



Bath Western Riverside - Sustainability  
Appraisal, Draft Sustainability Report  
Appendices - June 2006

Bath and North East Somerset Council



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# QM

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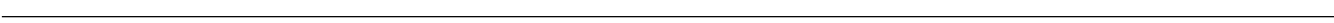




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# Appendix A - The SA Framework

Table A1: The SA Objectives and relationship to the issues identified in the SEA Directive

High Level Objectives and Sub-objectives	Relevant issue identified in the SEA Directive
<b>1. Improve health</b>	Human health
1.1 Improve health	Human health
1.2 Reduce health inequalities	Human health
1.3 Promote healthy lifestyles, especially routine daily exercise	Human health
<b>2. Support Communities that meet people needs</b>	Population, human health, material assets
2.1 Help make suitable housing available and affordable for everyone	Population, human health, material assets
2.2 Give existing and new residents access to learning, training, skills and knowledge	Population, human health, material assets
2.3 Reduce crime and fear of crime and promote health and safety	Population, human health
2.4 Promote safer, stronger and more vibrant communities	Population, human health, material assets
2.5 Increase access to and participation in arts and cultural activities	Population, human health, material assets
<b>3. Develop the economy in ways that meet people's needs</b>	Population, human health, material assets
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	Population, human health, material assets
3.2 Help everyone afford a comfortable standard of living	Population, human health
3.3 Reduce poverty and income inequality	Population, human health
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	Population, human health, material assets
3.5 Increase the circulation of wealth within the local area	Population, human health
3.6 Harness the economic potential of the river in a sustainable way	Material assets, water
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Population, water, climatic factors, material assets
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>	Population, health, material assets, biodiversity, flora, fauna, soil, water, air, material assets, cultural

	heritage, landscape
4.1 Reduce the need/desire to travel by car	Population, health, material assets, air, climatic factors
4.2 Reduce the need/desire to travel by air	Climatic factors
4.3 Help everyone access basic local services easily, safely and affordably	Population, health, material assets
4.4 Make public transport, cycling and walking easier and more attractive	Population, health, material assets, air, climatic factors
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	Material assets, air, climatic factors
<b>5. Maintain and improve environmental quality and assets</b>	Biodiversity, flora, fauna, soil, water, air, material assets, cultural heritage, landscape
5.1 Protect and enhance habitats and species (taking account of climate change)	Biodiversity, flora, fauna, climatic factors, soils, water
5.2 Promote the long-term management and maintenance of the environment	Biodiversity, flora, fauna, soil, water, air, material assets, cultural heritage, landscape
5.3 Protect and enhance landscape and townscape	Landscape, cultural heritage, material assets
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	Landscape, cultural heritage, material assets
5.5 Maintain and enhance cultural and historical assets	Landscape, cultural heritage, material assets
5.6 Reduce vulnerability to flooding and potential consequences of climate change	Population, material assets, health, climatic factors
5.7 Promote waste management in accordance with the waste hierarchy	Material assets, health, soils, water, air
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	Soils, material assets, health
<b>6: Minimise consumption of natural resources</b>	
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	Climatic factors, material assets
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	Water, climatic factors, biodiversity, flora and fauna
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	Material assets, soils
6.4 Encourage the adoption of sustainable design and construction practices	Climatic factors, population, material assets
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	Soils, water, air, human health, biodiversity

## Appendix B - Responses to the Scoping Report

	Response
<b>Statutory Consultee</b>	
Highways Agency	The HA were pleased to see objectives aiming to reduce traffic use and congestion and improve public transport. Also identified the likely requirement for a full transport assessment as part of the likely EIA although this was not explicitly identified in the text. The HA also stated that options 3 and 4 appeared to be the most favourable with option 1 being the most unfavourable means of site development.
The Environment Agency	The EA identified the Bristol Regional Environmental Records Centre as a source of ecological data for the site. Should any invasive species be identified on site then the Agency would like to comment on the remediation method. The agency also raised concerns regarding groundwater flow and contamination in the area. Option 1 raises concerns with regards to the approach to land remediation.
English Heritage	No formal response
The Countryside Agency	No formal response
<b>Stakeholder</b>	
Abigail Harrap-World Heritage Officer, Bath and North East Somerset Council	The potential archaeological significance of the site has been overlooked and should be given more significance in the report. The SPD should also reinforce the site status as a world heritage site and should design the site accordingly to compliment and enhance this status. The objectives should reflect these issues. The city of Bath World Heritage Site Management Plan should be reviewed. With regards to the baseline information, the following topics should be addressed; 'liveability', listed buildings should be reviewed and the SPD issues and actions should be reviewed.
Nicola Courthold-Environmental Monitoring Technical Officer-BANES Council	Identified that there is PM <sub>10</sub> data available for the site as well as further monitoring reports. Raised concerns regarding the effect on air quality of Option 1 is progressed. Mitigation measures may be harder to implement.



## Appendix C - Links to Plans and Programmes

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
NATIONAL POLICY		
Department of Environment, Food and Rural Affairs, <b>Securing the Future- The UK Government Sustainable Development Strategy</b> , March 2005	<p>Developments should not conflict with the overall objectives of the strategy which are living within environmental limits, ensuring a strong healthy and just society, achieving a sustainable economy, promoting good governance and using sound science responsibly. In particular the SPD should compliment the agreed principles and four agreed priorities which include;</p> <p>Sustainable consumption and production- through improving the environmental performance of products and services and improve resource efficiency, setting new commitments on sustainable procurement in the public sector and support for innovation to bring through new products;</p>	Material Assets
	Climate change- by supporting the need to place climate change as a top priority and supporting the Climate Change Communications Initiative and delivering commitments on energy efficiency;	Climatic Factors
	Natural resource protection- through integrating policy and setting frameworks, targets and strategies for natural resources;	Soils and Geology Water Biodiversity Air Quality
	Sustainable communities- - through joining up effectively at the local level around the vision of sustainable communities, placing sustainable development at the heart of the land use planning system, implementing the Clean Neighbourhoods and Environment Bill and creating opportunities locally for people to improve their environment.	Access to Facilities Social Inclusion
Office of the Deputy Prime Minister, <b>Sustainable Communities Plan</b> ,	Developments should compliment the long-term vision to address the inequalities in many of the nations communities, in order to raise the quality of life and respect the needs of present and future generations.	Social Inclusion Human Health

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
2003		Population
Office of the Deputy Prime Minister, <b>The Egan Review- Skills for Sustainable Communities</b> , 2004	The Egan review defines sustainable communities, presents a delivery framework and sets out responsibilities in achieving them. The review outlines the skills required to achieve sustainable communities. Fifty indicators to determine sustainable communities have been identified, under the themes/ components as 'overarching, social and cultural, governance, environmental, housing and built environment, transport and connectivity, economy, and services'. The SPD could use these indicators to provide benchmarks to achieving sustainable communities.	Social Inclusion Population Access to Facilities and Services
ODPM, <b>Planning Policy Statement 1: Delivering Sustainable Development</b> , 2005	The SPD should compliment the PPS1 by working towards sustainable communities recognising the need for; Sufficient, quality housing to meet the needs of the community;	Population
	A flourishing local economy supported by adequate infrastructure;	Infrastructure Investment in Business and Private Assets
	A high quality, safe and healthy local environment;	Human Health Crime and Safety
	Amenities and sense of space and place to support a diverse and vibrant local culture.	Access to Facilities and Services
ODPM, <b>Planning Policy Guidance 3: Housing</b> , 2000	Although currently under review, the key principles which should be followed within the SPD as stated within the PPG 3 include; Plan to meet the housing requirements of the whole community;	Population Social Inclusion
	Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live;	Population Crime and Safety
	Reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use;	Human Health Transportation



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	<p>Place the needs of people before ease of traffic movement in designing the layout of residential developments; and</p> <p>Seek to create mixed communities;</p>	<p>Access to Facilities and Services</p> <p>Transportation</p> <p>Human Health</p> <p>Social Inclusion</p> <p>Community Involvement</p>
<p>ODPM, <b>Consultation Draft Planning Policy Statement 3:Housing, 2005</b></p>	<p>PPS 3 provides guiding principles to Regional and Local Authorities on the allocation and realising of land for housing, efficient use of land, household type, affordable housing and design quality. The SPD will need to ensure that developments do not conflict with the objectives of PPS 3. Of relevance to the SPD are the Governments overall objectives to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live by;</p> <p>Ensuring that a wide choice of housing types is available, for both affordable and market housing, to meet the needs of all members of the community;</p> <p>Deliver a better balance between housing demand and supply in every housing market and to improve affordability where necessary; and</p> <p>Create sustainable, inclusive, mixed communities in all areas. Developments should be attractive, safe and designed and built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure.</p>	<p>Population</p> <p>Social Inclusion</p> <p>Population</p> <p>Population</p> <p>Crime and Safety</p> <p>Access to Facilities and Services</p>
<p>ODPM, Planning Policy Statement 6: Planning for Town Centres</p>	<p>The SPD should compliment the Governments objectives set within PPS 6 which aims to promote town centres vitality and viability and are set within the Governments key objectives and sub objective. These include; :</p> <p>Planning for the growth and development of existing centres; supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and</p> <p>Promoting and enhancing existing centres, by focusing development in such centres by promoting high quality and inclusive design, enhance the architectural and historic heritage of centres, provide a sense of</p>	<p>Population</p> <p>Access to Facilities and Services</p> <p>Access to Facilities and Services</p> <p>Investment in Business and</p>

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	place;	Private Assets
	Encouraging a wide range of services in a good environment, accessible to all through improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport. Enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups;	Access to Facilities and Services Crime and Safety
	To promote social inclusion, ensuring that communities have access to a range of main town centre uses, and that deficiencies in provision in areas with poor access to facilities are remedied; to encourage investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment;	Social Inclusion Human Health
<b>ODPM, Planning Policy Statement 9: Biodiversity and Geological Conservation, 2004</b>	PPS 9 describes the international, national and local designations that are enforced to protect biodiversity. The SPD should;  Prevent harm to biodiversity and geological conservation interests;	Biodiversity Soils and Geology
	Policies and planning decisions should aim to maintain and enhance, restore or add to biodiversity and geological conservation interests;	Biodiversity Soils and Geology
	Plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.	Biodiversity Soils and Geology
<b>ODPM, Planning Policy Statement 10: Planning for Sustainable Waste Management, July 2005</b>	Developments should seek to complement the overall aims of PPS 10 in particular; Ensure the design and layout of new developments supports sustainable waste management	Material Assets
	Reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness	Material Assets Community Involvement

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	Help deliver sustainable development through driving waste management up the waste hierarchy and allow communities to take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities	Material Assets Community Involvement
<b>ODPM, Planning Policy Guidance 13: Transport, 2002</b>	The SPD should compliment the aim of the PPG13 which seeks to reinforce the message that there must be greater integration of planning and transport in order to promote more sustainable transport choices, promote accessibility to jobs, shopping, leisure and services by public transport, walking and cycling and reduce the need to travel, especially by private car.	Transportation Infrastructure Access to Services and Facilities
<b>ODPM, Planning Policy Guidance 15: Planning and the Historic Environment, 2002</b>	The SPD should compliment the Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment by ensuring that historic buildings are preserved within any new developments. In particular that the World Heritage Site status is a material planning consideration.	Archaeology and Cultural Heritage
<b>OPDM, Planning Policy Guidance 16: Archaeology and Planning, 1990</b>	PPG 16 sets out Government policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside. The SPD should ensure that any archaeological remains found on the site are dealt with in accordance with PPG 16.	Archaeology and Cultural Heritage
<b>ODPM, Planning Policy Guidance 17: Planning for Open Space and Recreation, 2002</b>	PPG 17 promotes local networks of high quality and well managed open spaces, sports and recreational facilities, the creation of urban environments that are attractive, clean and safe; perform vital functions as areas for nature conservation, biodiversity and air quality. The SPD should compliment the overall objectives of the PPG 17 by providing adequate open space provision, supporting an urban renaissance, promotion of social inclusion and community cohesion and promoting health and well being.	Landscape and Townscape Access to Services and Facilities Social Inclusion
ODPM, Planning Policy Statement 22: Renewable Energy, 2004	PPS 22 explains the potential role of renewable energy developments in tackling greenhouse gas emissions and meeting national targets. The SPD should consider the potential for and viability of using renewable energy in developments. Developments should not be framed in such a way as to place an undue burden on developers.	Climatic Factors Material Assets
<b>OPDM, Planning Policy Statement 23: Planning and Pollution Control,</b>	PPS 23 provides guidance on the consideration of the quality of land, air or water and potential impacts from development, possibly leading to an impact on health. Polluting activities that are necessary for society and the economy should be sited and planned so that their adverse effects are minimised and contained to within acceptable limits. Opportunities should be taken to use the development process to assist and	Soils and Geology Air Quality Water



