likely to result in an uncertain impact on Objectives 1, 3 and 6.
POLICY LCR3: LAND SAFEGUARDED FOR PRIMARY SCHOOL USE	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will provide certainty and reassurance to the schools and local community. This should have a major positive impact on Objectives 1 and 3. Without this policy in place, there would be no certainly that these aims would be achieved resulting in an uncertain impact on the same Objectives.
POLICY LCR3A: PRIMARY SCHOOL CAPACITY	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	The policy will ensure residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development and result in a major positive impact on Objective 1 an a minor positive impact on Objective 3 Without a policy with these provisions in place (Option 2), there is less

		certainty that that a school would necessarily have the capacity to accommodate more pupils from new residential development in or near that locality which may have an uncertain impact on the same Objectives.
POLICY LCR4: SAFEGUARDING LAND FOR CEMETERIES	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	In safeguarding additional land for cemetery use, this policy will help provide for a needed community facility and certainly for local communities and result in a major positive impact on Objective 1 and a neutral impact on Objectives 6 - 8. If land identified is not safeguarded to meet an identified need, then there is likely to be a more uncertain impact on Objective 1.
POLICY LCR5 the loss of open space safeguards against the loss of recreational space	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	A policy that resists the loss of open space, land and buildings used for sports and recreation should have a positive impact on health and well-being of all communities by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities resulting in a positive impact on Objectives 1, 3 and 5 and a neutral impact on Objectives 6 - 8. Without a dedicated policy there would insufficient guard against the loss of these important community assets, which is likely to result in a minor negative impact on Objectives 1, 3 and 5.
POLICY LCR6: NEW AND REPLACEMENT SPORTS AND RECREATIONAL FACILITIES	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	By supporting the development of new or replacement sport or recreational the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. This will result in a major positive impact on Objectives 1, 3 and 5. The policy would also have a minor positive impact on Objective 6 and a neutral impact on Objectives 7 - 9. Without this policy in place with its level of specific guidance and instead, relying on other Development Plan policies to achieve the same aims is more likely to result in an uncertain impact on Objectives 1 and 3.
POLICY LCR6A: LOCAL GREEN SPACES	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	This policy is likely to have a major positive impact on Objectives 1 and 3 as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained. Without such a policy (Option 2) unprotected areas of green space would not necessarily have the same level of protection and particularly if not safeguarded under any other similar policy, could be at more risk of being lost to development.
POLICY LCR7: RECREATIONAL	Option 1: Set out a specific policy; Option 2: No Policy and rely on	The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and

DEVELOPMENT PROPOSALS AFFECTING WATERWAYS	other Development Plan policies.	opportunities to access these across the District and result in a major positive impact on Objective 1 and minor positive impact on Objective 3. There would be a neutral impact on Objectives. The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area and have a neutral effect on Objectives 6 - 9. Without the specific advice provided by this policy, Option 2 is more likely to result in an uncertain impact on Objectives 1 and 3.
POLICY LCR7A: TELECOMMUNICATIONS DEVELOPMENT	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	The policy by expecting the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area will help ensure a neutral impact on Objectives 6 and 7. It also explicitly expects that development should not have an unacceptable effect on areas of ecological assets which will also result in a neutral impact on Objective 8. Without a dedicated policy (Option 2), there is more likely to be an uncertain impact on Objectives 6 and 7 as the advice in the policy is quite specific.
POLICY LCR7B: BROADBAND	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband and have a major positive impact on Objectives 1 and 4 and a minor positive impact on Objective 3. With no dedicated policy (Option 2), there is likely to be an uncertain impact on Objectives 1, 3 and 4 as regards supporting the provision of broadband infrastructure.
POLICY LCR7C: COMMERCIAL RIDING ESTABLISHMENTS	Option 1: Set out a specific policy; Option 2: No Policy and rely on other Development Plan policies.	By allowing the development of commercial riding establishments, this policy will help provide opportunities for local communities to engage in recreational pursuits which can help boost health and well-being and the local economy through job creation and enable local businesses to prosper resulting in a mint positive impact on Objectives 1, 3 and 4. It will ensure that adequate provision for the storage and disposal of animal waste is made also resulting in a minor positive effect on Objective 13. Relying on other Development Plan could result in a more uncertain impact on the same Objectives without a policy dedicated to supporting this type of development which specific advice to guide proposals.
POLICY LCR8: PROTECTING ALLOTMENTS	Option 1: include policy; Option 2: no policy and rely on NPPF and on other Development	These policies have a major positive impact on objectives 1,3,6 and 8, specifically it has a positive impact as it supports the protection of and creation of local food growing spaces such as community gardens/allotments and supports the creation of habitats and

POLICY LCR9: INCREASING THE PROVISION OF LOCAL FOOD GROWING	Plan policies	biodiversity enhancement Policy LCR6 has been amended to include reference to on-site provision of allotments and green space reflecting the recommendations of the previous SA. Other positive impacts are identified in relation to Objectives 7, 11 and 12. The benefits of these policies above relying on national policies is that this policy is locally defined and as part of the policy allotments and local food growing areas are identified for protection.
A prosperous economy		
POLICY ED.1A: OFFICE DEVELOPMENT	Option 1 Direct windfall applications to city and town centres only Option 2 Direct windfall applications to the Bath Central Area and town centres	Focusing windfall office development, beyond existing allocations in city and town centres is Government Policy and the most sustainable approach. Whilst the city centre is expected to grow into the wider Central area the growth in city centre uses should be mainly should be in-out rather than out-in.
POLICY ED.1B: CHANGE OF USE & REDEVELOPMENT OF B1 (A) OFFICE TO RESIDENTIAL USE	Option 1 Protect office space as far as possible within the confines of permitted development rights and national planning policy. Option 2 No specific policy	Acknowledging the confines to policy making on this matter the approach is very supportive of this SA objective as far as possible. The option of making an Article 4 Direction is highlighted in the supporting text.
POLICY ED.1C: CHANGE OF USE AND REDEVELOPMENT OF B1 (A) OFFICE USE TO OTHER TOWN CENTRE USE **POLICY ED.2A: STRATEGIC (*) AND OTHER PRIMARY**	Option 1 Protect office space where the introduction of other town centres uses would be likely to harm the stock of office space. Option 2 No specific policy	The policy focuses on deflecting potentially conflicting town centres uses of likely lesser job generation and GVA growth potential. Losses to retail not thought to be risk to business development in the round – hence a relaxed approach. Policy approach enable realisation of economic strategy which contribute well to objective 4. Still scope for hotel development alongside office space growth during plan period.

INDUSTRIAL ESTATES		
POLICY ED.2B: NON-STRATEGIC INDUSTRIAL PREMISES	Option 1 Maintain 18 Core Employment Areas identified in Policy ET.3 (1) and maintain the criteria relating to gains and losses for these identified areas and other sites ET.3 Option 2 Refine 18 Core Employment Areas identified in Policy ET.3 (1) and redefine the criteria relating to gains and losses of ET.3	Option 1 provides an absolute level of protection to industrial land and premises within 18 Core Employment Areas and a criteria based level of protection (re adequacy and impacts) re other uses Option 2 includes a presumption against losses of industrial space in the 8 most significant areas, albeit there is a criteria based approach (but this strongly worded, requiring compelling evidence to overcome the presumption). Other sites are subject to a less strict protection e.g. shorter marketing period – though it still safeguards them from alternative use where there is evidence that the current use is in demand.
Sustaining a buoyant rural economy		
POLICY RE1: EMPLOYMENT USES IN THE COUNTRYSIDE	Option 1: include a policy; Option 2: no policy and rely on NPPF and on other Development Plan policies	By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to have a major positive impact on Objectives 1 and 4 and minor positive impact on Objectives 3, 7 and 12. Without such a policy the impact on these Objectives is more likely to be uncertain.
POLICY RE2: AGRICULTURAL DEVELOPMENT	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies	The policy will allow agricultural development which may increase local employment opportunities especially in rural areas, enhance food production and supply. It also seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated environment and public health which cannot be adequately mitigated. This will result in a minor positive impact on Objectives 3, 4, 12 and 13. Option 2 is more likely to result in an uncertain impact on Objectives 1, 12 and 13 as a suitable level of detail or guidance on this issue would not be provided.
POLICY RE3: FARM DIVERSIFICATION	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies	By allowing farm diversification the policy could increase local employment opportunities, and support local sustainable food production, increase the availability of fresh produce if the proposal included a farm shop especially in rural areas and therefore have a minor positive impact on Objective 1, 3 and 4. The policy would result in a neutral effect on Objectives 6 and 12. Option 2, in not providing a suitable level of detail or

		guidance on this issue is likely to result in an uncertain effect on Objectives 1, 3, 4 and 12.
POLICY RE4: ESSENTIAL DWELLINGS FOR RURAL WORKERS	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies	This policy will contribute to increasing the diversity of affordable homes within the District by allowing essential dwellings for rural workers directly linked to their place of work and have a major positive impact on Objectives 2 and 5 and minor positive impact on Objectives 3 and 4. This impact of either Option on Objective 12 would be uncertain as it is development whether the proposal is for a new dwelling on a greenfield site or on previously developed land. This effect could be mitigated and enhanced by making it clear in the policy that any potential development should be relative to the functional requirements and new development should be sited within a hamlet or existing group of buildings.
POLICY RE5: AGRICULTURAL LAND	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies	The policy should have a major positive impact on Objective 1 and 4 in protecting the best and most versatile agricultural land which is key to food production and the rural economy and a minor positive impact on Objectives 6, 10 and 12 in protecting and enhancing local distinctiveness in the countryside, aiding flood control and encouraging the careful and efficient use of natural resources. Option 2 (relying on the NPPF) would not provide a sufficient level of guidance for proposals which could adversely affect the best and more versatile agricultural land and therefore more likely to have an uncertain impact on the applicable Objectives.
POLICY RE6: RE-USE OF RURAL BUILDINGS	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies	By promoting the re-use of rural buildings, this policy will have a major positive impact on Objective 12 and in contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs near public services and community facilities resulting in a positive impact on Objectives 1, 3 and 4. Without a dedicated policy (Option 2) the effects on these Objectives are more likely to be uncertain. The policy should have a neutral impact on Objectives 6 - 8.
POLICY RE7: VISITOR ACCOMMODATION	Option 1: include policy; Option 2: no policy and rely on other Development Plan policies	Option 1 will have a major positive impact on Objective 4 by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy with a minor positive impact on Objective 3 and 5. It will result in a neutral impact on the other applicable SA Objectives and a minor positive/uncertain impact on Objective 12 as the policy also covers to the development of new visitor accommodation but it unclear what impact there would without details of a scheme. Without a dedicated policy with clear guidance (Option 2)

		impacts all the applicable Objectives are uncertain or neutral.
POLICY CR1: SEQUENTIAL TEST	Option 1: Set out specific policy; Option 2: No policy; rely on NPPF	National Planning Practice Guidance states that Local Plans should contain policies to apply the sequential test to proposals for main town centre uses that may come forward outside the sites or locations allocated in the Local Plan; therefore Policy CR1 is included. Option 2 would rely on the NPPF definition; whilst this is similar to the Option 1 policy, it is not consistent with the requirement of the PPG. Option 1 guides development to be located within town centres and would therefore have a positive effect on a number of objectives particularly on objective 4 (build a strong, competitive economy) and 5 accessibility. Option 2: relying on Planning Practice Guidance may result in an uncertain impact as it is not specific to the issues particular to B&NES.
POLICY CR2: IMPACT ASSESSMENTS	Option 1: Set out specific policy; Option 2: No policy	The NPPF states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). Option 1 sets a locally set floorspace threshold based upon local evidence. Relying on Option 2 may result in an uncertain impact as it is not specific to the issues particular to B&NES, and would not allow assessment of the majority of out of centre proposals in the district likely to need assessment by the local authority.
POLICY CR3: PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES	Option 1: Set out specific policy; Option 2: No policy	The NPPF states that the Local Plan should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations. Option 2 would not comply with this.
POLICY CR4: DISPERSED LOCAL SHOPS	Option 1: Set out specific policy; Option 2: No policy	The NPPF states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. Option 1 allows development of appropriately located small-scale local shops which can often serve day to day needs and offer valuable social and community benefits. Relying on Option 2 may result in an uncertain impact as it is not specific to the issues particular to B&NES.
Promoting Sustainable Transport		
POLICY ST1: PROMOTING	Option 1: Set out specific policy;	Option 1 requires well-connected places accessible by sustainable means of transport;