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
2004	encourage the remediation of land already affected by contamination. In terms of air quality opportunities to reduce the need to travel and encouraging more sustainable travel choices should also be recognised.	Human Health
ODPM, <b>Planning Policy Guidance 24: Planning and Noise</b> , 2001	PPG 24 recognises that noise can have a significant effect on the environment and on the quality of life of individuals and communities and aims to provide advice on how the planning system can be used to minimise the adverse impact of noise. This guidance introduces the concept of Noise Exposure Categories (NECs), ranging from A-D. A represents the circumstances in which noise is unlikely to be a determining factor, while Category D relates to the situation in which developments should normally be refused. Categories B and C deal with situations where noise mitigation measures may make development acceptable. New developments involving noisy activities should, if possible, be sited away from noise-sensitive land uses. The SPD will need to consider PPG 24 in developing proposals for the site.	Human Health
<p>ODPM, <b>Planning Policy Guidance 25: Development and Flood Risk</b>, 2001</p> <p>ODPM, <b>Planning Policy Statement 25: Development and Flood Risk</b>, 2005 in Draft for Consultation</p>	<p>This guidance explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and loss of life. It sets out the importance the Government attaches to the management and reduction of flood risk in the land-use planning process, to acting on a precautionary basis and to taking account of climate change.</p> <p>The draft PPS 25 strengthens planning policy (particularly in relation to flood risk), clarifies climate change requirements and sequential testing, requires Flood Risk Assessment at all stages of the planning process and extends the statutory and consultee role of the Environment Agency. The SPD should consider the following relevant objectives;</p> <p>The need to reduce flood risk to and from new developments through location, layout and design, including the application of a sustainable approach to drainage;</p> <p>Using opportunities offered by new developments to reduce flood risk to communities;</p> <p>Work effectively with the Environment Agency; and</p> <p>Only permitting developments in areas of flood risk when there are no suitable alternative sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding.</p>	Water

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
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Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
REGIONAL		
South West Climate Change Impacts Partnership, <b>South West Climate Change Impact Study</b> , January 2003	The SPD should reflect that climate change factors have been considered and support the on-going work of the Council who are developing plans to address the causes of climate change locally and are supporting organisations which are tackling the issues to reduce greenhouse gas emissions.	Climate Factors
The South West of England Regional Development Agency, <b>Regional Economic Strategy for the South West of England 2003-2012</b> , 2003	The SPD should compliment the strategic objectives of the economic strategy which are; To raise business productivity- through supporting business growth, developing a skilled and adaptable workforce, deliver a supply of appropriate sites and premises for business needs and develop innovative and knowledge based businesses	Investment in Business and Private Assets Skills and Learning
	To increase economic inclusion- through stimulating employment and business start-ups and support regeneration of disadvantaged communities through promoting equality and participation of all groups and promoting locally sourced labour, training, supplies, investment and capacity building.	Social Inclusion Investment in Business and Private Assets
	To improve regional communications and partnership- through improving the strategic communications infrastructure to support business needs, promote the South West in order to attract new businesses, employees and investment, conserve and enhance the regions physical and cultural capital to provide major benefits to tourism and the wider economy, improve the way the region works	Investment in Business and Private Assets Infrastructure Tourism
The South West Regional Assembly, <b>Regional Spatial Strategy for the South West 2006-2025</b> , August 2005	Developments should be sustainable, enhancing the regions distinctive environment and cultural life through the provision of well designed, resource efficient buildings, promoting sustainable construction and minimising waste and pollution	Population Material Assets
	Growth and change in population should be used positively, with new developments bringing with it benefits to communities, increasing economic prosperity and better facilities closing disparities.	Access to Facilities and Services Social Inclusion
	Developments should seek to enhance, and improve access to, the high quality environmental assets and cultural activity, and to make much better use of social and economic benefits that can be derived from these	Access to Facilities and Services Community Involvement

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	Developments should seek to reduce inequalities and aim to improve the quality of life for residents through the provision of affordable housing, jobs and accessible facilities	Social Inclusion Population Access to Facilities and Services
	The RSS aims to provide access for residents to jobs and facilities easier by other means of transport by improving the strategic network, through investment in rail and road public transport	Access to Facilities and Services Transportation Infrastructure
	The RSS aims to ensure that people are treated fairly and can participate fully in society. Developments should be channelled into places where the benefits are greatest, where infrastructure can be made available and the needs of all sectors of society can be met	Social Inclusion Community Involvement
The Regional Assembly with the South West Regional Environment Network, <b>The Regional Strategy for the South West Environment 2004-2014</b> , 2003	The overall aim of the Strategy is to ensure that the environmental assets of the SW are protected, to improve the management and stewardship of these assets and invest in their enhancement for the future. The following objectives are of relevance;  To conserve the landscape and historic environment as assets for everyone to value and enjoy. Safeguard and manage the elements of the environment that underpin local distinctiveness	Landscape Cultural Heritage
	Use natural resources efficiently and wisely. Manage waste better by minimising the amount of waste reduced. Protect and improve the quality of our air, soils and water. Develop a low carbon economy.	Material Assets Air Quality Soils and Geology Water
	Protect and enhance biodiversity and geological features across urban, rural coastal and marine environments. Maintain and restore ecosystems so that they function in a way that they will support the regions wildlife. Sensitively manage existing habitats.	Biodiversity Soils and Geology
	To seek appropriate measures to record, protect and manage the historic environment within the planning process including, where possible, mitigation and management enhancement.	Cultural Heritage
	Improve the quality of peoples living environments. Manage flood risk to land and property. Improve sustainable access for everyone to a thriving and enhance environment. Increase peoples sense of	Access to Facilities and Services





Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	responsibility towards the environment through a greater understanding and enjoyment of it.	Water Community Involvement
	The impact of transportation should be minimised by providing safe, integrated transport systems accessible to all and provide alternatives to fossil fuelled transport	Transportation Material Assets Access to Facilities and Services
ODPM, <b>Creating Sustainable Communities in the South West</b> , January 2005	The SPD should help achieve the following objectives; To offer everyone the opportunity of a decent home at price they can afford.	Population Social Inclusion
	To strengthen regions to support skills, jobs the economy and housing	Skills and Learning
	To tackle disadvantage so that people are not condemned to lives of poverty, poor services and disempowerment by accidents of birth or geography	Social Inclusion Access to Facilities and Services
	To make neighbourhoods cleaner, safer and greener	Human Health
	To give people more of a say in the way places are run and help improve local services	Community Involvement Access to Facilities and Services
	To ensure that decisions are taken at the right level to join together action for the benefit of all	Community Involvement
Centre of Sustainable Energy, <b>Regional Renewable Energy Strategy for the South West of England 2003-2010</b> , April 2003	The SPD should consider the feasibility of using renewable energy sources, which would compliment the overall aims of the strategy and target of achieving 11-15 per cent of renewable electricity generation by 2010. These include deploying renewable energy, developing skills and awareness and building the South West renewable energy industry in order to help	Climatic Factors Material Assets
Government Office for the South West, <b>Regional Planning Guidance for the</b>	The SPD should compliment the overall vision for the region which is to develop the region in a sustainable way, where the quality of life for residents, the business community and visitors will be maintained and enhanced though the following aims;  Protection of the Environment- Safeguarding and enhancing the quality and diversity of the natural, cultural	All environmental related topics

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
<b>South West (RPG10).</b> September 2001	and built environment across the region and ensuring that the level, distribution and nature of development is consistent with the special character, diversity and distinctiveness of the region.	
	Prosperity for communities and the regional and national economy- through improving economic competitiveness of the region by drawing on its strengths and resources and fostering the development of businesses and skills and promoting, supporting, enabling and focusing economic development in ways and locations where it can best contribute to meeting local, regional and national needs.	Community involvement Social Inclusion Investment in Business and Private Assets
	Progress in meeting societies needs and aspirations- through addressing social disparities, meeting requirements for housing, jobs and facilities, providing integrated, efficient and environmentally appropriate transport and communications systems. Improving accessibility to jobs and services.	Social Inclusion Community Involvement Access to Facilities and Services Transportation Population
	Prudence in the use and management of resources- through ensuring that developments make the most prudent use of resources created through past investment, minimising waste and pollution, avoiding loss or damage to irreplaceable natural and cultural assets and ensuring at all levels of planning integrated relationships between economic activity and housing.	Material Assets Cultural Heritage Population
South West Tourism and South West of England Regional Development Agency, <b>Toward 2015: Shaping Tomorrow's Tourism,</b> January 2005	The SPD should compliment the overall vision of the strategy which is 'by 2015, the South West of England will be internationally recognised as a model tourism destination'. The following aims should be considered which include;  Driving up quality of tourism through becoming a better employer and making existing jobs better and tourism provision in the area	Tourism Access to Facilitates and Services
	Delivering truly sustainable tourism through increasing awareness and increasing the demand for and practice of sustainable tourism by becoming a major wealth creator for the South West. Sustainable tourism is where the impact of visitors on the environment and on local communities is properly managed and adverse effects minimised, while also ensuring long-term viability, with investment as far as possible aiming to keep tourism spend in the local community. Sustainable tourism satisfies visitors, business and local communities, without damaging the environment now or for the future.	Investment in Business and Private Assets Tourism



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	Creating superior destination management arrangements through increasing the welcome across the region and increasing the number of Destination Management Organisations.	Tourism Investment in Business and Private Assets
Sustainability South West, <b>A Sustainable Future for the South West. The Regional Sustainable Development Framework for the South West of England, 2001</b>	The framework details high level aims for adopting sustainable development in the South West which includes the identification of themes which illustrates how environmental, social and economic objectives can be integrated to existing frameworks, which the SPD should consider.	All
South West Regional Assembly, <b>From Rubbish to Resource: The Regional Waste Strategy for the South West 2004-2020</b> , October 2004	The SPD should compliment the overall aims of the strategy to achieve zero waste production in the area with the overall aim of minimising production of waste and reuse, recycle and recover value from the maximum practicable amount of waste that is produced	Material Assets Human Health
	Priority should be given to initiatives and facilities which will encourage and promote waste reduction and the reuse of materials and products	Material Assets Infrastructure
	Local authorities should work with each other, regional partners, including the business sector, and other stakeholders	
	Due regard should be given to the amounts of waste to be dealt with in the Regional Waste Strategy and seek to identify the combination of facilities and other waste management options which best meets environmental, social and economic needs for their area based on reducing the reliance on landfill, adoption of the waste hierarchy, increasing sub-regional self-sufficiency, the proximity principle and consideration of the Best Practicable Environmental Option (BPEO)	Material Assets



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
LOCAL		
<b>B&amp;NES, Bath and North East Somerset Local Plan including mineral and waste policies revised deposit draft Local Plan 2003, Autumn 2003</b>	Developments should not conflict with the objectives of the Local Plan as detailed in the vision and strategy (section A3.7) which are:  To ensure high quality of design for all new development, while maintaining character and local distinctiveness (OS 1)	Landscape Cultural Heritage Population
	To create safe, secure and accessible environments (OS2)	Access to Facilities and Services Crime and Safety Social Inclusion
	To promote mixed use developments and higher densities especially in areas highly accessible to a variety of transport modes (OS 3)	Transportation Access to Facilities and Services Population Infrastructure
	The Local Plan has the objective of conserving and enhancing the natural and environmental assets of the historic environment, local character, biodiversity, degraded landscapes and derelict land, reduce consumption of non-renewable resources, maintain and improve the quality of water (Key objectives E1-E6)	Biodiversity Flora and fauna Soil Water Air Climatic Factors Material Assets Cultural Heritage



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
<p>B&amp;NES Council, <b>Bath Local Plan</b>, June 1997</p>	<p>Developments must have regard to the protection, preservation and enhancement of the existing historic fabric and landscape whilst retaining a balance of social, cultural and economic structure (Policy Statement 1, 3, 4, 5)</p>	<p>Landscape Cultural Heritage Investment in Business and Private Assets Population Social Inclusion Access to Facilities and Services Crime and Safety Community Involvement</p>
	<p>Developments must take into regard the World Heritage Status and listed building consent (Policy statement 2)</p>	<p>Cultural Heritage</p>
	<p>Developments should contribute to the well being of residents through promoting health measures and safeguarding the environment of the City in respect of hygiene, litter and waste disposal and where appropriate recycling waste material (Policy statement 4, 6)</p>	<p>Air Quality Material Assets Human Health</p>
	<p>The protection of the heritage of the whole City is a key priority (Policy statement 7)</p>	<p>Cultural Heritage</p>
<p>Air Quality Research Group UWE Bristol, <b>A Local Air Quality Strategy for Bath and North East Somerset Council</b>, February 2002</p>	<p>Aim to build a healthier and safer community by reducing air pollution, especially in urban areas</p>	<p>Air Quality Human Health</p>
	<p>Aim to improve the quality of life and the local environment for all</p>	<p>Human Health</p>
	<p>Contribute to improving local air quality through a reduction in car journeys, and reduced car parking spaces by incorporating sustainable transportation in synergy with the Local Air Quality Strategy</p>	<p>Air Quality Transportation</p>
	<p>Recommended indicators are outlined to monitor air quality improvements including Nitrogen Dioxide levels in the city centre, reducing the quantity of car journeys and parking</p>	<p>Air Quality</p>

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
Bath and North East Somerset Council, <b>Air Quality Report 2002/2003</b> , 2003	The development should consider national and European standard for air quality outlined  Result show that an Air Quality Management Area is not required for PM10 but is required for NO <sub>2</sub> along the London Road with a width of 14m from Bathwick Street to the Batheaston Bypass. Developments should encourage reducing the quantity of car journeys and the provision of public transport to compliment the Air Quality Action Plan that is to be developed for the area.	Air Quality  Air Quality Transportation Human Health
Bath and North East Somerset Community Safety and Drugs Partnership, <b>Community Safety and Drugs Strategy 2005-08</b> , 2005	Developments should not conflict with and were possible contribute to measures which aim to reduce incidences of anti-social behaviour, domestic violence, hate crime, alcohol misuse, community confidence, volume crime and increase community confidence and positive outcomes for young people as outlined as the eight strategic priority areas  Adopt measures which contribute to community safety which will help to address the key strategic areas outlined above by implementing facilities which can contribute to encouraging community cohesion and supports local initiatives.	Social Inclusion Crime and Safety  Crime and Safety Community Involvement Social Inclusion
The WILDthings Partnership, <b>Local Biodiversity Action Plan for Bath and North East Somerset- Council Owned Land</b> , On-going	The Local BAP requires the appropriate management both to protect existing biodiversity value and develop biodiversity potential. Developments should compliment the Local BAP.	Biodiversity Flora and Fauna
The WILDthings Partnership, <b>Local Biodiversity Action Plan for Bath and North East Somerset- Education</b> , On-going	Developments should compliment the Local BAP, which has the following objectives; Raise levels of understanding, awareness and importance about biodiversity  Encourage positive lifestyles that use acquired biodiversity knowledge	Biodiversity Social Inclusion  Biodiversity Community Involvement
The WILDthings Partnership, <b>Local</b>	Developments should compliment the objectives which include;	Biodiversity



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
<b>Biodiversity Action Plan for Bath and North East Somerset- Species and Habitats, On-going</b>	Maintain, enhance and reduce the fragmentation of existing areas of semi natural habitat, areas for key species and geological exposures through restoration, sensitive management or habitat creation (Objective 1)	Flora and Fauna
	Encouraging developments to sites of low biodiversity interest and ensure new developments have appropriate environmental assessments, mitigation and compensatory measures (Objective 3)	Biodiversity Flora and Fauna
	Target incentive schemes to areas where they enhance, buffer and link existing areas of wildlife importance or to sites which support key species (Objective 5)	Biodiversity Flora and Fauna
	Provide incentive scheme for landowners to undertake practical projects to conserve and enhance local biodiversity (Objective 6)	Biodiversity Flora and Fauna
	Maintain the existing network of wildlife habitats (including wildlife corridors) within urban areas and enhance through appropriate management (Objective 8)	Biodiversity Flora and Fauna
<b>B&amp;NES Council, Bath and North East Somerset Housing Strategy 2002-2011, July 2004</b>	Developments should compliment the strategic objectives of the housing strategy, which include;  To improve the quality of life by reducing the need to move due to lack of space for carers, maximising existing stock, reduce void numbers in sheltered stock and increase temporary accommodation	Population Human Health
	To build a safer and healthier community	Human Health Crime and Safety Social Inclusion
	To promote a thriving economic community and combat poverty through complying with the Homeless Act 2002, increase the range and type of supported accommodation available for both long and short term needs,	Population Social Inclusion Human Health
	To encourage and support life-long learning	Skills and Learning
	To deliver quality and accessible services through encouraging and enabling sustainability in local services and the economy generally and provide a local focus for strategic housing issues	Access to Facilities and Services



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
		Transportation
<p>Bath and North East Unitary Authority, <b>Contaminated Land Inspection Strategy</b>, June 2003</p>	<p>Developments should compliment the aims and objectives of the strategy which outlines how contaminated land is to be determined and designated. If land is designated as contaminated this should be managed utilising best practice. Objectives that are of relevance as outline in section 3.1 which the SPD should consider are;</p> <p>To encourage the voluntary remediation and redevelopment of contaminated land.</p>	<p>Soils and Geology</p> <p>Human Health</p> <p>Material Assets</p>
	<p>To encourage methods of tackling contaminated land, which ensures compatibility with Council policy, encourage best practice and are in the spirit of sustainability.</p>	Soils and Geology
	<p>To address properties/land in need of remediation in order to improve the environment within the B&amp;NES District.</p>	<p>Soils and Geology</p> <p>Human Health</p>
<p>Bath and North East Somerset Local Strategic Partnership, <b>Better for Everyone: The Community Strategy for Bath and North East Somerset 2004 and beyond</b>, 2003</p>	<p>The strategy outlines six improvement ambitions which fall into the criteria of creating communities which are Distinctive, Inclusive, Creative, Safe and Sustainable. The SPD should compliment the more specific improvement ambitions, including;</p> <p>Improving our local transport- which includes promoting green travel, to improve existing infrastructure, measures to reduce car usage and providing safe and accessible transport</p> <p>Improving our local economy- which includes supporting the employment of local people for local opportunities, retaining and utilising the skills of currently disadvantaged, encouraging entrepreneurs into the area and promote and encourage the brands of Bath and Somerset</p> <p>Improving our local environment- which includes promotion of energy efficient energy solutions and transport opportunities, working with communities to create clean streets, encourage community led initiatives, promotion of green tourism, protect and enhance the environmental heritage</p>	<p>Transportation</p> <p>Access to Facilities and Services</p> <p>Infrastructure</p> <p>Investment in Business and Private Assets</p> <p>Social Inclusion</p> <p>Material Assets</p> <p>Climatic Factors</p> <p>Transport</p> <p>Social Inclusion</p> <p>Tourism</p> <p>Cultural Heritage</p>





Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
		Landscape
	Improving our housing situation for local people- which includes having a high standard for the design and environmental quality of housing developments, using best use of existing resources, provide affordable housing through creative use of existing land and buildings, creation of diverse communities, encourage community involvement, provide good temporary accommodation	Population Social Inclusion Community Involvement
	Improving local opportunities for learning and gaining skills- which include engaging with employees to identify and meet skills gap, improving vocational skills for 16-19 year olds, enhance community based learning, expand adult learning opportunities, increase opportunities for older learners, develop innovative ways of collaborative working and partnerships.	Skills and Learning Social Inclusion Community Involvement
	Improving our local health and social care- which include ensuring adequate housing and transport is available, investing in preventative health measures, promote local food for local people, maintain local health provision, target greatest health risk groups, investment in young peoples health	Human Health Access to Facilities and Services
B&NES Council, <b>Bath and North East Somerset Economic Development Strategy</b> , March 2003	The SPD should compliment the overall objectives of the strategy which includes;  Promote business creation and growth- To encourage the development of new and existing business and support sustainable economic growth in key sectors and local communities	Investment in Business and Private Assets
	Facilitate and foster community regeneration- To reduce disadvantage and promote participation in work and society for all members of the community through supporting initiatives, utilising local strengths and distinctiveness and supporting an integrated approach to community regeneration.	Social Inclusion Community Involvement
	Encourage skills and training- To enable the effective management of the local labour market and promote a lifelong learning culture amongst employers and the workforce	Skill and Learning
	Address infrastructure and environmental issues- By developing an integrated sustainable approach to transportation and communication needs and the quality and safety of the public realm.	Transportation Access to Facilities and Services Crime and Safety
B&NES Council, <b>Joint Local Transport Plan 2005</b> , 2005	The SPD should not conflict with and where possible help meet the vision of the transport strategy which has the priorities of;  Tackling Congestion- through the development of park and ride sites, creating quality bus routes, promoting	Transportation Infrastructure Access to Facilities and Services

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	travel plans, public transport, car sharing and cycling and walking, selective highway widening	
	Improving Accessibility- through preparing local accessibility action plans for areas with poor accessibility	Access to Facilities and Services
	Improving Air Quality- Through promoting public transport, assigning Air Quality Management Areas and Action Plans, and managing the road network	Air Quality Human Health
	Improving Road Safety- Through education programmes and targets schemes in disadvantaged areas	Crime and Safety Social Inclusion
Bath and North East Somerset NHS Primary Care Trust, <b>Local Delivery Plan: Improving Health and Modernising Services 2004-2008</b> , June 2004	The SPD should not conflict with and where possible contribute to the overall aim and objective of improving health and well being in an area through the following aims;  Promoting health by working jointly to improve all the determinants of good health from helping people pursue a healthy lifestyle to promote full employment in the area	Human Health
	Providing good quality health services and care in a timely and accessible way	Human Health Access to Facilities and Services
	Protecting health through a safe environment is an important joint responsibility and new national arrangements are coming into force, which will link with local services	Human Health
B&NES Council, <b>Bath and North East Somerset Racial Equality Scheme 2002-2007</b> , May 2003	The SPD should recognise the importance of encouraging social inclusion by supporting measures encouraging racial equality.	Social Inclusion
B&NES, <b>School Organisation Plan (SOP) 2003-2008</b> , July 2003	The SPD should compliment and consider the following relevant objectives of the SOP which include;  To ensure that there are sufficient school places to meet local need	Skills and Learning Access to Facilities and Services
	To maximise the number of parents achieving a place for their child at their first preference school	Skills and Learning Access to Facilities and Services
	To add places where population growth in the locality requires	Population

Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
		Skills and Learning
<p>South West Tourism and South West of England Regional Development Agency, <b>Toward 2015: Shaping Tomorrow's Tourism</b>, January 2005</p>	<p>The SPD should compliment the overall vision of the strategy which is 'by 2015, the South West of England will be internationally recognised as a model tourism destination'. The following aims should be considered which include;</p> <p>Driving up quality of tourism through becoming a better employer and making existing jobs better and tourism provision in the area</p> <p>Delivering truly sustainable tourism through increasing awareness and increasing the demand for and practice of sustainable tourism by becoming a major wealth creator for the south west. Where sustainable tourism satisfies visitors, business and local communities, without damaging the environment now or for the future.</p> <p>Creating superior destination management arrangements through increasing the welcome across the region and increasing the number of Destination Management Organisations.</p>	<p>Skills and Learning</p> <p>Access to Facilities and Services</p> <p>Tourism</p> <p>Access to Facilities and Services</p> <p>Investment in Business and Private Assets</p> <p>Tourism</p> <p>Tourism</p> <p>Investment in Business and Private Assets</p>
<p>B&amp;NES Council and Levett and R Therivel, <b>Sustainable Development Appraisal for the Bath and North East Somerset Local Plan Revised Deposit Draft 2003</b>, January 2004</p>	<p>The SA outlines a number of challenges for the region, which should be considered within the SPD including;</p> <p>Demands for more housing, especially affordable housing</p> <p>Increase in traffic, car use and car dependence encouraged by continuing decline in the real costs of motoring relevant to incomes</p> <p>Loss of traditional employment and a need to provide for replacements</p> <p>Tourism pressure, especially on Bath's historic centre</p> <p>Projected increases in demand for shopping</p> <p>Impacts of climate change, which the latest climate change research suggests are likely to be even more</p>	<p>Population</p> <p>Social Inclusion</p> <p>Transportation</p> <p>Human Health</p> <p>Population</p> <p>Tourism</p> <p>Access to Facilities and Services</p> <p>Climatic Factors</p>



Plan or Programme reviewed	Key issues/ linkages that should be reflected in the SPD	Topics this relates to
	severe than previously recognised	
Bath and North East Somerset Council, City of Bath <b>World Heritage Site Management Plan, 2003-2009, 2003</b>	<p>The management plan provides a framework for conserving the cultural heritage assets of Bath. The SPD should reflect the objective stated in the plan which is that;</p> <p>All policies, proposals, decisions and actions should contribute to the protection and conservation of the World Heritage Site, sustaining its outstanding universal values, fabric, character and authenticity to ensure its survival for future generations.</p>	Cultural Heritage

## Appendix D - Baseline Conditions

EXISTING CONDITIONS	PREDICTED CONDITIONS	KEY ISSUES AND HOW THE SPD MIGHT ADDRESS THEM
ENVIRONMENT- AIR QUALITY AND TRANSPORT		
Air Quality Management Area (AQMA) designated on A4 London Road, located approximately 1.5k to the north east of the site	Designation still retained	Poor air quality due to emission from road traffic in conjunction with poor dispersion, improving public transport and reducing congestion and traffic would help to resolve.  The SPD could help address this issue by accommodating proposals for a rapid transport scheme that will help encourage modal shift.  The SPD could also seek to optimise walking, cycling and the use of public transport from the development in order to avoid exacerbating the existing situation  Any housing located near to areas of poor air quality must take account of this issue.
High Nitrogen Dioxide levels along Upper and Lower Bristol Roads (Concentrations 43.0 $\mu\text{g}/\text{m}^3$ and 40.8 $\mu\text{g}/\text{m}^3$ )	AQMA designation	Road transport is main source of pollution, improving public transport and reducing congestion and traffic would help to resolve  See comments above.
High concentrations of pollutants at Windsor Bridge Road junction	Increase in traffic leading to elevated pollution levels.	Poor air quality where additional monitoring would be useful, improving public transport and reducing congestion and traffic would help to resolve
High percentage of households within walking distance of a frequent bus service (Community Strategy Indicators Progress Report)	No change predicted	Retain/ improve the number of households that have access to frequent bus service
High percentages of bus stops do not have raised kerbs (5.2%) and shelters (17%)	No change predicted	Lack of adequate bus stop provision.  The SPD could cover this issue in a design code.
Majority of journeys and trips currently made by private car (110, 031 trips in 1999) compared with bus trips (10, 310 trips)	No change predicted	Reduce the dependency of car journeys and number of trips through encouraging public transport, walking and cycling. Accommodate proposals for light rapid transit scheme.