SUSTAINABLE TRAVEL	Option 2: have no policy	relates to making it easy to reach everyday destinations by active travel. This would have a major positive impact on Objectives 1 and 5 and a minor positive impact on Objective 9. Without this policy in place the impact on these Objectives is likely to be less certain as the policy sets out key principles which should be addressed when designing a development. Both Options will have a neutral impact on Objectives 6 - 8.
POLICY ST2: SUSTAINABLE TRANSPORT ROUTES	Option 1: Set out specific policy; Option 2: have no policy	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on Objectives and 1, 3 and 5. Without a dedicated policy to safeguard these routes there is likely to be a neutral impact on these Objectives.
POLICY ST2A: RECREATIONAL ROUTES	Option 1: Set out specific policy; Option 2: have no policy	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and therefore should have a minor positive impact on Objectives 1 and 3 and major positive impact on Objectives 5 and 7. Without this policy there is no certainty that these routes would remain protected for this use resulting in an uncertain impact on Objectives 1, 3 and 5.
POLICY ST3: TRANSPORT INFRASTRUCTURE	Option 1: Set out specific policy; Option 2: have no policy	The policy is key to ensuring everyone has access to high quality transport infrastructure and sets out detailed requirements to achieve this as well as requiring the effect upon the quality, patronage and efficiency of public transport operations is addressed. This should result in a major positive impact on Objectives 1, 3 and 5. Without a detailed policy guidance on traffic infrastructure the impact is likely to be minor positive on 1 and 3 and uncertain on Objectives 5 and 13.
POLICY ST4: RAIL FREIGHT FACILITY	Option 1: Set out specific policy; Option 2: have no policy	The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a minor positive impact on Objectives 4 and 5. Without this policy there is less certainty that this facility would remain safeguarded.
POLICY ST5: TRAFFIC MANAGEMENT PROPOSALS	Option 1: Set out specific policy; Option 2: have no policy	The policy should have a major positive impact on Objectives 1, 3 and 5 by ensuring the needs of all road users are taken into account during the design of traffic management schemes. Option 2 is likely to have a less certain impact on these Objectives without this detailed policy guidance. Where the policy has a neutral impact on Objectives 6, 7 and 9, the alternative option will have the same impact on these Objectives.
POLICY ST6: PARK AND RIDE	Option 1: Set out specific policy; Option 2: have no policy	This policy will only allow development which has no unacceptable impact on environmental assets and amenity and therefore have a minor positive impact on

		Objectives 1 and 3 and a major positive impact on Objective 5 by helping reduce traffic congestion and shorten journeys to the City centre. The policy also seeks to ensure there is no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation. Without a policy which requires these provisions, there is more likely to be an uncertain impact on these Objectives. The policy will have a neutral impact on the other applicable Objectives as will Option 2.
POLICY ST7 TRANSPORT REQUIREMENTS FOR MANAGING DEVELOPMENT	Option 1: Set out specific policy; Option 2: have no policy	The policy will have a major positive impact on Objectives 1 and 5, a minor positive impact on Objective 9 and neutral impact on other applicable Objectives. The policy also requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided and result in a minor positive impact on Objectives 2 - 4. Without the policy which provides very specific transport and access guidance in relation to development proposals, the impact on Objectives 1, 5 and 9 is likely to be uncertain.
POLICY ST8: AIRPORT AND AERODROME SAFEGUARDING AREAS	Option 1: Set out specific policy; Option 2: have no policy	The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport and will have a minor positive impact on Objective 1 (health and well-being) and a neutral/minor positive impact on Objective 8 (habitats and biodiversity). Option 2 would result in an uncertain and potentially a minor negative impact on these Objectives.
POLICY M1: MINERAL SAFEGUARDING AREAS	Option 1: include specific policy; Option 2: no policy	Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material. This would result in a minor positive impact on Objectives 4, 7 and 12 and maintain a neural impact on 6, 8 and 9. A lack of policy direction defining areas, within which mineral extraction would acceptable in principle, could result in an uncertain effect on Objectives 4,6, 7, and 12.
POLICY M2: MINERALS ALLOCATIONS	Option 1: include specific policy; Option 2: no policy	This policy safeguards mineral sites as allocated and will only allow the extraction of minerals outside these sites if it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas which will result in a minor positive impacts on Objectives 4 and 7 and neutral impacts on 6, 8, 9 and 12. A lack of policy direction defining areas within which mineral extraction would acceptable in principle could result in an uncertain effect on Objectives 4, 7 and 12.
POLICY M3 Aggregate	Option 1: include specific policy;	This policy could help support companies that recycle aggregates and have a minor

Recycling Facilities	Option 2: no policy	positive impact on Objectives 4 and 12 plus a neutral impact on Objectives 9 and 13. The alternative option (the allocation of site) would also result in a positive impact as the policy would still apply to any site allocated but will not be pursued as it is considered preferable for any future proposals that may come forward to be dealt with by a criterion based policy rather than by allocating specific sites/areas given the often temporary nature of these facilities.
POLICY M4	Option 1: include specific policy; Option 2: no policy	The policy, by expecting that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site would result in a minor positive impact on Objectives 4 and 12. Without a bespoke policy providing clear guidance which cannot be achieved through other Development Plan policies, the effect on these Objectives would be uncertain.
POLICY M5	Option 1: include specific policy; Option 2: no policy	The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production and that conditions should be imposed on planning permissions to manage such impacts It will also seek to protect and enhance the quality of the underlying groundwater or surface water which is crucial for the well-being of the Bath Hots Springs and will have a major positive impact on Objective 9. Under Option 2, the lack of specific guidance in relation to this particular nature of excavation could result in a more uncertain impact.

Bath		
POLICY BD1: Bath Design Policy	Option 1: include specific policy; Option 2: no policy	Option 1 requires development to respond to the important and valued characteristics of Bath, to ensure that new developments contribute positively to the continued evolution of the city, and that the significance, integrity and authenticity of the World Heritage Site is maintained.
Policy SB1:Walcot Street/Cattlemarket Site	Option 1: mixed use development Option 2: includes wider redevelopment of the Hilton Option 3: no site allocation	A mixed use development optimising its central location and high accessibility to sustainable modes of transport is proposed in each of the options. The development and design principles safeguard valued heritage assets, and provide protection and enhancement for biodiversity. Given its current neglected appearance, and use as a surface level car park, the development of this site will generally be very positive when measured against sustainability criteria. Development proposals will repair the current

		broken street frontage helping to improve the economic vitality of Walcot Street. Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would achieve the objectives 1-8 and 12. Even though there are relevant Development Management policies, Option 3, with no site specific guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
Policy SB2:Central Riverside &Recreation Ground	Option 1 Site allocation with specific requirements Option 2 No allocation	Option 1 enables development to enhance the appeal of this area, and to reinforce its role as the recreational and leisure heart of the city centre. Heritage assets, in particular important views, and biodiversity are given appropriate protection. Options 1 with appropriate development requirements and design principles, would achieve more SA objectives. Even though there are relevant Development Management policies, Option 2, with no site specific guidance would lead to uncertainty about future development on this key development site in Bath.
SB3: Manvers Street	Option 1: B1 9,000 sqm, D1 6,000 sqm, C3 6,500 sqm, A1 1,000 sqm, A3 1,000 sqm Option 2: B1 5,500 sqm, D1 5,500 sqm, C3 6,000 sqm, A1 5,500 sqm, A3 1,000 sqm Option 3 B1 7,500 sqm, D1 5,500 sqm, C3 7,000 sqm, A1 2,500 sqm plus other mixed uses, A3 1,000 sqm Option 4 No allocation	A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria. Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB4: Bath Quays North & Bath College	Option 1: B1 19,500 sqm, A1 0 sqm, D1 8,000 sqm, C3 6,000 sqm Option 2: B1 6,000 sqm, A1 17,000 sqm, D1 5,200 sqm, C3 6,000 sqm	A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of the site, development will generally be very positive when measured against sustainability criteria. The Bath Quays Waterside project has a positive impact on flood conditions.