EXISTING CONDITIONS	PREDICTED CONDITIONS	KEY ISSUES AND HOW THE SPD MIGHT ADDRESS THEM
Low levels of cycling due to heavy volumes of traffic and lack of cycle networks	No change predicted	Provide for cyclists in the scheme – link up with Sustrans route.
ENVIRONMENT- WATER		
River Avon has a water quality designated as being of 'Fair' quality	River quality is meeting Environment Agency requirements	Maintain river quality by ensuring no contamination issues or activities which may result in a decline in river quality
Groundwater contamination present on the site at 'SecondSite'.	Contamination poses risk of vapour exposure to existing properties and limits the feasibility of undercroft parking. Therefore, remediation is recommended	Remediation will reduce contamination risks reducing the possibility of surface water contamination. Remediation of significant groundwater contamination
Site is unlikely to flood except in extreme conditions 1 in 200 year flood risk	Site will retain designation until re-evaluated by the Environment Agency	Need to conduct a flood risk assessment and mitigate flood risk accordingly. Retention of the flood defence and engineering works present Encourage the use of Sustainable Urban Drainage Schemes where possible as well as water conservation measures.
Presence of Bath hot springs	Hot springs remain.	The only hot springs in Britain and are a valuable resource that need to be retained and preserved. The SPD should ensure that no development will have a negative impact on these springs.
ENVIRONMENT- LANDSCAPE AND TOWNSCAPE		
Site is designated within a World Heritage Site, lies partly in the Baths Conservation Area and has a number of listed buildings on and adjacent to the site	Designation intended to remain	Ensure that development complements the current visual setting and character of the wider area. Enhance and/or preserve listed buildings and their settings. Development must be sensitive to the internationally important cityscape.
A number of Rights of Way exist on the site	Rights of way remain – modified to accommodate development if necessary.	Retention and enhancement of Public Rights of Way
Landscape quality of site is poor and inappropriate for a World Heritage City	If development does not take place, parts of the site could remain derelict and vacant.	Careful design of buildings to fit into the designated area
Site lies in close proximity to a number of national and regional character setting areas	Designations will remain unchanged	The SPD needs to take account of the potential impact on character areas outside of the site.

EXISTING CONDITIONS	PREDICTED CONDITIONS	KEY ISSUES AND HOW THE SPD MIGHT ADDRESS THEM
and is highly visible from these areas		
No public open space on the site	In the absence of development no change is anticipated.	The SPD needs to encourage the provision of open space and identify suitable areas. Given that residential development will be provided on site the SPD needs to consider the need for appropriate open space on site, having regard to off-site provision.
Six trees designated adjacent to the site on Lower Bristol Road		Retention and preservation of important trees
ENVIRONMENT- BIODIVERSITY, FLORA AND FAUNA		
River Avon is an important wildlife corridor of high ecological value	Retention of status.	Incorporation of wildlife corridors into the SPD. Identify opportunities for enhancing ecology in line with Planning Policy Statement 9.
Known presence of badgers, otters, bats and kingfishers on the site	Population increase if left undisturbed	Potential disturbance and loss of important wildlife . Translocation or habitat creation within the development should be considered.  Increased lighting along the River may deter bats – can be mitigated through provision of appropriate lighting – SPD could specify this in design codes?
Post industrial sites are LBAP habitats	Retention of status	Potential impacts arising on the LBAP. The SPD should ensure that it complies with the objectives and targets of the LBAP.
Japanese Knotweed and Himalayan balsam have been recorded on the Stothert ad Pitt site	Spread of species unless controlled	Appropriate removal of invasive species will be required and the SPD will need to highlight the need for agreeing a formal mitigation strategy with the Local Authority. ..
An area of botanical interest identified near railway embankment	Assume this would remain in-situ if site not developed.	Removal and disturbance of flora and fauna. However, opportunities exist for habitat enhancement and creation.
ENVIRONMENT- ARCHAEOLOGY AND CULTURAL HERITAGE		
UNESCO World Heritage Site	Retention of status	Consideration of status as a World Heritage Site in SPD
21 listed buildings are of Grade II status and 3 buildings of Grade I status exist on or adjacent to the site		The SPD needs to ensure that the Listed Buildings and their setting are preserved and/or enhanced.
Other important buildings in close proximity to the site	Buildings remain in situ	The SPD needs to ensure that the setting of such buildings is preserved and/or enhanced.

EXISTING CONDITIONS	PREDICTED CONDITIONS	KEY ISSUES AND HOW THE SPD MIGHT ADDRESS THEM
ENVIRONMENT- SOILS, GEOLOGY AND WASTE		
Extensive contamination near old gas works (Westmark Land)	Contamination remains in-situ	Remediation of area appropriate to the anticipated end uses required and the SPD should highlight the need for this. It could also signpost information sources.
Contamination at Landscape Estates Land/ Stohert and Pitt site)	Contamination remains in-situ	Inappropriate for residential development, area to be raised and capped with clean material and therefore, would not need remediation
71% of waste generated is going to landfill in Bath	Reduction in waste going to landfill	The SPD could encourage recycling of waste on site through the provision of appropriate facilities. Consider the scope for recycling demolition and construction waste.
Provision of recycling facilities	Increase in recycling facilities with more provision for garden waste and cardboard	See above.
ENVIRONMENT- CLIMATIC FACTORS		
Low percentage of energy production in Bath is from renewable sources	Assume production stays at the same rate in the absence of further intervention.	The SPD could encourage/require the use of renewable sources of energy, such as Combined Heat and Power and photovoltaic cells, in addition to passive solar gain.
Prevailing wind direction from South West (50%) North East (20%)	No change	Consideration of microclimate issues through assessing wind speeds through modelling.
SOCIAL- MATERIAL ASSETS		
Bath experiences significantly higher house prices than the national average	House prices continue to be higher than national average	The SPD can ensure the provision of some affordable housing on site
Majority of housing owner occupied. Higher than national average rent from housing association	Assume this situation continues	The SPD can ensure the provision of some affordable housing on site
Need for 2667 affordable housing in 2006 within Bath and North East Somerset	Increase need for affordable housing	Provision of affordable housing (30% of the total dwellings proposed in residential developments)
Majority of new build houses built on brownfield sites	Assume this situation continues	The SPD will contribute to this trend
Water supply and sewerage supply for the area can be met by supplier- Wessex Water Services Ltd	Adequate water supply provision	Utilising existing infrastructure and consider the inclusion of water efficiency measures.



EXISTING CONDITIONS	PREDICTED CONDITIONS	KEY ISSUES AND HOW THE SPD MIGHT ADDRESS THEM
SOCIAL- POPULATION		
15.4% of 3 year-olds do not have access to a good quality, free, early-years education place	Assume this situation continues	The SPD needs to encourage consideration of an appropriate range of facilities and ensure that development makes provision for them
Bath has low rates of unemployment at 1.3% or 1,248 in April 2008 (national rates are 5.2% (2002)	Assume this situation continues	To ensure that adequate employment opportunities exist and maximising job opportunities for local residents
Demographics of the Bath and North East Somerset area are comparable to national figures		The SPD needs to ensure that an appropriate range of facilities will be provided on site and consider the need for facilities that meet the needs of the wider population.
Higher level of qualified people compared with national standards	Assume this situation continues	Providing adequate education provision. Currently there is surplus schools provision in the Central area of Bath.
SOCIAL- HUMAN HEALTH		
Bath has a better standard of health when compared to national statistics (71.5% considered to be in 'Good' health)	Assume this situation continues	Meeting targets of the Local Delivery Plan to maintain and improve the general health in area  Ensure accessible health provision as outlined in the targets and objectives within the NHS Local Delivery Plan
Lower percentage of residents with long-term illness compared to national standards	Assume this situation continues	Adequate and accessible care and health provision
Targets for cancer, circulatory diseases, and accident numbers have been met	Assume this situation continues	The SPD can contribute to this objective by providing opportunities for daily exercise (walking, jogging, cycling) and providing appropriate leisure and recreational facilities.
Slight increase in the number of visits to sports facilities	Assume this situation continues	See comment above
SOCIAL- SOCIAL INCLUSION		
Low degree of social deprivation when compared to national figures. Abbey ward is third most deprived in the B&NES area (with an index of multiple deprivation score of 25.24) and Kingsmead (index of multiple	Assume this situation continues	Provide access to services and infrastructure to provide social inclusion  Contribute to improving the areas that define social inclusion which are health, deprivation and disability, employment, income, education, skills and training, crime, living environment and living environment.

EXISTING CONDITIONS	PREDICTED CONDITIONS	KEY ISSUES AND HOW THE SPD MIGHT ADDRESS THEM
deprivation score of 22.07) is fifth most deprived. Twerton is the most deprived in the B&NES area with a multiple deprivation score of 40.09 and Southdown has a multiple deprivation score of 25.81 and is the second most deprived area. These wards are within the BWR area.		
Increase in the number of homeless households staying in Bed and Breakfast accommodation	Assume this situation continues	The SPD can contribute to this objective by providing affordable housing. There could also be scope for providing other forms of accommodation and working in partnership with Community Wardens for the area on behalf of the Community, Safety and Drugs Partnership.
SOCIAL- CRIME AND SAFETY		
Lower rates of crime and disorder when compared to national figures	Assume this situation continues	The SPD can help reduce crime and fear of crime by encouraging appropriate design measures and identifying the requirement for CCTV provision as part of the S.106 Agreement(s).
Concern over violent crime, anti-social behaviour, domestic violence, hate crime and young people	Assume this situation continues	See comments above
25% of people feel very safe during the evening in town and city centres	Assume this situation continues	See comments above
SOCIAL- SKILLS AND LEARNING		
Higher than national average numbers hold higher education degrees (32.8%)	Assume this situation continues	The employment provision within the SPD could seek to exploit this by providing accommodation that will be attractive to research and development related activities.
SOCIAL- ACCESS TO FACILITIES AND SERVICES		
Insufficient access to pre-school facilities in Bath	Assume this situation continues	The SPD can encourage the provision of an appropriate range of facilities – and promote the concept of dual use facilities.
Surplus school places exist in central Bath area	Removal of surplus places. However, this may prove difficult due to the geographic location of places	The adequate provision of education facilities in line with the School Organisational Plan.



EXISTING CONDITIONS	PREDICTED CONDITIONS	KEY ISSUES AND HOW THE SPD MIGHT ADDRESS THEM
<b>ECONOMIC- INVESTMENT IN BUSINESS AND PRIVATE ASSETS</b>		
High dependency on tourism sector (14% of jobs)		The SPD can encourage the provision of employment in other sectors but there is also an opportunity to provide additional facilities to broaden the tourist related offer.
Slightly higher than average jobs available per working age resident	Assume this situation continues	Job creation to reduce unemployment
30% of working residents in Bath and North East Somerset work outside the area and high number of in-commuters	Assume this situation continues	Provision of a mixed use scheme will provide the opportunity for people to live and work in the same area. Provision of a light rapid transit scheme will help reduce car borne commuting.
High dependency on public sector jobs	Assume this situation continues	The employment element of the scheme provides the opportunity to broaden the employment base.
Employees travelling into Bath and North East Somerset area for low skilled, low wage jobs	Assume this situation continues	Provision of a mixed use scheme will provide the opportunity for people to live and work in the same area. Provision of a Rapid Transit System will help reduce car borne commuting.
Few business have an effective travel plan	Assume this situation continues	The SPD could require Travel Plans to be prepared for different elements of the site.
Business support is available in the area	Assume this situation continues	The SPD could require provision of facilities that provide support to new business start ups.
80.2% of new business trade for at least two years	Assume this situation continues	See above.