	Option 3: B1 12,000 sqm, A1 7,500 sqm, D1 5,000 sqm, C3 10,000 sqm Option 4: B1 20,000 sqm, A1 4,000 sqm, C3 2,000 sqm Option 5: No allocation	There may be an issue with regards to the quantity of parking that gets re-provided, and the real or perceived impact of this on Objective 4. There may also be tensions in relation to the proposed mix of uses and the building heights required to make the development financially viable. Options 1, 2, 3 and 4 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 5, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB5: South Quays & Riverside Court	Option 1: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 2: B1 20,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 15,000 sqm, A1 1,000 sqm, C3 3,000 sqm Option 4 No allocation	A mixed use development optimising its central location and accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria. Options 1, 2, and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB6: South Bank	Option 1: B1 15,500 sqm, A3 500 sqm, C3 2,500 sqm Option 2: B1 9,000 sqm, A3 500 sqm, C3 9,000 sqm Option 3 No allocation	A mixed use development optimising its central location and accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria. Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB7: Green Park Station	Green Park Station West	A mixed use development optimising its edge of centre location and reasonable

West & Sydenham Park	Option 1: B1 12,000 sqm, A1 3,000 sqm, C3 9,000 sqm Option 2: B1 0 sqm, A1 1,000 sqm, C3 3,000 sqm Option 3: B1 0 sqm, A1 1,000 sqm, C3 0 sqm Option 4 No allocation Sydenham Park Option 1: B1 4,500 sqm, A1 (food) 12,000 sqm, (non-food) 27,000sqm, C3 38,000 sqm Option 2: B1 30,00 sqm, A1 (food) 0 sqm, (non-food) 6,500sqm, C3 35,000 sqm Option 3: B1 22,000 sqm, A1 (food) 0 sqm, (non-food) 6,500 sqm, C3 43,000 sqm Option 4 No allocation	accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, eg Green Park Station, and provide protection and enhancement for biodiversity, as well as the provision of an enhanced public realm. Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB8: Western Riverside	Option 1: Residential led development Option 2: no allocation (Extant planning permissions cover much of the area)	This development is making a significant contribution to meeting the city's housing requirements that in turn supports other sustainability objectives. It is transforming underused land into a new part of the city, creating new pedestrian and cyclist routes, improving access to the river, and providing new open spaces. Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB8 Western Riverside North Bank	Option 1: Residential led development Option 2: no allocation	Development of underutilised sites is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the

		viability of schemes. Option 1 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 2, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB9: The Bath Press	Option 1: Mixed (inc bulky retail) 30,000 sqm, C3 7,000 sqm Option 2: Mixed (inc bulky retail) 0 sqm, B1 3,000 sqm, C3 17,000 sqm Option 3: Mixed (inc bulky retail) 10,000 sqm, C3 10,000 sqm Option 4 No allocation	Development of this underutilised site is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes. Options 1, 2 and 3 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 4, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB10: Roseberry Place	Option 1: B1 5,500 sqm, C3 11,500 sqm Option 2: C3 17,000 sqm Option 3: No allocation	Development of this underutilised site is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes. Options 1 and 2 with appropriate development requirements and design principles, particularly specifying land uses would facilitate this objective. Option 3, with no guidance would lead to market-led development and uncertainty about future development on this key development site in Bath.
SB11: Former MoD Fox Hill / Mulberry Park	Option 1 Roll forward the (2007) Local Plan allocation GDS.1/B2 and the policy wording to the Placemaking Plan. Option 2 Delete (2007) Local Plan allocation GDS.1/B2 and	Option 2 provides the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement of this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.

	include a new PMP Policy based on the principles permitted within the outline application	
SB12: Former MoD Warminster Road	Option 1 No PMP policy, relying on the extant outline planning permission Option 2 Include new PMP Policy based on the principles permitted within the outline application	Option 2 secures the most suitable of the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.
SB13: Former MoD Ensleigh	Option 1 No PMP policy, relying on the extant outline planning permission Option 2 Include new PMP Policy based on adopted CS Policy B3b	Option 2 secures the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement this and to secure the most high profile design concepts of the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.
SB14: Twerton Park	Option 1 No PMP Policy Option 2 Site allocation with specific requirements	The sites future availability and developability is uncertain (and therefore change is not relied upon) Option 2 enables investment in the current facility and raises the scope for that investment could include the enhancement of Twerton local centre if the northern part of the site was to be redevelopment in any sense, and the provision of housing. As per option 1 detailed matters would be dealt with in the application of general development management policies (i.e. treated as a windfall site)
SB15: Hartwells Garage, Newbridge	Option 1 No PMP Policy Option 2 Site allocation with specific requirements	Option 2 allocating this site with specific development and design requirement has a positive 1, 2, 5, 6, 7 and 12. The sites allocation for non-student residential development and the inclusion of key design principles enables the site to play the most useful future role in delivering the spatial strategy for the city and will help to achieve good design. A negative effect on objective 4 (Build a strong, competitive economy) was identified as this leads to loss of employment site. However, loss of employment is mitigated by availability of land elsewhere. Replacement facility already permitted at Peasedown Business Park. The effect of Option 1 is neutral although there is a higher risk of less

		sustainable outcomes.
SB16:Former St Mary's School, Burlington Street	Option 1 No PMP Policy Option 2 Site allocation with specific requirements	Small site allocated for mixed use community and residential use and noting the importance of the existing tree. Greater emphasis in option 2 re SA objectives 6 and 7. Option 1 Existing Local Plan allocation GDS.1/B14 is not rolled forward. Site comes forward as a windfall sites and is dealt with entirely by development management policies. The effect of Option 1 is neutral although there is a higher risk of less sustainable outcomes.
SB17: South of Englishcombe Lane	Option 1 Roll forward saved Local Plan Policy GDS.1/B7 Option 2 As Option 1 but modified to exclude the need for pedestrian access from Stirtingale Road	This is a relatively small greenfield housing allocation, within the existing urban area of Bath. It is an undeveloped allocation of the current 2007 BANES Local Plan. The purpose of the policy is to secure residential development and to highlight the need to protect hedgerows and mitigate the loss of trees re access. The options are similar, although Option 2 does not require a secondary pedestrian access. However an analysis of the context show that this will not have a significant negative sustainability effect (further there are questions re deliverability).
SB18:Royal United Hospital	Option 1: Allows redevelopment of outdated wards, and the provision of new medical facilities and additional car parking. Option 2: No allocation	Option 1 enables the RUH to implement infrastructure improvements and new developments to continue to provide quality services. Other policies apply to the development of the site.
Policy SB.19 University of Bath at Claverton Down	Option 1 Roll forward the 2007 Local Plan policy allocation with some amendments. Option 2 Extend the policy area to cover whole estate with specific requirements	Option 1 – devolves many key concepts to be determined in a non-statutory masterplan. Option 2 is more comprehensive in its spatial and development principles for specific areas of the Campus. Option 2 promote/enable more sustainable outcomes across more SA objectives. A number of Objectives e.g. 10-13 will also be achieved by the application of other development management policies.
POLICY SB20- Bath Spa University, Newton Park Campus	Option 1 Identify the campus as a MED as in the 2007 Local Plan. Option 2 Allow NPPF:89 to apply and determine PDL at Development Management Stage.	Option 1 – is not NPPF compliant as it retains a MEDs boundary. The objective of the policy is to focus in SA objectives 2+4, re enabling development in the context of objectives 6+7 on the heritage context. Other Development Plan policies would also secure these objectives and the remaining SA objectives would be solely met via the application of other Development Pan policies.

		Option 2 is NPPF compliant as PDL green Belt matters will be dealt with at development management stage. The objective of the policy is to focus in SA objectives 2+4, re enabling development in the context of objectives 6+7+8 on the heritage context and also ecological context –reflecting observations raised by Natural England.

Keynsham		
Policy KE2a: Somerdale	*Option 1: Placemaking Plan allocation* *Option 2: No allocation (rely on extant planning permission)*	Both options in effect currently deliver the same outcomes (in that option 1 allocates the site for the uses permitted under option 2). However, option 1 provides clarity in policy terms for meeting the above sustainability objectives in the event that future applications are proposed for the site. Relying on option 2 alone would mean there is a policy vacuum in the event that a different scheme is promoted on the site, and would not be as effective in ensuring sustainability objectives are met.
Ashton Way Car Park	Option 1 Allocation (as per options document consultation) Option 2 No allocation	Option 1 was proposed in the options document consultation, and the analysis above shows that it would have resulted in a sustainable development. However, the site allocation has not been taken forward into the draft plan due to the site no longer being made available for development, and concerns over loss of town centre car parking during construction.
Policy KE2b: Riverside and Fire Station Site	Option 1: Allocation Option 2: Do not allocate Option 3: As allocation but no leisure centre (with increased sqm of other allocated uses) Option 4: Allocate for 100% residential	Implementation of the draft plan policy (option 1) would result in a more sustainable development to that which currently exists (option 2). Options 3 and 4 have similar effects to option 1, but are not as positive when reviewed against objectives 1, 3 and 4.
Pixash Lane Waste Site	Option 1 Extend the employment allocation into Policy KE3a boundary Option 2 No allocations	Option 1 to extend the employment allocation of this site into Policy KE3a boundary would contribute to provide an adequate supply of land to meet a diverse range of employment opportunities in Keynsham and correct imbalances between residential and employment development to help reduce travel distances to work, therefore positive effects on objectives 1, 3, 4, 5, 6, 7, 8 and 12.

The Somer Valley		
POLICY SSV 2: South Road Car Park	Option 1: Allocate for retail use, Option 2: Context only no specific allocation	Option 1 allocating the site for specific uses such as retail provides more clarity than Option 2. However the car parking survey shows that the South Road Car Park is well used and it is necessary to maintain the existing level of parking spaces and provide additional spaces onsite or off site to accommodate a new store. Minor negative effects and uncertain effects were identified in relation to objectives 7 and 9. Therefore some mitigation measures are recommended.
POLICY SSV1: Central High Street Core	Option 1: Allocate for retail Option 2 Context only no specific allocation	Option 1 allocating the site with specific development requirements would have positive effects on objectives 1,3,4,5, 6, 7 and 12. A minor negative effect was identified in relation to objectives 9. Therefore some mitigation measures are recommended.
POLICY SSV4: Former Welton Manufacturing Site	Option 1: Allocate for mixed use, Option 2: Allocate for housing Option 3: Allocate for large retail, Option 4: Context only no specific allocation	Option 1 – 3 allocating the site with specific development requirements would have positive effects on objectives 1,2, 3,4, 5, and 12. Uncertain effects are identified on objectives 6, 7, 8, 9 and 10. Some mitigation and enhancement measures are recommended.
Policy SSV 3: Midsomer Norton Town Park	Midsomer Norton Town Park SSV3 Option 1 Allocate for Town Park Option 2 Allocate for mixed use Option 3 No allocation	Option 1 and 2 allocating the site with specific development requirements would generally perform positively to achieve a number of the SA objectives. Option 2 with housing development has a positive effect on objective 2. Uncertain effects are identified on objectives 6, 7, 8, 9 and 10. More neutral or negative effects are identified on option 3 with no allocation. Some mitigation and enhancement measures are recommended.
POLICY SSV14: Charlton Timber Yard	Option 1: Allocate for town centre mixed use, Option 2: No allocation (remains employment use) Option 3:No allocation but include within the Town Centre boundary	Option 1 and 4 allocating the site with specific development requirements would perform positively to achieve objectives1, 3, 4, 5, 6, 7, 8 and 12. Option 4 has a major positive effect to achieve objective 1. Negative and uncertain effects are identified on objectives 3, 4, 7, 8 and 10 for option 2 not allocating this site. Some mitigation and enhancement measures are recommended.