## Appendix E - Matrices for the Local Plan and SPG

<b>POLICY GDS.1</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	GDS.1 identifies the need for community facilities but health not explicitly identified
1.2 Reduce health inequalities	+/-	GDS.1 identifies the need for community facilities but health not explicitly identified
1.3 Promote healthy lifestyles, especially routine daily exercise	+	GDS.1 encourages the provision of children's play space and outdoor and indoor facilities based on recognised standards
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+	GDS.1 encourages the provision of affordable homes
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	GDS.1 identifies the need for community facilities but such facilities are not explicitly identified
2.3 Reduce crime and fear of crime and promote health and safety	+	GDS.1 identifies the need to provide safe and secure environments
2.4 Promote safer, stronger and more vibrant communities	+	GDS.1 identifies the need to provide safe and secure environments

<b>POLICY GDS.1</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
2.5 Increase access to and participation in arts and cultural activities	+/-	GDS.1 identifies the need for community facilities but art and culture not explicitly identified
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	GDS.1 includes 'significant provision of B1 floorspace, no reference to unpaid work
3.2 Help everyone afford a comfortable standard of living	+	Mixed use development would help reduce transport costs, as would opportunity for travel by public transport. Provision of affordable homes also required
3.3 Reduce poverty and income inequality	+/-	No specific reference to reducing poverty but see comments at 3.2
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+/-	Provision for B1 uses would contribute to this objective but the range of other uses that would contribute to this objective is not explicitly identified. The provision of local shopping facilities would also help achieve this objective
3.5 Increase the circulation of wealth within the local area	+	Provision of housing, B1 uses combined with small local needs shopping would help achieve this objective
3.6 Harness the economic potential of the river in a sustainable way	+/-	No explicit reference to this issue
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The need for flood mitigation measures is highlighted no opportunities arising from climate change are identified
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	Mixed use scheme will help achieve this objective as would the provision of pedestrian and cycle routes. The policy also identifies the need to

<b>POLICY GDS.1</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
		provide transport links to the city centre and Newbridge
4.2 Reduce the need/desire to travel by air	0	The policy specifies a mixed use scheme, including residential, B1 and small scale shopping facilities. There is nothing in the statement to suggest that BWR would be a tourist destination or contribute to Bath's attractiveness as such a destination
4.3 Help everyone access basic local services easily, safely and affordably	+	The policy makes provision for small scale local needs shopping – also reference to other community facilities
4.4 Make public transport, cycling and walking easier and more attractive	+	The provision of pedestrian and cycle routes is encouraged. The need for cycle parking is also identified. The policy also identifies the need to provide transport links to the city centre and Newbridge
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	0	No specific mention of freight but the anticipated uses would not give rise to significant freight movements. No mention of the role of the river or rail.
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+	Policy requires nature conservation interest on or near the site to be taken account of
5.2 Promote the long-term management and maintenance of the environment	+/-	No reference to management of the built environment but Policy NE.12 identifies the need for long term management of nature conservation sites
5.3 Protect and enhance landscape and townscape	+	The policy has a criteria relating to landscape issues and the physical context of development
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	The policy has a criteria relating to the physical context of development. There is no mention of supporting the rural economy
5.5 Maintain and enhance cultural and	+/-	Historical assets are covered through criteria and cross referencing to

<b>POLICY GDS.1</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
historical assets		other policies. No specific reference cultural assets
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+	The need for flood alleviation measures is acknowledged, no specific reference to other consequences of climate change
5.7 Promote waste management is accordance with the waste hierarchy	+/-	No reference to waste management in the policy
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+	The policy has a criterion relating to remediation. The policy promotes a high density urban form
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+/-	No specific reference to renewable energy
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	No specific reference to water consumption
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No specific reference to this issue
6.4 Encourage the adoption of sustainable design and construction practices	+/-	No encouragement of sustainable construction. Sustainable design is partially encouraged



<b>POLICY GDS.1</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+	The requirement for remediation would help achieve this objective but no reference to noise or light pollution
<p><b>Overall Commentary/key recommendations:</b> Policy GDS.1 requires a mixed-use scheme but the only uses specified are residential, B1 and small scale shops and offices. The need for sustainable design and construction is only partially acknowledged. The policy and the other policies that are referred to provide some environmental safeguards but could go further, e.g. there is a need to take account of nature conservation interests, rather than an explicit need to enhance such interests.</p>		



<b>ADOPTED SUPPLEMENTARY PLANNING GUIDANCE FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+	5.1.12 of the SPG identifies the need for health facilities but is not explicit about what would be required
1.2 Reduce health inequalities	+/-	See above but no specific reference to reducing health inequalities, e.g. by providing facilities that would meet wider needs
1.3 Promote healthy lifestyles, especially routine daily exercise	+	Section 5.6 of the SPG highlights the need for open space and recreation facilities, which will provide opportunity for daily exercise. The SPG also encourages walking and cycling (e.g. at 6.5.1 and 6.5.2)
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+	The SPG seeks to secure 30% of housing as affordable housing (5.2.)
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	The SPG highlights the need for community facilities but no explicit reference to the provision of these facilities
2.3 Reduce crime and fear of crime and promote health and safety	+	Various references to community safety in the document (e.g. 5.6.1, 7.8.1 and 8.1.2). Safety in terms of access to the river is also considered.
2.4 Promote safer, stronger and more vibrant communities	+	The SPG acknowledges the need to create a mixed use scheme that will contribute to vitality
2.5 Increase access to and participation in arts and cultural activities	+	7.6.3 references the need for public art. 5.1.12 identifies the site as being potentially suitable for a performing arts centre
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	SPG includes employment provision (5.3). No reference to unpaid work

<b>ADOPTED SUPPLEMENTARY PLANNING GUIDANCE FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
3.2 Help everyone afford a comfortable standard of living	+	Provision of a range of affordable, energy efficient homes will contribute to this as will the provision of a mix of uses and public transport provision
3.3 Reduce poverty and income inequality	+	8.1.2 seeks to optimise benefits of employment for local people both during the construction and operation of the development but does not specify the mechanisms to achieve this.
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+	The SPG identifies the need to provide office and business accommodation and other uses that will contribute to the local economy, e.g. hotels, pubs, restaurants, bars. It does not go as far as the SPD in identifying scope for retail and other facilities that compliment the city centre
3.5 Increase the circulation of wealth within the local area	+	Provision of housing, B1 uses combined with small local needs shopping would help achieve this objective
3.6 Harness the economic potential of the river in a sustainable way	+	7.2.2 and 6.5.3 seek to harness the potential of the river through the provision of moorings and jetties
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	No specific mention of climate change but flood risk is identified as an issue in section 3.4
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	The SPG promotes walking, cycling, public transport and use of the river
4.2 Reduce the need/desire to travel by air	0	The SPG specifies a mixed use scheme, including residential, B1 and small scale shopping facilities. There is nothing in the statement to suggest that BWR would be a tourist destination or contribute to Bath's attractiveness as such a destination

<b>ADOPTED SUPPLEMENTARY PLANNING GUIDANCE FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
4.3 Help everyone access basic local services easily, safely and affordably	+	The SPG seeks to provide local retail facilities and community facilities (5.1.12)
4.4 Make public transport, cycling and walking easier and more attractive	+	The SPG promotes walking, cycling, public transport and use of the river
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+	No specific mention of freight but the anticipated uses would not give rise to significant freight movements. The SPG does encourage use of the river (6.5.1). 6.5.4 seeks to integrate the site with existing railway stations
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+	3.7.1 acknowledges the importance of the river as an ecological resource. 7.2.2 identifies the need to restore habitats along the river
5.2 Promote the long-term management and maintenance of the environment	+	Section 7.4 highlights the need to secure management of the public realm through planning obligations. There is no reference to the management of other areas or ecological sites
5.3 Protect and enhance landscape and townscape	+	The SPD identifies landscape and townscape as key issues (e.g. at 3.2.2, 7.1.1 and 7.2.3)
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	7.2.1 identifies the need to respect the locality and integrate new development with the existing built fabric. No reference to the rural economy
5.5 Maintain and enhance cultural and historical assets	+	The SPG identifies the need to protect historical assets (3.2.1). 7.6.3 references the need for public art and 5.1.12 references the potential for a performing arts centre
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+	Section 3.4 considers flood risk. Climate change is not explicitly mentioned

**ADOPTED SUPPLEMENTARY PLANNING GUIDANCE FOR BWR**

Does the policy / proposal . . .	Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)	Appraisal Comments
5.7 Promote waste management is accordance with the waste hierarchy	+	Section 8.2 identifies the need to integrate waste management facilities in the development
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+	Section 3.3 considers the issue of contamination. The SPG notes the need for a relatively high density development but this is not defined.
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+	Section 8.2 identifies the need for a feasibility study. Section 8.3 also considers aspects of energy efficiency.
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+	Section 8.2 and 8.3 identifies the potential for grey water recycling and other water efficiency measures.
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+	Section 8.3 covers aspects of material use
6.4 Encourage the adoption of sustainable design and construction practices	+	Section 8.4 covers aspects of this but very briefly
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+	Section 3.9 identifies the need for a noise appraisal as part of the Environmental Appraisal of the Masterplan. There is nothing specific on light. Air quality is discussed in Section 3.10. The potential for water pollution is covered in Section 3.5 and 3.6
<b>Overall Commentary/key recommendations:</b> The adopted SPG differs from the SPD in terms of its style and content. In effect the SPG is a stepping stone		



**ADOPTED SUPPLEMENTARY PLANNING GUIDANCE FOR BWR**

Does the policy / proposal . . .	Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)	Appraisal Comments
to the masterplan. The SPG sets out a range of considerations that the masterplan and associated development proposals would need to have regard to. By identifying issues like flood risk, ecology etc. it scores well against the relevant SA objectives. It also discusses sustainable design and construction, although this is done briefly and there are no specific targets or measures suggested.		

## Appendix F - Matrices for the SPD

<b>1.1 VISION AND KEY PRINCIPLES FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	`+/-	No explicit reference to health in the vision or key principles. Some of the key principles would have an indirect benefit on health, e.g. employment generation and opportunities for cycling.
1.2 Reduce health inequalities	`+/-	No explicit reference to health in the vision or key principles.
1.3 Promote healthy lifestyles, especially routine daily exercise	`+/-	No explicit reference to health in the vision or key principles. Some of the key principles would have an indirect benefit on health, e.g. opportunities for cycling and walking.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	`+/-	No explicit reference to the provision of suitable and affordable housing in the vision or key principles.
2.2 Give existing and new residents access to learning, training, skills and knowledge	`+/-	No explicit reference to these considerations in the vision or key principles.
2.3 Reduce crime and fear of crime and promote health and safety	+	Appraised on the basis that a high quality mixed environment would incorporate crime reduction measures.
2.4 Promote safer, stronger and more vibrant communities	+	Appraised on the basis that a high quality mixed environment would help achieve this objective. Other key principles will also contribute to the achievement of this objective.
2.5 Increase access to and participation in arts and cultural activities	`+/-	No explicit reference to these considerations in the vision or key principles.
<b>3: Develop the economy in ways that meet people's needs</b>		

<b>1.1 VISION AND KEY PRINCIPLES FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	There is a commitment to ensuring that the local community benefits from investment in the area.
3.2 Help everyone afford a comfortable standard of living	+/-	Not explicitly covered but it is implied that standards of living could be improved through economic investment.
3.3 Reduce poverty and income inequality	+	One of the key principles is to ensure that the local community benefits from investment in the area.
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	++	The first part of the objective is strongly supported by two of the key principles. The second part of the objective, relating to meeting local needs locally, is not explicitly supported.
3.5 Increase the circulation of wealth within the local area	++	Three of the key principles support this objective, i.e. those relating to 2, 5 and 7.
3.6 Harness the economic potential of the river in a sustainable way	+	The key principles recognise the role of the river.
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The key principles recognise the need for achieving 'embedded sustainability.'
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	++	Supported by key principles 3 and 4.
4.2 Reduce the need/desire to travel by air	+	The vision contributes to this objective by seeking to enhance Bath as a World Heritage Site and as such a destination for tourism.
4.3 Help everyone access basic local services easily, safely and affordably	++	The vision seeks to deliver a high quality mixed use development, which we assume would contain basic local services.
4.4 Make public transport, cycling and walking easier and more attractive	++	Supported by key principles 3 and 4.
4.5 Encourage a switch from transporting	+	Public transport is promoted, although no role identified for the river.

<b>1.1 VISION AND KEY PRINCIPLES FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
freight and passengers by road to rail or the river		
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+	Key principle 5 seeks to maximise environmental works and we have assumed that the enhancement of habitats would be covered by this and that such works would have regard to existing wildlife. No reference to climate change in the vision.
5.2 Promote the long-term management and maintenance of the environment	0	No reference to management/maintenance of the environment.
5.3 Protect and enhance landscape and townscape	+	Key principles 1 and 5 work towards this. The vision seeks to reinforce the World Heritage status of the City.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	Principles 1 and 5 support this objective. The vision also seeks to reconnect the urban fabric of Bath and it is assumed that this would be done in ways that value local distinctiveness (in terms of the built environment). No connection to the rural economy in the vision or key principles.
5.5 Maintain and enhance cultural and historical assets	+	No link to cultural assets made but historical assets are acknowledged.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No explicit reference to flood risk or climate change.
5.7 Promote waste management in accordance with the waste hierarchy	++	The concept of embedded sustainability is referred to in the key principles and this is explored in Section 1.5. The concept is taken to include sustainable waste management practices.
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+	Key principle 8 accords with this objective.
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy	++	Key principles refer to embedded sustainability and this is taken to include



1.1 VISION AND KEY PRINCIPLES FOR BWR		
Does the policy / proposal . . .	Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)	Appraisal Comments
and reduce non-renewable energy consumption thus reducing greenhouse gas emission		renewable energy.
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	No explicit reference to water consumption in the vision and key principles.
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No explicit reference to minerals in the vision and key principles.
6.4 Encourage the adoption of sustainable design and construction practices	+/-	No explicit reference to sustainable design and construction.
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	No explicit reference to these factors.
<p><b>Overall Commentary/key recommendations:</b> Consideration of the vision and key principles against the appraisal objectives has identified a number of potential gaps and uncertainties. The reference to embedded sustainability is welcomed; this is discussed further in Section 1.5 of the SPD. In addition the key principles should be extended to cover the following:</p> <ul style="list-style-type: none"> <li>• Sustainable design and construction (this is broader than energy, waste and CO2 emissions – the factors discussed in Section 1.5 of the SPD and covers issues like, water consumption, flexible building design and Green Travel Plans);</li> <li>• The need to secure provision for long term management;</li> <li>• Opportunities to enhance biodiversity;</li> <li>• Ensuring the provision of facilities on or near the site (health facilities, community facilities, play facilities and open space)</li> <li>• Social inclusion (affordable housing/targeting local people for jobs and the role of education and training);</li> </ul>		

<b>1.5 DEVELOPMENT REQUIREMENTS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+	The development includes employment provision and there is a link between health and employment, however some employment would need to be targeted. Para. 1.5.52 of the SPD notes that a Walk in Health Centre is proposed on James Street West and the long-term ambition is to see this retained in the BWR area when that area is redeveloped.
1.2 Reduce health inequalities	+/-	No explicit mention of reducing health inequalities in this section of the SPD. It is not clear if the proposed health centre would serve the wider community.
1.3 Promote healthy lifestyles, especially routine daily exercise	+	1.5.44 and 1.5.45 promotes cycling and walking as healthy forms of travel and promote the provision of cycling facilities.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	++	Paras. 1.5.15 to 1.5.22 consider the provision of housing and seek to provide a range of house types and tenures.
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No explicit mention of providing access to learning, training, skills and knowledge in this section of the SPD.
2.3 Reduce crime and fear of crime and promote health and safety	+/-	No explicit mention in section 1.5 of the SPD.
2.4 Promote safer, stronger and more vibrant communities	+	1.5.5 accords with this objective in broad terms.
2.5 Increase access to and participation in arts and cultural activities	+	Reference is made in 1.5.5. to the provision of cultural facilities.
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	No mention of unpaid work. Provision is made for business and retail development and the need to relocate existing activities is also recognised (1.5.9).