	Option 4: Allocate for the health and wellbeing facilities	
Ryman Engineering Services SSV16	Option 1 Allocate for residential development Option 2 Allocate for health and wellbeing facilities uses Option 3 No allocation (It remains industrial use but identified as a development site)	All options have a mixed sustainability effects. Option 1 allocating this site for residential development would have positive effects on objectives 1, 3, 5 and 12. Option 2 allocating this site for community uses would have positive effects on objectives 1,3,45 and 12. But both options have negative or uncertain effect on 6, 7 and 8. Some mitigation and enhancement measures are recommended. Option 3 no allocation (maintaining the existing industrial use) would have generally positive effect on objectives 4, 5, 6 and 12 and neutral effects on other objectives.
POLICY SSV17: Former Radstock County Infants	Option 1 Allocate the site for residential Option 2 No allocation	Option 1 allocating the site with specific development requirements would perform positively to achieve objectives 1, 2, 3, 4, 5, 6, 7, 8, 9 and 12. The site is within the Housing Development Boundary therefore even without an allocation, option 2 would have the similar effects with option 1. Other Development Management policies would guide the development under option 2. Some mitigation and enhancement measures are recommended.
Coomb End SSV6	Option 1 Allocate the site for residential Option 2 No allocation	Option 1 allocating this site for residential development would have positive effects on objectives 1, 2, 5, 7 and 12. But negative or uncertain effects on objectives 3, 4, 9 and 10. The site is occupied by buildings in a variety of commercial uses. Option 1 would result in the loss of current employment land. Option 2 not allocating this site would have positive effects on objectives 1, 5 and 12. Since the site is within the Housing Development Boundary, housing development can come forward. Some mitigation and enhancement measures are recommended.
POLICY SSV20: Former St Nicholas School	Option 1 Allocate the site for residential Option 2 No allocation	Option 1 allocating the site with specific development requirements would perform positively to achieve objectives 1, 2, 3, 4, 5, 6, 7, 8 and 12. The site is within the Housing Development Boundary therefore even without an allocation, option 2 would have the similar effects with option 1. Other Development Management policies would guide the development under option 2. Some mitigation and enhancement measures are recommended.
POLICY SSV18: Somer Valley Campus	Option 1 Housing (50 dwellings) Option 2 Educational facility led mixed use development with	Option 1 allocating the site for housing would perform positively to achieve objectives 1, 3, 5 and 6. However the site is no longer available for housing. Option 2 allocating for Educational facility led mixed use development with some

	some employment Option 3 No allocation	employment would perform positively to achieve objective 3, 4 5 and 6. Option 2 facilitates a construction skills centre of excellence at the Somer Valley campus providing local people with training opportunities and practical skills that can be utilised in the local employment market. Therefore major positive effect on this objective. Option 3 has neutral effects on all objectives. Some mitigation and enhancement measures are recommended.
POLICY SSV11:Cobbers Way (St Peter's Factory site)	Option 1 Allocate for housing Option 2 No allocation (recently obtained a planning permission)	Options 1 and 2 have the similar effects on SA objectives. Planning Permission was granted for 80 dwellings in Aug 2015 but not implemented yet therefore Option 1 with development requirements will ensure key requirements are met if new proposals come forward in the future. Some mitigation and enhancement measures are recommended.
POLICY: SSV9: Old Mills Industrial Estate	Option 1 Allocate the site for employment use (original site) Option 2 Allocate the land west of the Old Mills Industrial Estate Option 3 No allocation	Options 1 and 2 have the similar effects on SA objectives, positive contribution to objectives 1, 3, 4 and 5. Some negative effects have been identified on objectives 9 and 12. The Options 1 and 2 sites are greenfield and have a negative effect on objective 12 encourage careful and efficient use of natural resources. Some mitigation and enhancement measures are recommended.

Rural settlement		
Batheaston	*Option 1: Allocate the site for housing SR16 (less than 10 dwellings)* *Option 2: Incorporate the site into the Housing Development Boundary (HDB)*	Both options 1 and 2 generally perform well against SA objectives. A number of potential significant positive effects have been identified in relation to the Objective 1 to 7. The site is within a Low Flood Risk Zone (FZ1) and Flood Zones 2 and 3 along western site boundary therefore a negative effect on objective 10. The original housing capacity for the SR16 site was 10 dwellings; however the capacity was reduced to about 5 dwellings following the further investigation and the site boundary ownership being confirmed. It is not considered as a major development therefore it is not considered necessary to allocate this site. Option 2 would allow SR16 to come forward for limited housing development in accordance with the HDB Review Criteria.

Camerton	*Opt 1: No site allocation* *Opt 2: Bridge Place Farm site Allocation (Around 5 dwellings)*	Option 1 has neutral effects on the SA objective. Option 2 performs well against objectives 1-5 but performs negatively against objectives 6 - 10. Development on this site would have a detrimental impact on the landscape character and the Grade II Listed House, therefore allocating this site is not recommended.
Compton Martin	*Option 1: SR17 (10 dwellings)* *Option 2: No site allocation*	Option 2 has neutral effects on the SA objective. Option 1 performs well against objectives 1,2, 4 and 5. Through the site assessment work, some negative effects were identified for Objective 6, 7 and 8, however specific Mitigation and enhancement measures to address these issues are recommended.
East Harptree	*Opt 1: SR5 Opt 2: SR6 Opt 3: SR7*	Options 1 (SR5) and Option 2 (SR6) would contribute positively to meeting identified housing needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Allocating SR5 for about 10 dwellings would contribute positively to Objective 1, 2, 3, 4. 5 and 6.Allocating Sr6 for about 8 dwellings would contribute positively to Objective 1, 2, 3, 4. 5 and 6. However there are some negative effects have been identified on Objective 7 and 8. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles. Option 3 (SR7) SR7 also contribute positively to meeting identified housing needs for the village however it would have a negative impact on the environmental assets of East Harptree as the site is Grade I Agricultural Land. Grade I agricultural land is excellent quality agricultural land.
Farrington Gurney	*Option 1: Allocate a site outside the Housing Development Boundary (HDB)* *Option 2: No site allocation*	Option 1 would contribute positively to meeting identified housing needs for Farrington Gurney in accordance with Policy RA1 of the Core Strategy. However there would be negative impacts as identified in Objective 3 and 5. The opportunities to redevelop the school on the existing site have been explored and the opportunities to expand the school onto neighbouring land have also been explored. At present there is no solution to the lack of school places and therefore no site can be allocated. An allocation would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.
Hallatrow	*Option 1: SR21* *Option 2: SR22* *Option 3: No site allocation*	Option 1 (SR21) would contribute positively to meeting identified housing needs for Hallatrow in accordance with Policy RA2 of the Core Strategy. However there would be negative impacts as identified in Objective 3 and 5. The opportunities to redevelop the

		school on the existing site have been explored and the opportunities to expand the school onto neighbouring land have also been explored. At present there is no solution to the lack of school places and therefore no site can be allocated. An allocation would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.
High Littleton	Option 1: Site allocation outside the housing development boundary (HDB) Option 2: No housing allocation	Option 1 would contribute positively to meeting identified housing needs for High Littleton in accordance with Policy RA1 of the Core Strategy. However there would be negative impacts as identified in Objective 3 and 5. The opportunities to redevelop the school on the existing site have been explored and the opportunities to expand the school onto neighbouring land have also been explored. At present there is no solution to the lack of school places and therefore no site can be allocated. An allocation would not be in accordance with the objectives in the SA or in accordance Policy CP13 of the adopted Core Strategy.
Hinton Blewett	Option 1: SR8 (2-3dwellings) Option 2: SR9 (2-3 dwellings) Option 3: Incorporate the site into the Housing Development Boundary (2-3 dwellings) (HDB)	Option 1: The original housing capacity for the SR8 site was about 2-3 dwellings. It is not considered as a major development therefore it is not considered necessary to allocate this site. The site is peripheral from the village and is in an area of loose knit development and would not be accordance with the HDB criteria and therefore will not be recommended. Option 2: The original housing capacity for the SR9 site was about 2-3 dwellings. It is not considered as a major development therefore it is not considered necessary to allocate this site. Option 3: The original housing capacity for the SR9 site was about 2-3 dwellings. It is not considered as a major development therefore it is not considered necessary to allocate this site. Option 3 would allow SR9 to come forward for limited housing development in accordance with the HDB Review Criteria.
Temple Cloud	Option 1 SR24 (site with outline planning permission for 70 dwellings) Option 2 No site allocation	Option 2 (SR24) would contribute positively to meeting identified housing needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6 and 7. However there are some negative effects have been identified on 8. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles.

		Option 1 (SR23) would contribute to meeting some of the identified housing needs for the village however site SR24 would deliver all the necessary housing needs alongside appropriate Mitigation and enhancement.
Timsbury	Option 1: SR13 (20-25 dwellings) Option 2: SR14 (25 dwellings) Option 3: SR15 (about 20 dwellings)	Options 2 (SR14) and Option 3(SR15) would contribute positively to meeting identified housing needs for Timsbury in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6, 7 and 8. Allocating site SR15 for about 20 dwellings would contribute positively to Objective 1, 2, 3, 5, 6 and 7. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles in the Draft Placemaking Plan to ensure that the site is in accordance with all the SA objectives. Option 1 (SR13) would have a less of a positive impact on the SA objectives when compared to Options 2 and 3.
West Harptree	Option 1: SR1 (10 dwellings) Option 2: SR2 (site with outline planning permission for 17 dwellings) Option 3:SR3 (10 dwellings) Option 4: SR4 (4 dwellings)	Options 2 (SR2) would contribute positively to meeting identified housing needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Allocating this site for about 17 dwellings would contribute positively to Objective 1, 2, 4, 5, 6 and 7. However there are some negative effects have been identified on Objective 8 and 10. Appropriate Mitigation and enhancements and enhancement should be included in site specific Development and Design Principles which will allow this site to come forward for housing. Further this site is part brownfield and part greenfield which is more sustainable to develop than greenfield land. Option 1, (SR1), Option 3 (SR3) and Option 4 would have a less of a positive impact on the SA objectives when compared to Option 1 (SR1).

7. Results of the Appraisal of the draft Placemaking Plan

What the SEA Regulations say...
Information for Environmental Reports...

6. The likely significant effects on the environment, including short, medium and long term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage) and landscape (and the inter-relationship between the issues above).
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
8. An outline of the reasons for selecting the alternatives dealt wi10h, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information.

7.1 The appraisals of the Options document (Nov 2014) and Options appraisals (Dec 2015 Annex C) have informed the formulation of the draft Placemaking Plan. The appraisals of the draft Plan were carried out in a number of steps.

1) Individual policy appraisals are summarised in Table 10 and presented in Annex D.
2) Core Strategy amendments screening is presented in Annex F and appraisals are presented in Annex G
3) Potential cumulative effects of the Placemaking Plan as a whole including the amendments made to the Core Strategy are presented in Annex E.

Summary of the Findings of the Appraisal of Draft Policies

7.2 Table 10 presents the key points and significant effects of the draft policies of the Pre-submission Draft Placemaking Plan. Significant effects are considered to be those which are potential major positive, major negative, and uncertain.

Table 10 Summary results of the draft Plan appraisals

Development Management Policy	Summary	Residual effects/ Mitigation and enhancement
SCR1 On-site renewable energy requirement	This policy has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change	
POLICY SCR2: ROOF MOUNTED/BUILDING INTEGRATED SCALE SOLAR PV	This policy has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change	
POLICY SCR3: GROUND MOUNTED SOLAR ARRAYS	This policy has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change	
POLICY SCR4: COMMUNITY RENEWABLE ENERGY SCHEMES	This policy has a major positive impact on Objectives 11 and 12 as it encourages renewable energy and increases resilience to climate change	
POLICY SCR5: WATER EFFICIENCY	This policy has a no major positive impact on Objectives 12 and 13 as it will encourage efficiency and reduce water use. Other positive impacts are identified in relation to Objectives 9, 10 and 11.	
SU1 - SUSTAINABLE DRAINAGE POLICY	This policy on Sustainable Urban Drainage Systems, has a major positive impact on Objectives 10, 11, 12 and 13 as it supports multi-functional green space, addresses water pollution, tackles surface water flooding and reducing and avoiding waste water Minor positive impacts are identified on Objectives 1,3,4,6, 7, 8 and 9.	
POLICY D.1: GENERAL URBAN DESIGN PRINCIPLES	This policy, which introduces general urban design principles for masterplans, has a major positive impact on Objectives 1, 3, 5, 6, 7, 11 and 12 as it encourages places designed for people, encourages appropriate design responses to climate change and energy efficient design and supports high quality design in mixed use and commercial development	

	It has a positive impact on Objective 4.	
POLICY D.2: LOCAL CHARACTER & DISTINCTIVENESS	This policy, which ensures that local character and distinctiveness in relation to the built environment and landscaping is taken into account when development schemes are proposed, has a major positive impact on Objectives 6, 7 and 8 as it supports local distinctiveness and character, supports positive relationships to historic environment and aims to respond to and enhance green infrastructure It has a positive impact on Objective 1 and 3.	
POLICY D.3: URBAN FABRIC	This policy, which aims to make sure development is well connected, walkable and permeable, therefore it has a major positive impact on Objectives 5 & 6 as it seeks walkable places that are legible. Positive impacts on the following objectives are also noted: 1,3,4 and 7.	
POLICY D.4: STREETS AND SPACES	This policy, which relates to street, public realm and highways design, has a major positive impact on Objectives 6 & 7 as it seeks development that has a positive impact on the design of streets and spaces Positive impacts on the following objectives are also noted: 1,3 and 7.	
POLICY D.5: BUILDING DESIGN	This policy, which relates to the design of buildings, specifically elevations, building frontages and facades has a major positive impact on Objective 7 as it seeks development that has a positive impact on the design of buildings Positive impacts on the following objectives are also noted: 1,2,3 and 6.	
POLICY D.6: AMENITY	This policy, which relates to amenity (e.g. noise, smells, overlooking, traffic or disturbance) has a major positive impact on Objectives 1 and 3 as it has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity.	
POLICY D.7: INFILL AND BACKLAND DEVELOPMENT	This policy, which relates to infill and backland development, has a major positive impact on Objectives 6 and 7. This policy has a minor positive impact, as the policy seeks infill and back land development that is appropriate in character terms. Positive impacts on Objectives 3 is also noted.	
POLICY D.8: LIGHTING	Having a specific policy for lighting would have a major positive effect on Objective 8 (protecting biodiversity) and 9 (reducing light pollution) and a positive effect on Objectives 1, 3 and 6.	
POLICY D9: ADVERTISEMENTS &	This policy, which relates to advertising and street furniture in the highway (tables and chairs), has a major positive impact on Objectives 1,3, 6 and 7.	

OUTDOOR STREET FURNITURE	Positive impacts on Objectives 4 & 5 are also noted.	
POLICY D.10: PUBLIC REALM	This policy which relates to public realm design detailing, has a major positive impact on Objectives 1,3, 6 and 7. Positive impacts on Objectives 4 & 5 are also noted.	
POLICY HE1: HISTORIC ENVIRONMENT	This policy, in seeking to protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12).	
POLICY HE2: SOMERSETSHIRE COAL CANAL AND THE WANSDYKE	The policy, in itself and by requiring consistency with Policy HE1, will protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12).	
Policy NE1: Green Infrastructure	This policy seeks to improve the health and well-being of all communities and help in protecting and enhancing local distinctiveness resulting in a major positive impact on Objectives 1, 6 and 7. The provisions of the policy will have a minor positive effect on the remainder of applicable Objectives.	
POLICY NE2: CONSERVING AND ENHANCING THE LANDSCAPE AND LANDSCAPE CHARACTER	The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views and will have a major positive impact on Objectives 6 and 7.	
POLICY NE2A: LANDSCAPE SETTING OF SETTLEMENTS	The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and prevent development that would result in harm to the landscape setting of settlements. This will result in a minor positive impact on Objectives 6 and 7.	
POLICY NE2B: EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on residential amenity, the setting of the site or property, local rural landscape character will result in a neutral impact on all relevant Objectives.	
POLICY NE3: SITES,	The policy will prevent harm to sites, species and their habitats unless it can be successfully	

SPECIES AND HABITATS	mitigated. This is likely to result in a minor positive effect on Objective 8 and a neutral impact on the other applicable Objectives.	
POLICY NE4: ECOSYSTEM SERVICES	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on Objectives 1, 3, 8 - 10 and a minor positive impact on Objective 12.	
POLICY NE5: ECOLOGICAL NETWORKS	The policy expects development to demonstrate what contribution will be made to ecological networks as shown on the Policies Map through habitat creation, protection, enhancement, restoration and/or management. This is likely to result in a major positive impact on this Objective.	
POLICY NE6: TREES AND WOODLAND CONSERVATION	By safeguarding trees and woodland from the adverse effects of development proposals and therefore supporting particular benefits they can deliver as articulated in the supporting text the policy will have a minor positive impact on Objectives 1, 3, 4, 6 - 9.	
POLICY GB1: VISUAL AMENITIES OF THE GREEN BELT	The policy will only allow development within or conspicuous from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This protects areas of valued landscape/townscape, avoids harmful impacts to landscape character and values and protects diversity and local distinctiveness. This will result in a minor positive impact on this SA Objective. This should result in a minor positive impact on Objective 6 and 7.	
POLICY GB2 DEVELOPMENT IN GREEN BELT VILLAGES	In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help meet local and identified needs for housing. Allowing some non-residential development relating to business use in Green Belt villages could result in a minor positive effect on this objective. Therefore this policy has a minor positive impact on Objectives 2, 3, 4, 6 and 12.	
POLICY GB3: EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT	Allowing extensions to buildings in the Green Belt under the terms of the policy will help protect and enhance local distinctiveness.	
POLICY PCS1: POLLUTION AND NUISANCE	By seeking to ensure there is no unacceptable risk from existing or potential sources of pollution or nuisance the policy will have a minor positive impact on Objectives 1, 3, 8 and 11 and a major positive impact on Objective 9 (reducing pollution).	

POLICY PCS2: NOISE AND VIBRATION	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have has an adverse impact on health and quality of life; the policy should secure a neutral impact on the majority of applicable Objectives and a minor positive impact on Objective 9.	
POLICY PCS3: AIR QUALITY	The policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which will have a minor positive impact on Objectives 1, 3 and 11.	
POLICY PCS4: HAZARDOUS SUBSTANCES	The policy will only allow development involving hazardous substances providing it does not give rise to an unacceptable risk to those who potentially use developments and result in a neutral effect on Objectives 1 and 9.	
POLICY PCS5: CONTAMINATION	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate and therefore will result in a neutral effect on all applicable Objectives with a positive impact on Objective 12.	
POLICY PCS6: UNSTABLE LAND	The policy will prevent development being built on land at risk of instability and to ensure safe development and result in a neutral effect on all applicable Objectives.	
POLICY PCS7: WATER SOURCE PROTECTION ZONES	The policy will not allow development that would adversely affect the quality or quantity of water resources polluting of Water Source Protection Areas within the District and should therefore result in a neutral impact on Objectives 1 and 9. It also encourages careful and efficient use of water resource with a minor positive impact on Objective 12.	
POLICY PCS7A: FOUL SEWAGE INFRASTRUCTURE	The policy will have a major positive effect on Objectives 1 and 13 as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision and a minor positive impact on Objectives 8 and 12.	
POLICY PCS8: BATH HOT SPRINGS	A policy that will not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs will have has a major positive effect on Objective 1 and a minor positive impact on Objectives 3, 4, 6, 7 and 12.	
POLICY H1: HOUSING AND FACILITIES FOR THE ELDERLY, PEOPLE WITH OTHER	This policy has major positive impacts on the objectives 1-4. As suggested in the last SA increased detail on defining care home uses has been added to the policy to ensure that there is a clear policy approach and that the positives of this option have been realised.	

SUPPORTED HOUSING OR CARE NEEDS	There are also positive impacts on the following Objectives 5,7,8,11 and 12.	
POLICY H2: HOUSES IN MULTIPLE OCCUPATION	This policy has a major positive impact on Objective 1 and 3. In addition, the policy has positive impacts on the following Objectives 2 and 12.	
POLICY H3: RESIDENTIAL USES IN EXISTING BUILDINGS	This policy has no major positive impacts identified against the SA objectives. Minor positive impacts are noted in relation to Objectives 2,4,5, and 12.	
POLICY H4: SELF BUILD	This policy has no major positive impacts identified against the SA objectives. Minor positive impacts are noted in relation to Objectives 1,2 and 4.	
POLICY H6: RETENTION OF EXISTING HOUSING STOCK	This policy has no major positive impacts identified against the SA objectives. Minor positive impacts are noted in relation to Objectives 4,6,7 and 12. A minor negative impact is noted in relation Objective 2 as there may be some marginal loss of housing, however, this is mitigated by the criteria based approach which requires a balanced decision to be made.	
POLICY H7 - MOORINGS	The policy will ensure that new/additional moorings are located where there is good access to services and facilities, public transport and other sustainable transport links, employment opportunities, address flood risk and waste management plus contribute to increasing the diversity of affordable homes. This should result in a minor positive impact on Objective 1, 2, 4, 5, 10 and 13. It would also protect and enhance local distinctiveness, historic, environmental and cultural assets and ensure that there is no adverse impact on the amenity and conservation interest of the waterway, thus having a neutral impact on Objectives 6, 7 and 8.	
POLICY H8 – HOUSING ACCESSIBILITY	This policy has a major positive impact on Objective 1 in relation to the health and well-being of communities – as it ensures housing meets enhanced accessibility standards so that a range of housing is offered. There is a positive impact in relation to objectives 2,3, and 12 in addition. There are no negative impacts identified.	