<b>1.5 DEVELOPMENT REQUIREMENTS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.2 Help everyone afford a comfortable standard of living	++	Provision of affordable housing and key worker housing will contribute to this.
3.3 Reduce poverty and income inequality	+	Employment provision will contribute to this objective but there is no commitment to targeting employment at excluded groups or helping them compete for work.
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	++	Section 1.5 sets out a commitment to help achieve the wider vision for Bath, with the range of uses to be provided in the eastern sector of BWR intended to reflect the wider vision.
3.5 Increase the circulation of wealth within the local area	+	Providing employment and retail facilities will help achieve this objective.
3.6 Harness the economic potential of the river in a sustainable way	+/-	1.5.25 acknowledges the potential of the river as a transport artery but no recognition of the economic potential of the river.
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	1.5.6 highlights the need for flood defences but does not explicitly reference climate change as a driver. The flood risk assessment will need to build in a 20% contingency for climate change (Environment Agency). 1.5.42 references the use of SUDS and management of run-off and identifies climate change as a driver.
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	1.5.25 encourages the provision of facilities for walking and cycling. 1.5.8. highlights BWR's role in delivering a bus based rapid transit system. The provision of a mixed use development will also help reduce the need to travel. There is scope for the SPD to be more inventive, e.g. through encouraging car-sharing.
4.2 Reduce the need/desire to travel by air	0	In our view the range of uses specified would not in themselves reduce or encourage the need to travel by air.
4.3 Help everyone access basic local services easily, safely and affordably	+	1.5.5 and 1.5.6 allude to the need to provide services but could be more prescriptive in terms of what is required and where.
4.4 Make public transport, cycling and walking easier and more attractive	+	1.5.45 and 1.5.46 encourage the provision of facilities for walking and cycling. The provision of a mixed use development will also help reduce

<b>1.5 DEVELOPMENT REQUIREMENTS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
		the need to travel.
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+	No mention of the potential role for rail in the SPD. There is mention of the river as a transport corridor (1.5.25).
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+/-	There is no mention of this in the development requirements – should there be?
5.2 Promote the long-term management and maintenance of the environment	+/-	1.5.21 references the need for management in the context of long-term management arrangements for residential areas but no mention of the wider environment.
5.3 Protect and enhance landscape and townscape	+	1.5.7 covers this.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	0	This section is about the mix of uses rather the form of built development. No reference to the role of the site in promoting the rural economy.
5.5 Maintain and enhance cultural and historical assets	+	1.5.50 highlights the opportunity to provide additional cultural assets.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+	The need for flood defences is identified (1.5.6).
5.7 Promote waste management in accordance with the waste hierarchy	++	1.5.46 highlights the need for the provision of waste management facilities on site that will encourage recycling. Overall target for zero waste identified.
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+	1.5.6 identifies the need for de-contamination. We would suggest use of the word 'remediation' to reflect the desire to achieve re-use of sites. The SPD acknowledges the potential need for cross-subsidy on different parts of the site, reflecting the potential for variation in remediation costs.
<b>6: Minimise consumption of natural resources</b>		

1.5 DEVELOPMENT REQUIREMENTS		
Does the policy / proposal . . .	Minor/Major positive effect (++) Minor/Major negative (--) Uncertain (+/-) No relationship (0) Unknown (?)	Appraisal Comments
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	++	The SPD identifies a range of renewable energy sources and sets an overall target . There may be scope for district heating but the SPD does not carry this forward as a policy requirement. BREEAM and EcoHomes Excellent ratings could include measures to reduce energy consumption. The SPD advocates zero carbon emissions.
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+	1.5.47 acknowledges that water consumption is an issue. BREEAM and EcoHomes Excellent rating could also result in reduced water consumption in properties (1.5.40 refers).
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	The SPD could reference the need for a Construction and Environmental Management Plan, incorporating waste minimisation and management programmes. Waste management is considered once the scheme is operational.
6.4 Encourage the adoption of sustainable design and construction practices	+	The SPD could reference the need for a Construction and Environmental Management Plan, incorporating waste minimisation and management programmes. Passive heating and solar gain are recognised, along with other forms of renewable energy. 1.5.49 encourages a sustainable procurement policy, with materials selected to minimise emissions and other environmental impacts. BREEAM and EcoHomes Excellent ratings will also contribute to the achievement of this objective.
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	Demolition and construction are not dealt with in the SPD. Greenhouse gases are mentioned, no reference to the potential for light or noise pollution.
<b>Overall Commentary/key recommendations:</b> There may be scope for providing health facilities that meet the needs of the wider population. The SPD could be more explicit in setting out what the requirements might be, based on the anticipated scale of development and any needs in the wider community. The SPD could reference the need for Construction and Environmental Management Plans, incorporating waste minimisation and management programmes. There may be scope for district heating but the SPD does not carry this forward as a policy requirement or something to be investigated.		

<b>2.2 VISION STATEMENT FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	Health not explicitly referred to in the vision
1.2 Reduce health inequalities	+/-	Health not explicitly referred to in the vision
1.3 Promote healthy lifestyles, especially routine daily exercise	+	2.2.2 refers to the provision of open space and 2.2.3 seeks to link through to Victoria Park. The provision of open space is an essential prerequisite to the promotion of healthy lifestyles
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+/-	The western quarter of the site will be primarily residential but no explicit reference to affordable housing
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No explicit reference to learning etc.
2.3 Reduce crime and fear of crime and promote health and safety	+/-	No explicit reference to this issue
2.4 Promote safer, stronger and more vibrant communities	+	Promotes a mixed use scheme with links to the city centre and other existing areas – 2.2.11 encapsulates this
2.5 Increase access to and participation in arts and cultural activities	+/-	No explicit reference to this issue
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	The vision statement anticipates employment on site
3.2 Help everyone afford a comfortable standard of living	+/-	No explicit reference to this issue
3.3 Reduce poverty and income inequality	+/-	No explicit reference to this issue
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+	Vision seeks to contribute to the development of Bath as a whole. No explicit reference to meeting local needs locally

<b>2.2 VISION STATEMENT FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.5 Increase the circulation of wealth within the local area	+	Vision seeks to contribute to the development of Bath as a whole.
3.6 Harness the economic potential of the river in a sustainable way	+/-	No explicit reference to this issue
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	No explicit reference to this issue
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	++	Vision statement promotes rapid transit system and appropriate pedestrian and cycle linkages
4.2 Reduce the need/desire to travel by air	+	The vision statement contributes to this objective by seeking to enhance Bath as a World Heritage Site and as such a destination for tourism.
4.3 Help everyone access basic local services easily, safely and affordably	+/-	No explicit reference to this issue
4.4 Make public transport, cycling and walking easier and more attractive	++	Vision statement promotes rapid transit system and appropriate pedestrian and cycle linkages (2.2.4 refers)
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No reference to this issue
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+/-	No reference to this issue
5.2 Promote the long-term management and maintenance of the environment	+/-	No reference to this issue
5.3 Protect and enhance landscape and townscape	+	The vision statement acknowledges the importance of these issues (2.2.7 and 2.2.8)
5.4 Value and protect diversity and local	+	2.2.7 acknowledges the importance of valuing the existing built form. No

<b>2.2 VISION STATEMENT FOR BWR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
distinctiveness including supporting the rural economy		explicit reference to the rural economy.
5.5 Maintain and enhance cultural and historical assets	+	2.2.7 acknowledges the importance of valuing the existing built form. No explicit reference to enhancing cultural assets
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No reference to this issue
5.7 Promote waste management in accordance with the waste hierarchy	+/-	No reference to this issue
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	++	The Vision Statement seeks to optimise the use of the site whilst recognising the need to respect the established character of the wider built form. As this site is on the fringe of the city centre it is conceivable that a very high density scheme could be sought but this would clearly be incompatible with the existing built character and Bath's status as a World Heritage Site
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+/-	No reference to this issue
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	No reference to this issue
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No reference to this issue
6.4 Encourage the adoption of sustainable design and construction practices	+/-	No reference to this issue





**2.2 VISION STATEMENT FOR BWR**

Does the policy / proposal . . .	Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)	Appraisal Comments
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	No reference to this issue
<b>Overall Commentary/key recommendations:</b> The vision statement is very urban design focussed. If that is the intention perhaps it should be reworded to make that clear. If the statement is intended to have a broader role it could embrace other aspects of sustainable development, such as the use of sustainable design and construction techniques, a commitment to enhancing biodiversity, whilst off-setting any negative environmental effects.		

<b>2.3 OVERARCHING DESIGN PRINCIPLES</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	Health not explicitly referred to in the design principles although the need to provide access to services and facilities.
1.2 Reduce health inequalities	+/-	See above
1.3 Promote healthy lifestyles, especially routine daily exercise	+	The principles recognise the importance of physical connectivity with the wider urban area
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+/-	No explicit reference to the provision of affordable housing
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No explicit reference to this
2.3 Reduce crime and fear of crime and promote health and safety	+/-	No explicit reference to this
2.4 Promote safer, stronger and more vibrant communities	+	The statement on community contributes to this objective. In addition the desire to link the neighbouring communities through specific routes will promote vibrancy.
2.5 Increase access to and participation in arts and cultural activities	+/-	No explicit reference to this
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+/-	No explicit reference to this
3.2 Help everyone afford a comfortable standard of living	+/-	No explicit reference to this
3.3 Reduce poverty and income inequality	+/-	No explicit reference to this
3.4 Support the development of the local, city and regional economy, meeting local	+/-	No explicit reference to this

<b>2.3 OVERARCHING DESIGN PRINCIPLES</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
need locally where appropriate		
3.5 Increase the circulation of wealth within the local area	+/-	No explicit reference to this
3.6 Harness the economic potential of the river in a sustainable way	+/-	No explicit reference to this
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	No explicit reference to this
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	The section on physical connectivity contributes to this objective
4.2 Reduce the need/desire to travel by air	0	
4.3 Help everyone access basic local services easily, safely and affordably	+	The sections on physical connectivity and community allude to this
4.4 Make public transport, cycling and walking easier and more attractive	++	The sections on scale and proportion and physical connectivity will contribute to this objective
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No explicit reference to this
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+/-	No explicit reference to this
5.2 Promote the long-term management and maintenance of the environment	+/-	No explicit reference to this
5.3 Protect and enhance landscape and townscape	++	'Bath context' acknowledges the importance of respecting the wider context.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	++	A number of the key design principles accord with this objective, e.g. 1, 2, 5, 6,7,8 and 9

<b>2.3 OVERARCHING DESIGN PRINCIPLES</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++) Minor/Major negative (--) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
5.5 Maintain and enhance cultural and historical assets	++	A number of the key design principles accord with this objective, e.g. 1, 2, 3,6 and 9.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No explicit reference to this
5.7 Promote waste management in accordance with the waste hierarchy	+/-	No explicit reference to this
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+/-	No explicit reference to this
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+/-	No explicit reference to this
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	No explicit reference to this
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No explicit reference to this
6.4 Encourage the adoption of sustainable design and construction practices	+/-	No explicit reference to this
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	No explicit reference to this
<b>Overall Commentary/key recommendations:</b> The section on sustainability seems to send out mixed messages with the reference to the need to respect		



**2.3 OVERARCHING DESIGN PRINCIPLES**

Does the policy / proposal . . .	<b>Minor/Major positive effect (++/+)</b> <b>Minor/Major negative (--/-)</b> <b>Uncertain (+/-)</b> <b>No relationship (0)</b> <b>Unknown (?)</b>	<b>Appraisal Comments</b>
<p>local context – could this be used by anyone seeking to avoid meeting relevant targets, e.g. in relation to renewable energy? The section could be amended to read “this is at the heart of the BWR concept and must be demonstrably be embodied in all design proposals in accordance with the provisions set out in Section 1.5 Embedded Sustainability.</p>		

<b>2.4 SPATIAL MASTERPLAN – KEY ORGANISING PRINCIPLES</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	Health not explicitly mentioned in the organising principles
1.2 Reduce health inequalities	+/-	Health not explicitly mentioned in the organising principles
1.3 Promote healthy lifestyles, especially routine daily exercise	+	Healthy lifestyles will be promoted through two of the principles; River Focus and Public Realm, which strive to create public realm opportunities. There is also mention of 'leisure' within site uses
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+/-	Affordable homes not explicitly mentioned although there is a request for a significant proportion of housing.
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No explicit reference, although there is a reference to the provision of commercial opportunities.
2.3 Reduce crime and fear of crime and promote health and safety	+/-	No explicit reference.
2.4 Promote safer, stronger and more vibrant communities	+	There is a reference under 'Public Realm' to create highest quality public realm spaces. This would suggest a desire to create vibrancy.
2.5 Increase access to and participation in arts and cultural activities	+	Specific reference to cultural uses in principal 4. No reference to the 'arts'
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	Specific reference to the provision of commercial and retail uses in principal 4. No reference to unpaid work opportunities.