POLICY H9 – AFFORDABLE HOUSING REGENERATION SCHEMES	This policy has a major positive impact on Objective 2 as it ensures that there is minimal loss of affordable housing stock. There is a positive impact in relation to objectives 1,3 and 12. There are no negative impacts identified.	
POLICY LCR1: SAFEGUARDING LOCAL COMMUNITY FACILITIES	The retention of land/buildings used for community purposes should have a major positive impact on health and well-being of all communities (Objective 1) and a minor positive impact on Objective 2 by helping to reduce the need to travel elsewhere to use equivalent facilities.	
POLICY LCR1A: PUBLIC HOUSES	The policy seeks to prevent the loss of public houses in terms of their community benefits unless there is evidence of adequate existing provision or alternative facilities to be provided and should have a minor positive impact on Objectives 1, 3 and 5.	
POLICY LCR2: NEW OR REPLACEMENT COMMUNITY FACILITIES	By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes and therefore result in a major positive impact on Objectives 1, 3 and 5 and a minor positive impact on Objective 6.	
POLICY LCR3: LAND SAFEGUARDED FOR PRIMARY SCHOOL USE	By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will provide certainty and reassurance to the schools and local community. This should have a major positive impact on Objectives 1 and 3.	
POLICY LCR3A: PRIMARY SCHOOL CAPACITY	The policy will ensure residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development and result in a major positive impact on Objective 1 an a minor positive impact on Objective 3.	
POLICY LCR4: SAFEGUARDING LAND FOR CEMETERIES	In safeguarding additional land for cemetery use, this policy will help provide for a needed community facility and certainly for local communities and result in a major positive impact on Objective 1 and a neutral impact on Objectives 6 - 8.	
POLICY LCR5 the loss of open space safeguards against the loss of recreational space	A policy that resists the loss of open space, land and buildings used for sports and recreation should have a positive impact on health and well-being of all communities by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities resulting in a positive impact on Objectives 1, 3 and 5 and a neutral impact on Objectives 6 - 8.	

POLICY LCR6: NEW AND REPLACEMENT SPORTS AND RECREATIONAL FACILITIES	By supporting the development of new or replacement sport or recreational the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. This will result in a major positive impact on Objectives 1, 3 and 5. The policy would also have a minor positive impact on Objective 6 and a neutral impact on Objectives 7 - 9.	
POLICY LCR6A: LOCAL GREEN SPACES	This policy is likely to have a major positive impact on Objectives 1 and 3 as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained.	
POLICY LCR7: RECREATIONAL DEVELOPMENT PROPOSALS AFFECTING WATERWAYS	The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District and result in a major positive impact on Objective 1 and minor positive impact on Objective 3. There would be a neutral impact on Objectives. The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area and have a neutral effect on Objectives 6 - 9.	
POLICY LCR7A: TELECOMMUNICATIONS DEVELOPMENT	The policy by expecting the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area will help ensure a neutral impact on Objectives 6 and 7. It also explicitly expects that development should not have an unacceptable effect on areas of ecological assets which will also result in a neutral impact on Objective 8.	
POLICY LCR7B: BROADBAND	The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband and have a major positive impact on Objectives 1 and 4 and a minor positive impact on Objective 3.	
POLICY LCR7C: COMMERCIAL RIDING ESTABLISHMENTS	By allowing the development of commercial riding establishments, this policy will help provide opportunities for local communities to engage in recreational pursuits which can help boost health and well-being and the local economy through job creation and enable local businesses to prosper resulting in a mint positive impact on Objectives 1, 3 and 4. It will ensure that adequate provision for the storage and disposal of animal waste is made also resulting in a minor positive effect on Objective 13.	

POLICY LCR8: PROTECTING ALLOTMENTS **POLICY LCR9: INCREASING THE PROVISION OF LOCAL FOOD GROWING**	This policy has a major positive impact on objectives 1,3,6 and 8, specifically it has a positive impact as it: • supports the protection of and creation of local food growing spaces such as community gardens/allotments • supports the creation of habitats and biodiversity enhancement Other positive impacts are identified in relation to Objectives 7, 11 and 12. No negative impacts are identified.	
A prosperous economy		
POLICY ED.1A: OFFICE DEVELOPMENT	Focusing windfall office development, beyond existing allocations in city and town centres is Government Policy and the most sustainable approach. Whilst the city centre is expected to grow into the wider Central area the growth in city centre c uses should be mainly should be in-out rather than out-in.	
POLICY ED.1B: CHANGE OF USE & REDEVELOPMENT OF B1 (A) OFFICE TO RESIDENTIAL USE	Acknowledging the confines to policy making on this matter the approach is very supportive of this SA objective as far as possible. The option of making an Article 4 Direction is highlighted in the supporting text.	
POLICY ED.1C: CHANGE OF USE AND REDEVELOPMENT OF B1 (A) OFFICE USE TO OTHER TOWN CENTRE USE	The policy focuses on deflecting potentially conflicting town centres uses of likely lesser job generation and GVA growth potential. Losses to retail not thought to be risk to business development in the round – hence a relaxed approach. Policy approach enable realisation of economic strategy contributing well to objective 4.. Still scope for hotel development alongside office space growth during plan period.	
POLICY ED.2A: STRATEGIC (*) AND OTHER PRIMARY INDUSTRIAL ESTATES **POLICY ED.2B: NON-STRATEGIC INDUSTRIAL**	Policy approach includes a presumption against losses of industrial space in the 8 most significant areas, albeit there is a criteria based approach (but this strongly worded, requiring compelling evidence to overcome the presumption). Other sites are subject to a less strict protection e.g. shorter marketing period – though it still safeguards them from alternative use where there is evidence that the current use is in demand.	

PREMISES	The revised approach less protectionist than previously (BANES LP) in planning terms but still contributes in a major way to the achieving of SA Objective 4.	
Sustaining a buoyant rural economy		
POLICY RE1: EMPLOYMENT USES IN THE COUNTRYSIDE	By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to have a major positive impact on Objectives 1 and 4 and minor positive impact on Objectives 3, 7 and 12.	
POLICY RE2: AGRICULTURAL DEVELOPMENT	The policy will allow agricultural development which may increase local employment opportunities especially in rural areas, enhance food production and supply. It also seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated environment and public health which cannot be adequately mitigated.	
POLICY RE3: FARM DIVERSIFICATION	By allowing farm diversification the policy could increase local employment opportunities, and support local sustainable food production, increase the availability of fresh produce if the proposal included a farm shop especially in rural areas and therefore have a minor positive impact on Objective 1, 3 and 4. The policy would result in a neutral effect on Objectives 6 and 12.	
POLICY RE4: ESSENTIAL DWELLINGS FOR RURAL WORKERS	This policy will contribute to increasing the diversity of affordable homes within the District by allowing essential dwellings for rural workers directly linked to their place of work and have a major positive impact on Objectives 2 and 5 and minor positive impact on Objectives 3 and 4. The appraisal of the effect of the options on Objective 12 identified the impact of the emerging policy was uncertain. The draft policy makes it clear that new dwellings are sited within a hamlet or existing group of buildings and are restricted in size limited to the functional requirements of the business.	
POLICY RE5: AGRICULTURAL LAND	The policy should have a major positive impact on Objective 1 and 4 in protecting the best and most versatile agricultural land which is key to food production and the rural economy and a minor positive impact on Objectives 6, 10 and 12 in protecting and enhancing local distinctiveness in the countryside, aiding flood control and encouraging the careful and efficient use of natural resources.	
POLICY RE6: RE-USE OF RURAL BUILDINGS	By promoting the re-use of rural buildings, this policy will have a major positive impact on Objective 12 and in contribute to ensuring a future for the local economy in terms of	

	creating and /or maintaining jobs near public services and community facilities resulting in a positive impact on Objectives 1, 3 and 4. The policy should have a neutral impact on Objectives 6 - 8.	
POLICY RE7: VISITOR ACCOMMODATION	Option 1 will have a major positive impact on Objective 4 by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy with a minor positive impact on Objective 3 and 5. It will result in a neutral impact on the other applicable SA Objectives and a minor positive/uncertain impact on Objective 12 as the policy also covers to the development of new visitor accommodation but it unclear what impact there would without details of a scheme.	
POLICY CR1: SEQUENTIAL TEST	National Planning Practice Guidance states that Local Plans should contain policies to apply the sequential test to proposals for main town centre uses that may come forward outside the sites or locations allocated in the Local Plan. Policy CR1 guides development to be located within town centres and would therefore have a positive effect on a number of objectives particularly on objective 4 (build a strong, competitive economy) and 5 accessibility.	
POLICY CR2: IMPACT ASSESSMENTS	The NPPF states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m).	
POLICY CR3: PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES	The NPPF states that the Local Plan should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations. It would therefore have a positive effect on a number of objectives particularly on objective 3 and 4.	
POLICY CR4: DISPERSED LOCAL SHOPS	The NPPF states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. The draft Plan allows development of appropriately located small-scale local shops which can often serve day to day needs and offer valuable social and community benefits. Therefore it contributes well to objectives 1, 3 and 4.	

Promoting Sustainable Transport		
POLICY ST1: PROMOTING SUSTAINABLE TRAVEL	The policy requires well-connected places accessible by sustainable means of transport; relates to making it easy to reach everyday destinations by active travel. This would have a major positive impact on Objectives 1 and 5 and a minor positive impact on Objective 9. It will also have a neutral impact on Objectives 6 - 8.	
POLICY ST2: SUSTAINABLE TRANSPORT ROUTES	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on Objectives and 1, 3 and 5.	
POLICY ST2A: RECREATIONAL ROUTES	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and therefore should have a minor positive impact on Objectives 1 and 3 and major positive impact on Objectives 5 and 7.	
POLICY ST3: TRANSPORT INFRASTRUCTURE	The policy is key to ensuring everyone has access to high quality transport infrastructure and sets out detailed requirements to achieve this as well as requiring the effect upon the quality, patronage and efficiency of public transport operations is addressed. This should result in a major positive impact on Objectives 1, 3 and 5.	
POLICY ST4: RAIL FREIGHT FACILITY	The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a minor positive impact on Objectives 4 and 5.	
POLICY ST5: TRAFFIC MANAGEMENT PROPOSALS	The policy should have a major positive impact on Objectives 1, 3 and 5 by ensuring the needs of all road users are taken into account during the design of traffic management schemes. It will also have a neutral impact on Objectives 6, 7 and 9.	
POLICY ST6: PARK AND RIDE	This policy will only allow development which has no unacceptable impact on environmental assets and amenity and therefore have a minor positive impact on Objectives 1 and 3 and a major positive impact on Objective 5 by helping reduce traffic congestion and shorten journeys to the City centre. The policy also seeks to ensure there is no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation. The policy will have a neutral impact on the other applicable Objectives.	
POLICY ST7 TRANSPORT REQUIREMENTS FOR	The policy will have a major positive impact on Objectives 1 and 5, a minor positive impact on Objective 9 and neutral impact on other applicable Objectives. The policy also requires	

MANAGING DEVELOPMENT	that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided and result in a minor positive impact on Objectives 2 - 4.	
POLICY ST8: AIRPORT AND AERODROME SAFEGUARDING AREAS	The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport and will have a minor positive impact on Objective 1 (health and well-being) and a neutral/minor positive impact on Objective 8 (habitats and biodiversity).	
POLICY M1: MINERAL SAFEGUARDING AREAS	Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material. This would result in a minor positive impact on Objectives 4 and 7 and maintain a neural impact on 6, 8 and 9.	
POLICY M2: MINERALS ALLOCATIONS	This policy safeguards mineral sites as allocated and will only allow the extraction of minerals outside these sites if it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas which will result in a minor positive impacts on Objectives 4 and 7 and neutral impacts on 6, 8, 9 and 12.	
POLICY M3 Aggregate Recycling Facilities	This policy could help support companies that recycle aggregates and have a minor positive impact on Objectives 4 and 12 plus a neutral impact on Objectives 9 and 13.	
POLICY M4	The policy, by expecting that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site would result in a minor positive impact on Objectives 4 and 12.	
POLICY M5	The emerging policy will be addressing a range of impacts that might result from oil and gas exploration and production and that conditions should be imposed on planning permissions to manage such impacts It will also seek to protect and enhance the quality of the underlying groundwater or surface water which is crucial for the well-being of the Bath Hots Springs and will have a major positive impact on Objective 9 and minor positive impacts on Objectives 4 and 12.	