<b>2.4 SPATIAL MASTERPLAN – KEY ORGANISING PRINCIPLES</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.2 Help everyone afford a comfortable standard of living	+/-	No explicit reference.
3.3 Reduce poverty and income inequality	+/-	No explicit reference.
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+/-	No explicit reference to this
3.5 Increase the circulation of wealth within the local area	+	There is an aim to provide retail and commercial opportunities on the site and therefore this should improve wealth circulation in the area.
3.6 Harness the economic potential of the river in a sustainable way	+/-	No explicit reference to harnessing the economic potential but there is a reference to improving the public realm along the river banks.
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	No explicit reference to this
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	++	One of the key principles is the requirement for a Rapid Transit System (RTS-Principal 3) to run through the site. The RTS is aimed at reducing the need to travel by car and encourage modal shift.
4.2 Reduce the need/desire to travel by air	+/-	No explicit reference to this
4.3 Help everyone access basic local services easily, safely and affordably	+/-	No explicit reference to this

## 2.4 SPATIAL MASTERPLAN – KEY ORGANISING PRINCIPLES

Does the policy / proposal . . .	Minor/Major positive effect (++) Minor/Major negative (--) Uncertain (+/-) No relationship (0) Unknown (?)	Appraisal Comments
4.4 Make public transport, cycling and walking easier and more attractive	++	The RTS should encourage the use of public transport. The provision of links with surrounding communities should encourage walking. There is no specific reference to cycling.
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No explicit reference to this
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+/-	No explicit reference to this
5.2 Promote the long-term management and maintenance of the environment	+/-	No explicit reference to this
5.3 Protect and enhance landscape and townscape	+	Principle 8 aims to improve the townscape where possible. There is no specific reference to landscape.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	++	Principles 7 and 8 aim to retain and create specific landmarks on the site and improve the townscape value. Principal 6 also aims to protect and enhance its value as a 'World Heritage Site'
5.5 Maintain and enhance cultural and historical assets	++	Principle 6 also aims to protect and enhance its value as a 'World Heritage Site'
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No explicit reference to this
5.7 Promote waste management is accordance with the waste hierarchy	+/-	No explicit reference to this
5.8 Promote the efficient use of land,	+/-	No explicit reference to this





<b>2.4 SPATIAL MASTERPLAN – KEY ORGANISING PRINCIPLES</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
including re-use of brownfield land and appropriate remediation of contaminated land		
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+/-	No explicit reference to this
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	No explicit reference to this
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No explicit reference to this
6.4 Encourage the adoption of sustainable design and construction practices	+/-	No explicit reference to this
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	No explicit reference to this
<b>Overall Commentary/key recommendations:</b> The key organising principles make a contribution to the achievement of objectives relating to the built environment, e.g. objectives relating to townscape. They make less of a contribution towards other objectives but this is in part due to the scope of the key organising principles. We suggest that the principles are extended to include the opportunity for providing an ecological corridor along the river (which is identified elsewhere in the SPD) and also the need to consider micro-climate and opportunities for passive solar gain and the use of renewable energy.		

<b>2.5 PUBLIC REALM</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+	Provision of good quality public realm will encourage walking and cycling which can contribute to a healthier lifestyle
1.2 Reduce health inequalities	+/-	No direct relationship but improvements to public realm might help address unhealthy lifestyles for the reasons given above
1.3 Promote healthy lifestyles, especially routine daily exercise	+	Provision of good quality public realm will encourage walking and cycling which can contribute to a healthier lifestyle
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	0	No direct relationship
2.2 Give existing and new residents access to learning, training, skills and knowledge	0	No direct relationship
2.3 Reduce crime and fear of crime and promote health and safety	+	Appraised on the basis that a well designed and secure public realm will help reduce fear of crime
2.4 Promote safer, stronger and more vibrant communities	+	This is what the design principles aim to achieve (see for example 2.5.14)
2.5 Increase access to and participation in arts and cultural activities	+	One of the principles is to provide spaces that provide opportunities for such activities
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	0	No direct relationship
3.2 Help everyone afford a comfortable standard of living	0	No direct relationship
3.3 Reduce poverty and income inequality	0	No direct relationship
3.4 Support the development of the local,	+	An attractive public realm will help broaden the offer for tourists and

<b>2.5 PUBLIC REALM</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
city and regional economy, meeting local need locally where appropriate		shoppers visiting the city centre
3.5 Increase the circulation of wealth within the local area	+	Appraised on the basis that an attractive public realm will help increase footfall and retail spend within the area rather than elsewhere
3.6 Harness the economic potential of the river in a sustainable way	+	The principles seek to enable access to the river for pleasure boating
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	0	No direct relationship
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	Better public spaces incorporating cycling and pedestrian routes and provision for a Rapid Transit Service will help achieve this objective
4.2 Reduce the need/desire to travel by air	0	No direct relationship
4.3 Help everyone access basic local services easily, safely and affordably	+/-	A good quality public realm is one part of the equation – the other part of the equation is having an adequate range of services within reasonable walking distance
4.4 Make public transport, cycling and walking easier and more attractive	+	Better public spaces incorporating cycling and pedestrian routes and provision for a Rapid Transit Service will help achieve this objective
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+	Provision for a Rapid Transit Service will help achieve this objective
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+	The principles allow for a mix of hard and soft spaces and the provision of soft spaces could help achieve this objective
5.2 Promote the long-term management and maintenance of the environment	+/-	The SPD needs to cover issues relating to long term management and maintenance of the public realm
5.3 Protect and enhance landscape and townscape	+	The concept of borrowed landscape is relevant here. The provision of a high quality public realm should also help achieve this objective
5.4 Value and protect diversity and local	+	The public realm is being designed to compliment the existing character of

<b>2.5 PUBLIC REALM</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
distinctiveness including supporting the rural economy		Bath
5.5 Maintain and enhance cultural and historical assets	+	A number of open spaces will contribute to this objective, e.g. the creation of Station Plaza to compliment the Green Park Station
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	The creation of hard landscaping could work against this objective. The principles could make explicit reference to the use of SUDS
5.7 Promote waste management in accordance with the waste hierarchy	+/-	The opportunity to utilise the re-use and recycling of materials should be taken
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+	The use of shared spaces and integration of the rapid transit scheme probably enables the more efficient use of land
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emissions	+/-	The section does not currently identify the potential for renewable energy infrastructure to be incorporated into the public realm however this might be worth considering even if only as a demonstration/awareness raising opportunity
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	There is an opportunity to select hardier species that are less water dependent than others, this needs to be considered along with the selection of local species. There is also the opportunity for harvesting rainwater to help maintain the public realm
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	The opportunity to utilise the re-use and recycling of materials should be taken
6.4 Encourage the adoption of sustainable design and construction practices	+/-	The section could say more about the opportunity to create a public realm using these principles
6.5 Minimise land, water, air, light, noise pollution and	+/-	In constructing the public realm measures could be taken to minimise pollution during construction. The mix of uses envisaged could give rise



2.5 PUBLIC REALM		
Does the policy / proposal . . .	Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)	Appraisal Comments
statutory nuisance		to issues relating to noise and nuisance and we feel that these are aspects the SPD should give consideration to
<b>Overall Commentary/key recommendations:</b> there is no mention of specific types of facilities e.g. play facilities for children and other facilities, e.g. skatepark (assuming there is a demand for the latter). 3000 residents will have a range of needs in terms of open space and this could be considered in this section of the SPD. There is also scope for reference to the need for long term management and maintenance of the public realm.		

<b>2.6 RIVER CORRIDOR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	No specific reference to health
1.2 Reduce health inequalities	+/-	No specific reference to health
1.3 Promote healthy lifestyles, especially routine daily exercise	+	Provision of good quality public realm will encourage walking and cycling which can contribute to a healthier lifestyle. Development of the river corridor will create additional pedestrian links to and from the site.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	0	No direct relationship
2.2 Give existing and new residents access to learning, training, skills and knowledge	+	There is a specific design principle to "create opportunities for education and enhanced interpretation of the life along the river".
2.3 Reduce crime and fear of crime and promote health and safety	+	Appraised on the basis that a well designed and secure public realm will help reduce fear of crime. It is also a general design principle within the Urban River Quarter to create a safe environment day and night.
2.4 Promote safer, stronger and more vibrant communities	+	The general design principles all indicate the desire to promote vibrancy, however there is no specific reference to vibrancy.
2.5 Increase access to and participation in arts and cultural activities	+	The general principles refer to the need to provide facilities for performance art, public art and sculpture.
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	0	No direct relationship
3.2 Help everyone afford a comfortable standard of living	0	No direct relationship
3.3 Reduce poverty and income inequality	0	No direct relationship
3.4 Support the development of the local,	+	An attractive River Corridor with restaurants/ bars and links to the city will

<b>2.6 RIVER CORRIDOR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
city and regional economy, meeting local need locally where appropriate		encourage visitors and tourists.
3.5 Increase the circulation of wealth within the local area	+	Appraised on the basis that an attractive public realm will help increase footfall and retail spend within the area rather than elsewhere
3.6 Harness the economic potential of the river in a sustainable way	+	There is a desire to create a pleasant public realm and therefore utilise the rivers amenity value. There is no reference however to use the river itself as an economic resource, such as the promotion of river taxis.
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	No specific reference.
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	There is a desire to create a pleasant pedestrian environment and links to the city thereby reducing car use. There is no reference to cycling or provision of water taxis.
4.2 Reduce the need/desire to travel by air	0	No direct relationship
4.3 Help everyone access basic local services easily, safely and affordably	+/-	A good quality public realm is one part of the equation – the other part of the equation is having an adequate range of services within reasonable walking distance.
4.4 Make public transport, cycling and walking easier and more attractive	+	Pedestrian access will be improved along the river corridor, however there is no mention of cycling.
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No specific reference to the river or rail as an alternative means of transport.
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+	The design principles for the Natural Edge refer to the use of native species along this area. The River Corridor in its entirety will be maintained and protected.
5.2 Promote the long-term management	+/-	The SPD needs to cover issues relating to long term management and

<b>2.6 RIVER CORRIDOR</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
and maintenance of the environment		maintenance of the public realm
5.3 Protect and enhance landscape and townscape	+	Protecting and maintaining the Bridges will protect and enhance the townscape. The provision of a high quality public realm should also help achieve this objective
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	The River is recognised as one of the most important landscape assets in the city (paragraph 2.6.1 refers).
5.5 Maintain and enhance cultural and historical assets	+	The enhancement of the River Corridor will contribute to this objective.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+	The use of soft landscaping will help to alleviate the effects of flooding and climate change.
5.7 Promote waste management in accordance with the waste hierarchy	+/-	The opportunity to utilise the re-use and recycling of materials should be taken
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+	The use of shared spaces and enhancement of existing green areas contribute to the efficient use of land.
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+/-	The section does not currently identify the potential for renewable energy infrastructure to be incorporated into the public realm however this might be worth considering even if only as a demonstration/awareness raising opportunity
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	There is an opportunity to select hardier species that are less water dependent than others, this needs to be considered along with the selection of local species. There is also the opportunity for harvesting rainwater/ river water to help maintain the River Corridor
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and	+/-	The opportunity to utilise the re-use and recycling of materials should be taken



## 2.6 RIVER CORRIDOR

Does the policy / proposal . . .	Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)	Appraisal Comments
local sources		
6.4 Encourage the adoption of sustainable design and construction practices	+/-	The section could say more about the opportunity to create a River corridor using these principles
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	In constructing the River corridor measures could be taken to minimise pollution during construction. The mix of uses envisaged could give rise to issues relating to noise and nuisance and we feel that these are aspects the SPD should give consideration to.
<p><b>Overall Commentary/key recommendations.</b> There is no reference to the promotion of cycling routes in the River Corridor as well as the use of water taxis (if feasible). The issue of water safety is also not mentioned. It will also be important to ensure that a functional ecological corridor is provided along the entirety of the river bank and this could be referred to in the principles.</p>		

<b>2.7 CHARACTER AREAS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	3,000 dwellings together with employment uses will give rise to a significant need for open space and the SPD could be more explicit on the likely requirement for on-site provision. The section on Character Areas seems the appropriate place to consider this.
1.2 Reduce health inequalities	+/-	No specific reference to this. 2.7.27 acknowledges that further work is being undertaken to establish the range and extent of community facilities required both on and off-site. This could include opportunities to address existing health inequalities
1.3 Promote healthy lifestyles, especially routine daily exercise	+	There are several references to leisure space and social activities being encouraged.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+	Western neighbourhood will be predominantly residential and there will be some residential provision in the City Extension however the SPD acknowledges that the majority of units will be flats and apartment.
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	The section does not make explicit references to such uses but could do given that other uses and their location within the character areas are discussed. A development of 3000 units will give rise to some need and there could also be the opportunity to meet wider needs.
2.3 Reduce crime and fear of crime and promote health and safety	+/-	The section makes no explicit reference to crime and fear of crime but this could be an issue given the range of uses considered. Secure by Design needs to be mentioned somewhere in the SPD if not here
2.4 Promote safer, stronger and more vibrant communities	+	The section notes the need for design to encourage vibrancy
2.5 Increase access to and participation in	+	Civic area is identified as an opportunity to provide spaces and buildings