Bath		
POLICY BD1: Bath Design	This policy requires development to respond to the important and valued characteristics	

Policy	of Bath, to ensure that new developments contribute positively to the continued evolution of the city, and that the significance, integrity and authenticity of the World Heritage Site is maintained.	
Policy SB1:Walcot Street/Cattlemarket Site	A mixed use development optimising its central location and high accessibility to sustainable modes of transport is proposed in each of the options. The development and design principles safeguard valued heritage assets, and provide protection and enhancement for biodiversity. Given its current neglected appearance, and use as a surface level car park, the development of this site will generally be very positive when measured against sustainability criteria, making positive contributions to objectives 1 -9 and 12. Development proposals will repair the current broken street frontage helping to improve the economic vitality of Walcot Street.	No development at the area with FZ2. This helps restoration and enhancement of to the biodiversity.
Policy SB2:Central Riverside &Recreation Ground	The policy enables development to enhance the appeal of this area, and to reinforce its role as the recreational and leisure heart of the city centre. Heritage assets, in particular important views, and biodiversity are given appropriate protection. Positive outcomes on many sustainability criteria, with the policy framework providing appropriate safeguards.	No net loss of floodplain storage.
Policy SB3: Manvers Street	A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria, contributing well to objectives 1-8 and 12	
Policy SB4: Bath Quays North & Bath College	A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of the site, development will generally be very positive when measured against sustainability criteria. The Bath Quays Waterside project has a positive impact on flood conditions. There may be an issue with regards to the quantity of parking that gets re-provided, and the real or perceived impact of this on Objective 4.	A coach parking and drop off facility needs to be provided as either an interim measure or as part the redevelopment of the wider area.
Policy SB5: South Quays & Riverside Court	A mixed use development optimising its central location and accessibility to sustainable modes of transport which helps achieve objectives 1 – 5 and 12. The development and	

	design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity which contribute well to objectives 6, 7 and 8., as well as the provision of a new public space which contribute well to objectives 1 and 3. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria.	
Policy SB6: South Bank	A mixed use development optimising its central location and accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria contributing well to objectives 1-8 and 10-12.	
Policy SB7: Green Park Station West & Sydenham Park	It is expected that delivery of this area will be undertaken in a phased manner, the draft policy provides guidance to avoid the delivery of sub-optimal outcomes that do not delivery the wider opportunities in the area. Therefore the effects on the objectives are recorded for more medium and long terms. A mixed use development optimising its edge of centre location and reasonable accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, eg Green Park Station, provide protection and enhancement for biodiversity, as well as the provision of an enhanced public realm. The draft policy contributes well to objectives 1-9 and 12.	Black & Veatch Technical Study has identified the area to provide improved conveyance for this site as well as the sites within the EA. The policy requires providing this mitigation.
Policy SB8: Western Riverside	BWR Core: This development is making a significant contribution to meeting the city's housing requirements, that in turn supports other sustainability objectives. It is transforming underused land into a new part of the city, creating new pedestrian and cyclist routes, improving access to the river, and providing new open spaces. North Bank: Development of underutilised sites is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes.	The sequential approach should be taken responding to flood risk.
Policy SB9: The Bath	Development of this underutilised site is largely positive in relation to sustainability	

Press	criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes.	
Policy SB10: Roseberry Place	The policy framework for the redevelopment of this site provides for a mixed used scheme comprising residential, offices and a local needs foodstore. It improves cycling accessibility and the connection between the Two Tunnels cycle route and the Bristol / Bath Railway Path. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity.	
Policy SB11: Former MoD Fox Hill / Mulberry Park	The approach compared to the alternative provides the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement of this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies. The draft policy has major positive effects on objectives 1, 2, 3, 4, 5, 6 and 7 and a minor positive effect on objective 8 and 12. A negative effect on objective 9 (reduce land, water, air, light, noise pollution), as re-development is likely to increase levels of light/noise pollution. However the draft policy recognises the impact of illumination and gives great weight to maintain the significance of heritage assets, in particular in relation to views of the site and its illumination. This helps to minimise the impact on this objective.	
Policy SB12: Former MoD Warminster Road	The approach secures the most suitable of the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement of this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies. The draft policy has major positive effects on objectives 2, 5 and 7 and a minor positive effect on objective 1, 3, 6, 8 and 12. A negative effect on objective 4 (Build a strong, competitive economy and enable local businesses to prosper) in the short term as loss of jobs on site was not avoidable and the site is not seen as an employment location given availability of alternative sites and need for housing. However the site is well located accessible to employment opportunities in Bath. This helps to contribute to this objective in the medium and long terms.	

Policy SB13: Former MoD Ensleigh	The approach secures the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement this and to secure the most high profile design concepts of the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies. The draft policy has major positive effects on objectives 1, 2, 3, and 7 and a minor positive effect on objective 5, 6, 8 and 12. A negative effect on objective 4 (Build a strong, competitive economy and enable local businesses to prosper) in the short term as loss of jobs on site was not avoidable and the site is not seen as an employment location given availability of alternative sites and need for housing. However the site is well located accessible to employment opportunities in Bath. This helps to contribute to this objective in the medium and long terms.	
Policy SB14: Twerton Park	The sites future availability and developability is uncertain (and therefore change is not relied upon). The draft policy enables investment in the current facility and raises the scope for that investment to include the enhancement of Twerton local centre if the northern part of the site was to be redeveloped in any sense, and the provision of housing. This contributes well to objectives 1, 2, 3, 4, 5, 6 and 12. Detailed matters would be dealt with in the application of general development management polices (i.e. treated as a windfall site)	
Policy SB15: Hartwells Garage, Newbridge	The draft policy generally makes positive impact on achieving objectives 1, 2, 5, 6,7 and 12. The sites allocation for non-student residential development and the inclusion of key design principles enables the site to play the most useful future role in delivering the spatial strategy for the city and will help to achieve good design. A negative effect on objective 4 (Build a strong, competitive economy) was identified as this leads to loss of employment site.	Loss of employment is mitigated by availability of land elsewhere. Replacement facility already permitted at Peasedown Business Park.
Policy SB16:Former St Mary's School, Burlington Street	The draft Policy makes positive contributions to objectives 1, 2, 3, 5, 6, 7 and 12. Site allocated for mixed use community and residential use potentially including student accommodation makes a major positive effect on objective 3 (Meet identified needs for sufficient, high quality and affordable housing). Greater emphasis in adopted approach 2 re SA objectives 6 and 7 on the historic environment and protecting existing trees.	

Policy SB17: South of Englishcombe Lane	This is a relatively small greenfield housing allocation, within the existing urban area of Bath. It is an undeveloped allocation of the current 2007 BANES Local Plan. The purpose of the policy is to secure residential development and to highlight the need to protect hedgerows and mitigate the loss of trees re access.	
Policy SB18:Royal United Hospital	The policy framework enables the RUH to implement infrastructure improvements and new developments to continue to provide quality services which contribute well to objectives 1, 3, 4, 5, 8 and 12. Other policies apply to the development of the site.	
Policy SB.19 University of Bath at Claverton Down	Approach promotes/enables more sustainable outcomes across more SA objectives than current LP Policy. Alternative involves many key concepts to be determined in a non-statutory masterplan. Approach is more comprehensive in its spatial and development principles for specific areas of the Campus. A number of Objectives e.g. 10-13 will be also achieved by the application of other development management policies.	It is not possible to state specify the level of development that acceptable in urban design terms without further evidence. This will be assessed at the Development Management stage. The campus is already substantially developed. There is scope for further intensification but this requires careful management.
POLICY SB20- Bath Spa University, Newton Park Campus	The draft policy is NPPF compliant as PDL Green Belt matters will be dealt with at development management stage. The objective of the policy is to focus in SA objectives 2+4, enabling development in the context of objectives 6+7+8 on the heritage context and also ecological context. This reflects observations raised by Natural England.	

Keynsham		
Policy KE2a: Somerdale	The draft policy provides clarity in policy terms for meeting the above sustainability objectives in the event that future applications are proposed for the site. Allocating this site would contribute positively to Objectives 1, 2, 3, 4, 5, 6, 7 and 12.	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. Site allocation requires development to respond positively to and enhance and/or better reveal the significance of the heritage assets within the site boundary, including the Roman settlement of Trajectus.
Policy KE2b: Riverside and Fire Station Site	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 6, 7, 8, 11 and 12. In order to address the issues identified through the previous appraisals, the Development Requirements and Design Principles set specific requirements.	No development within FZ2 and 3 along the river. The Policy requires enhancing the green infrastructure.

The Somer Valley
Midsomer Norton

POLICY SSV 2: South Road Car Park	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 5, 6, 7 and 12. In order to address negative effects and enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements. Other Development Management Policies, in particular Policies PCs1, PCS2 and PCS 5 would help address these issues.	The draft Plan requires retaining public car parking (on or off site) for the town centre
POLICY SSV1: Central High Street Core	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 5, 6, 7 and 12. In order to address negative effects and enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements. Other Development Management Policies, in particular Policies M1 would help address these issues.	
POLICY SSV4: Former Welton Manufacturing Site	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 5, 6, 7, 8 and 12. In order to address negative effects and enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.	The policy requires de-culverting the river and locating more vulnerable uses outside of the floodplain.
Policy SSV 3: Midsomer Norton Town Park	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12. In order to respond to enhancement measures identified through the previous appraisals the Development Requirements.	
Radstock		
POLICY SSV14: Charlton Timber Yard	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8 and 12. In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.	
POLICY SSV17: Former Radstock County Infants	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12. In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and	

	Design Principles set specific requirements.	
POLICY SSV20: Former St Nicholas School	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, and 12. In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.	
Westfield		
POLICY SSV18: Somer Valley Campus	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 3, 4, 5, 6 and 7. The draft policy facilitates a construction skills centre of excellence providing local people with training opportunities and practical skills that can be utilised in the local employment market. This contributes well to the SV Strategy. In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.	The policy requires a predetermination desk-based archaeological assessment.
POLICY SSV11: St Peter's Factory site	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 8 and 11. In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.	The land is within the Surface Coal Resource Plan area. Policy M1 applies.
Paulton		
POLICY: SSV9: Old Mills Industrial Estate	The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4 and 5. The allocation forms two broad areas; firstly an extension of the existing Old Mills Industrial Estate to the south of the A362, and secondly a new industrial estate to the north of the A362. The Somer Valley element of the Bristol, Bath & Somer Valley EZ will prioritize the establishment of a new strategic employment location for the area It will promote the delivery of new business investment and employment growth and address the Core Strategy Vision & Spatial Strategy for the area. Therefore a major effect to contribute to objective 4 build a strong, competitive economy and enable local businesses to prosper. However the site is greenfield and has a negative effect on objective 12 encourage careful and efficient use of natural resources. In order to respond to enhancement measures identified through the previous appraisals	

	the Development Requirements and Design Principles set specific requirements.	

Rural Settlements		
Compton Martin SR17-The Former Orchard	Allocating this site for about 10 dwellings would contribute positively to Objective 1, 2, 4 and 5. Through the site assessment work, some negative effects were identified for Objective 6, 7 and 8, however the Development Requirements and Design Principles set specific requirements to address these issues.	
East Harptree SR5- Pinkers Farm Context	Allocating this site for about 10 dwellings would contribute positively to Objective 1, 2, 3, 4 and 5. The site is currently covered by hard standing and by redundant farm sheds development on this site could enhance the ecology and conservation character therefore positive effect on Objective 7 and 8 with the draft site specific Development and Design Principles.	The housing will need to be sited an appropriate distance from the culvert and the draft Plan requires to look to restore and enhance the watercourse on the site.
SR6: East Harptree	SR6 would contribute positively to meeting identified housing needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Allocating SR6 for about 8 dwellings would contribute positively to Objective 1, 2, 3, 4. 5 and 6. However there are some negative effects have been identified on Objective 7 and 8. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles.	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 Draft 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.
SR24: Temple Cloud	SR24 would contribute positively to meeting identified housing needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6 and 7. However there are some negative effects have been identified on 8. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles.	
SR14: Timsbury	SR14 would contribute positively to meeting identified housing needs for Timsbury in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6, 7 and 8. The site is currently covered by hard standing. Development on this site could enhance the ecology and conservation character therefore positive effect on Objective 7 and 8 with the draft site specific Development and Design Principles.	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.
SR15: Timsbury	Allocating site SR15 for about 20 dwellings would contribute positively to Objective 1, 2, 3, 5, 6 and 7. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles in the Draft Placemaking Plan to ensure that the site is in accordance with all the SA objectives.	
SR2: West Harptree	SR2 would contribute positively to meeting identified housing needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Allocating this site for about 17 dwellings would contribute positively to Objective 1, 2, 4, 5, 6 and 7. However there are some negative effects have been identified on Objective 8 and 10. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles which will allow this site to come forward for housing.	

Core Strategy amendments

7.3 The Placemaking Plan complements and seeks to deliver the strategic framework set out in the Adopted Core Strategy. The Core Strategy forms Part 1 of the B&NES Local Plan and the draft Placemaking Plan is Part 2. For the purposes of clarity and convenience for plan users the Plans (Part 1 and 2) have been combined. In some instances the Placemaking Plan policy or text will supersede that set out in the Core Strategy. Therefore a screening exercise was undertaken (Annex F) and further appraisals were undertaken where the screening identified potential impact on the sustainability issues, which is presented in Annex G. The key points are summarised in Table 11.

Table 11 Core Strategy amendments Appraisals summary

Core Strategy Policy	Summary	Mitigation and enhancement
B1	The amendments to Policy B1 make positive contributions to objective 5 making reference to the measures identified in the Council's Transport Strategy. The policy enables the development of a significant quantum of office floorspace to plan for the growth in the knowledge intensive and creative employment sectors. It allows for a contraction in industrial floorspace, yet recognises the importance of maintaining a mixed economy within the city and retains industrial land in the Newbridge Riverside area. There is a major positive effect on objective 4 'Build a strong, competitive economy and enable local businesses to prosper'. However an uncertainty effect is also recorded on objective 4. By accommodating further B1 office floorspace, the policy does not facilitate meeting the full assessed retail capacity, nor student accommodation or teaching space in the Central Area or River Corridor.	Progress of development in the Enterprise Area will be monitored and reviewed as part of the Plan review process.
B2	The only amendment to this policy is a change to the quantity of additional hotel bedrooms needed to reflect the updated evidence base which has a positive effect on this objective. However overall effects considering various land uses are assessed as part of Policy B1 assessment.	
B3	The amendments to the policy seek to reinforce the important role that this area has	

	as a business destination, and to encourage economic growth. It requires development to undertake environmental improvements to the local area, including improving access to the riverside environment, and requires opportunities to improve access to local centres to be achieved.	
B5	Policy B5 was amended to facilitate meeting the objectively assessed needs of Higher Education and acknowledge the prioritisation of land use within the Enterprise Area, City Centre and MoD sites as well as environmental constraints. The management of the higher education footprint within the city will enable sufficient land to be protected and developed for various economic sectors contributing well to economic led SA Objectives. However it could result in a negative effect on student accommodation and academic space. However Policy SB26 and Policy SB20 enable the universities to meet their objectives, as far as possible subject to sustainable development caveats. Therefore there may be a mixed or uncertain effect on SA Objective 2 and 4.	The policy requires that between 2011 and full Plan review the number of C3 dwellings converted to C4 HMO (exempt from Council tax) to be monitored and compensatory provision will be made if the achievement for 7,000 net additional dwellings for the city is at risk.
SV1	The amendment to allow new development within the Housing Development Boundary has a major positive effect on objective 2 as it gives clear guidance to facilitate meeting identified needs for housing in the Somer Valley.	
RA1	The policy, by requiring a settlement to have a primary school with sufficient capacity (or ability to expand) will ensure the educational needs of the existing population and those arising from a residential development proposal in that settlement can be accommodated. This should result in a major positive impact on Objectives 1 (health and well-being) and 3 (stronger more vibrant and cohesive communities) and a minor positive impact on Objective 2 by helping ensure housing is accommodated in sustainable locations.	

Potential cumulative effects

7.4 The SEA Regulations require an assessment of cumulative effects. The potential cumulative effects of the Placemaking Plan policies and the amended Core Strategy policies have been identified as part of the appraisal and presented in Annex E.

7.6 In summary, within the context of the Core Strategy framework, the Placemaking Plan site allocations direct new development to more sustainable locations with employment opportunities, access to key services and facilities, and accessible by public transport, cycling and walking.

7.7 The site allocations also facilitate meeting the housing needs of the district for both market and affordable housing and creating employment opportunities in key urban areas. Therefore there are major positive effects on meeting social and economic led objectives. The site allocations respond to the environmental opportunities and constraints and set out site specific Development and Design Principles which help protect and enhance historic and cultural environment and ecological assets. Detailed Development Management Policies also provide further guidance to achieve sustainable development.

7.8 Some negative and uncertainty effects have been identified on Objective 2 (Meet identified needs for sufficient, high quality and affordable housing) and objective 4 (Build a strong, competitive economy and enable local businesses to prosper) for Bath.

7.8 The draft Plan enables the development of a significant quantum of office floorspace to plan for the growth in the knowledge intensive and creative employment sectors. It allows for a contraction in industrial floorspace, yet recognises the importance of maintaining a mixed economy within the city and retains industrial land in the Newbridge Riverside area. As acknowledged in the draft Plan there is not enough land in the city to meet all of the objectively assessed needs as identified by the key evidence.

7.9 The Council has therefore had to prioritise land uses to meet its housing numbers and office floorspace in full, but leaving a shortfall in meeting the retail capacity currently identified, and student accommodation or Higher Educational establishment teaching space in the Central Area or River Corridor. (See detailed assessments in Annex D and Annex G.)

7.10 Therefore the progress of development in the Enterprise Area will be monitored and reviewed as part of the Plan review process. The number of C3 dwellings converted to C4 Houses in Multiple Occupation (exempt from Council tax) will also be monitored and compensatory provision will be made if the achievement of 7,000 net additional dwellings for the city is at risk.

8. Monitoring

What the SEA Regulations say...
Information for Environmental Reports...

9. A description of the measures envisaged concerning monitoring in accordance with regulation 17, which states: 17 (i) The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action. 17 (ii)The responsible authority's monitoring arrangements may comprise or include arrangements established otherwise than for the express purpose of complying with 17(i).

8.1 The SEA Regulations require the significant environmental effects of plans and programmes to be monitored, in order to identify at an early stage unforeseen adverse effects and to be able to take appropriate action where necessary.

8.2 The monitoring of the Local Plan (Core Strategy and Placemaking Plan) will help to:

- Monitor the significant effects of the plan;
- Track whether the plan has had any unforeseen effects;
- Ensure that action can be taken to reduce / offset the significant effects of the plan; and
- Provide baseline data for the next SA and to provide a picture of how the environment / sustainability criteria of the area are evolving.

8.3 The requirements of the SEA Regulations focus on monitoring the effects of the plan. This equates to both the plan's significant effects and also unforeseen effects. It may be difficult to implement monitoring mechanisms for unexpected effects, or to attribute such effects to the implementation of the Placemaking Plan when they occur. Due to this difficulty we have suggested a number of more general monitoring indicators which are linked to the SA Objectives (contextual indicators, see Annex I).

8.4 Monitoring will allow the Council to identify whether the recommended mitigation measures from the SA have been effective and develop further mitigation proposals that may be required where unforeseen adverse effects are identified. In some cases monitoring may identify the need for a policy to be amended or deleted, which could trigger a review of the Placemaking Plan, or for further policy guidance to be developed (for example an SPD).

9. Next Steps

9.1 If any significant issues arise through consultation leading to amendments to the Placemaking Plan document, then further consultation would be required. If the changes made to the Placemaking Plan are significant, they would also need to be subject to SA.

8.2 A Sustainability Appraisal (SA) Adoption Statement will need to be published in accordance with the SEA Regulations (Statutory Instrument 2004 No. 1633 on The Environmental Assessment of Plans and Programmes). These regulations state that as soon as reasonably practicable after the adoption of the plan a statement should be produced and published setting out how environmental considerations and opinions expressed through consultation have been taken into account in the planning process.

8.3 The SEA Regulations set out the particulars that should be covered by the statement as follows:

- How environmental (sustainability) considerations have been integrated into the Placemaking Plan;
- How the Environmental (SA) Report has been taken into account;
- How opinions expressed in response to consultation have been taken into account;
- The reasons for choosing the Placemaking Plan as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures that are to be taken to monitor the significant environmental (sustainability) effects of the implementation of the Placemaking Plan.

8.4 For further information on the timetable with regard to the next steps in the production of the Core Strategy please contact the Planning Policy team on 01225 477548.