<b>2.7 CHARACTER AREAS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
arts and cultural activities		to encourage this.
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	The western neighbourhood will include an allowance for employment.
3.2 Help everyone afford a comfortable standard of living	0	The need to provide an element of affordable housing is covered elsewhere in the SPD
3.3 Reduce poverty and income inequality	+/-	Employment provision and provision of community facilities could help address this objective
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+	City extension helps achieve this objective
3.5 Increase the circulation of wealth within the local area	+/-	The provision of employment locally could help achieve this but it is dependent on who obtains the employment
3.6 Harness the economic potential of the river in a sustainable way	0	The river corridor is identified as a character area but there is no text included in this section
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	0	
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	A mixed use scheme will potentially contribute towards this
4.2 Reduce the need/desire to travel by air	0	

<b>2.7 CHARACTER AREAS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
4.3 Help everyone access basic local services easily, safely and affordably	+/-	Depends on what facilities are provided and this is currently being looked at
4.4 Make public transport, cycling and walking easier and more attractive	+	A mixed use scheme will potentially contribute towards this
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	0	Rapid transit scheme is covered elsewhere
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	0	River corridor is covered elsewhere in the SPD
5.2 Promote the long-term management and maintenance of the environment	0	This is not addressed in this section of the SPD but is more appropriately addressed elsewhere
5.3 Protect and enhance landscape and townscape	+	Seeks to protect and enhance existing features, e.g. Green Park Station and Bath Press
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	The need to reflect the Bath context in commercial areas is recognised
5.5 Maintain and enhance cultural and historical assets	+	Seeks to protect and enhance existing features, e.g. Green Park Station and Bath Press
5.6 Reduce vulnerability to flooding and potential consequences of climate change	0	This is not addressed in this section of the SPD but is more appropriately addressed elsewhere
5.7 Promote waste management in accordance with the waste hierarchy	0	This is not addressed in this section of the SPD but is more appropriately addressed elsewhere
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+	Very high densities are proposed on site – need to ensure that concerns regarding town cramming are addressed, e.g. ensuring the provision of open space and community facilities
<b>6: Minimise consumption of natural resources</b>		

<b>2.7 CHARACTER AREAS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	0	This is not addressed in this section of the SPD but is more appropriately addressed elsewhere
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	0	This is not addressed in this section of the SPD but is more appropriately addressed elsewhere
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	0	This is not addressed in this section of the SPD but is more appropriately addressed elsewhere
6.4 Encourage the adoption of sustainable design and construction practices	0	This is not addressed in this section of the SPD but is more appropriately addressed elsewhere
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	The SPD acknowledges that there could be odour issues associated with the retention of the Wessex Water Pumping Station
<p><b>Overall Commentary/key recommendations:</b> this section is about the mix of uses across the site and identifies four broad zones. We would therefore recommend amending the title of the section to make its contents clearer at the outset. 2.7.24 refers to the western neighbourhood as an exemplar of sustainable urban living. We wonder if this is the right section to make this statement. In any event the section does not discuss what this means.</p>		

<b>2.8 BLOCK STRUCTURE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	0	No relationship
1.2 Reduce health inequalities	0	No relationship
1.3 Promote healthy lifestyles, especially routine daily exercise	0	No relationship
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	0	No relationship
2.2 Give existing and new residents access to learning, training, skills and knowledge	0	No relationship
2.3 Reduce crime and fear of crime and promote health and safety	+	The use of perimeter blocks that surround private space and servicing and look out on public spaces accords with this objective
2.4 Promote safer, stronger and more vibrant communities	+	See comments above
2.5 Increase access to and participation in arts and cultural activities	0	No relationship
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	0	No relationship

<b>2.8 BLOCK STRUCTURE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.2 Help everyone afford a comfortable standard of living	0	No relationship
3.3 Reduce poverty and income inequality	0	No relationship
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	0	No relationship
3.5 Increase the circulation of wealth within the local area	0	No relationship
3.6 Harness the economic potential of the river in a sustainable way	0	No relationship
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	0	No relationship
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+/-	It will be important to ensure that the blocks are permeable to pedestrians. This is acknowledged in 2.10 'Townscape'
4.2 Reduce the need/desire to travel by air	0	No relationship
4.3 Help everyone access basic local services easily, safely and affordably	+/-	It will be important to ensure that the blocks are permeable to pedestrians
4.4 Make public transport, cycling and	+/-	It will be important to ensure that the blocks are permeable to pedestrians

<b>2.8 BLOCK STRUCTURE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++) Minor/Major negative (--) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
walking easier and more attractive		
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	0	No relationship
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	0	No relationship
5.2 Promote the long-term management and maintenance of the environment	+	If the block structure helps to create a clear delineation between public and private spaces it will contribute towards the achievement of this objective.
5.3 Protect and enhance landscape and townscape	++	This is a key objective of the section on block structure
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	++	This is a key objective of the section on block structure
5.5 Maintain and enhance cultural and historical assets	++	This is a key objective of the section on block structure
5.6 Reduce vulnerability to flooding and potential consequences of climate change	0	No relationship
5.7 Promote waste management in accordance with the waste hierarchy	0	No relationship
5.8 Promote the efficient use of land, including re-use of brownfield land and	+/-	The block structure may not give rise to the most efficient use of land but will help optimise density having regard to local character.



<b>2.8 BLOCK STRUCTURE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
appropriate remediation of contaminated land		
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	0	No relationship
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	0	No relationship
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	0	No relationship
6.4 Encourage the adoption of sustainable design and construction practices	0	No relationship
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	0	No relationship
<b>Overall Commentary/key recommendations</b>		

<b>2.9 SCALE HEIGHT AND MASSING and 2.10 Townscape</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	0	No relationship
1.2 Reduce health inequalities	0	No relationship
1.3 Promote healthy lifestyles, especially routine daily exercise	0	No relationship
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+	Assumes that the variation in scale, and height will enable a range of dwelling types to be provided
2.2 Give existing and new residents access to learning, training, skills and knowledge	0	No relationship
2.3 Reduce crime and fear of crime and promote health and safety	0	No relationship
2.4 Promote safer, stronger and more vibrant communities	+	Variations in scale etc. will encourage a range of uses and hence vibrancy
2.5 Increase access to and participation in arts and cultural activities	+/-	2.9.13 identifies the need for communal activities to be accommodated at landmarks so this could contribute to this objective
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	0	No relationship
3.2 Help everyone afford a comfortable standard of living	0	No relationship
3.3 Reduce poverty and income inequality	0	No relationship
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	0	No relationship

<b>2.9 SCALE HEIGHT AND MASSING and 2.10 Townscape</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.5 Increase the circulation of wealth within the local area	0	No relationship
3.6 Harness the economic potential of the river in a sustainable way	0	No relationship
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	0	No relationship
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+/-	Massing will be relevant here
4.2 Reduce the need/desire to travel by air	0	No relationship
4.3 Help everyone access basic local services easily, safely and affordably	+/-	Massing will be relevant here
4.4 Make public transport, cycling and walking easier and more attractive	+/-	Massing will be relevant here
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	0	No relationship
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	0	No relationship
5.2 Promote the long-term management and maintenance of the environment	0	No relationship
5.3 Protect and enhance landscape and townscape	++	This is a key objective of the section
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	++	This is a key objective of the section
5.5 Maintain and enhance cultural and	++	This is a key objective of the section

<b>2.9 SCALE HEIGHT AND MASSING and 2.10 Townscape</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
historical assets		
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+	Having development above ground level will contribute to this objective
5.7 Promote waste management in accordance with the waste hierarchy	+/-	Careful integration of waste management facilities will be required if occupants on upper floors are to be encouraged to recycle
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+/-	The section, together with that on block structure, may not give rise to the most efficient use of land but will help optimise density having regard to local character and the need to protect views
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	0	No relationship
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	0	No relationship
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	0	No relationship
6.4 Encourage the adoption of sustainable design and construction practices	0	No relationship
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	0	No relationship
<b>Overall Commentary/key recommendations:</b> None		

<b>2.11 Movement and Access</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	No explicit reference to health facilities
1.2 Reduce health inequalities	+/-	No explicit reference
1.3 Promote healthy lifestyles, especially routine daily exercise	+	There is a strong commitment to promoting a pedestrian focused environment and discouraging private car use (2.11.2).
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	0	Section has no impact on housing plans.
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No reference to learning, training, skills and knowledge but overall aim is to increase access to site.
2.3 Reduce crime and fear of crime and promote health and safety	+	There is a commitment to creating a safe environment for pedestrians and cyclists (general design principles, vehicle speed reduction measures) however there is no reference to crime.
2.4 Promote safer, stronger and more vibrant communities	+	The general principles specifically refer to creating safe environments whilst promoting lively neighbourhoods.
2.5 Increase access to and participation in arts and cultural activities	+	The section will provide greater access to the site however there is no specific mention of the provision of arts and cultural activities, other sections of the SPD do mention this.
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+/-	Access to the site will be promoted however there is no specific reference to work opportunities, other sections of the SPD do reference employment.
3.2 Help everyone afford a comfortable standard of living	+/-	No specific reference
3.3 Reduce poverty and income inequality	+/-	No specific reference
3.4 Support the development of the local, city and regional economy, meeting local	+/-	There is a reference to the potential requirement for another pedestrian bridge to support the commercial uses in the city extension.

<b>2.11 Movement and Access</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
need locally where appropriate		
3.5 Increase the circulation of wealth within the local area	+/-	No specific reference
3.6 Harness the economic potential of the river in a sustainable way	+/-	No specific reference
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	No specific reference
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	++	There is a strong commitment throughout the section to providing improved facilities for pedestrians and cyclists and reducing the need for private car use.
4.2 Reduce the need/desire to travel by air	+/-	No specific reference
4.3 Help everyone access basic local services easily, safely and affordably	+	Access to the site will be improved and there is also a reference to locating bus stops close to local facilities.
4.4 Make public transport, cycling and walking easier and more attractive	++	Strong commitment to making cycling and walking easier and more attractive (contained within design principles). There is also a commitment to the provision of bus stops that are accessible and user friendly.
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No specific reference to rail or river transport.
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+/-	No specific reference
5.2 Promote the long-term management and maintenance of the environment	+/-	No specific reference however there is a reference to a potential benefit to the environment surrounding the Victoria Bridge.
5.3 Protect and enhance landscape and	+	There is a commitment to protecting and enhancing the existing bridges

<b>2.11 Movement and Access</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
townscape		and converting them for pedestrian access. Victoria Bridge (a grade II listed building) will be restored and protected.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	Existing bridges will be retained where possible. Were they need to be replaced, there is a commitment to replicating existing features.
5.5 Maintain and enhance cultural and historical assets	+	See comments above.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No specific reference
5.7 Promote waste management is accordance with the waste hierarchy	+/-	No specific reference
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+/-	No specific reference
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+/-	No specific reference
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	No specific reference
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No specific reference
6.4 Encourage the adoption of sustainable	+/-	No specific reference



<b>2.11 Movement and Access</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
design and construction practices		
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	No specific reference
<p><b>Overall Commentary/key recommendations.</b> The section is focused toward the provision of access to and from the site and in particular is focused on the need to promote more sustainable forms of travel. Cycling and walking will be promoted through urban design and through additional facilities. Bus stops will also be provided and located to promote use and provision is made for the RTS.</p>		



<b>2.12 ZONAL MASTERPLAN LAND USE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	No explicit mention of health facilities in the land uses
1.2 Reduce health inequalities	+/-	See above
1.3 Promote healthy lifestyles, especially routine daily exercise	+/-	No explicit mention of facilities etc. that would promote healthy lifestyles
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+	The western zone will be predominantly residential.
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No explicit reference to the provision of education facilities. There would be scope for training/education at the construction stage as well as the operational stage.
2.3 Reduce crime and fear of crime and promote health and safety	+/-	No reference to such issues in this section of the SPD.
2.4 Promote safer, stronger and more vibrant communities	+	A mixed-use scheme with the range of uses envisaged will help promote vibrancy.
2.5 Increase access to and participation in arts and cultural activities	+	There is a reference to a cultural facility
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+	The Eastern zone will provide employment opportunities.
3.2 Help everyone afford a comfortable standard of living	+	Mixed use scheme provides the opportunity for people to live and work locally thereby reducing transport costs.
3.3 Reduce poverty and income inequality	+/-	No measures or references in the SPD to measures to reduce income inequality or tackle poverty. The land-use budget does not provide for

<b>2.12 ZONAL MASTERPLAN LAND USE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
		community uses and the uses that might be provided are still being determined.
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+	The SPD seeks to reflect the vision for Bath and the mix of uses will reflect this. The SPD seeks to ensure that the site is well integrated with the city centre.
3.5 Increase the circulation of wealth within the local area	+	A mixed use scheme including residential and employment related uses will help circulate wealth within the local economy, this would be further enhanced by measures to ensure that local people are recruited at both the construction and operational stages.
3.6 Harness the economic potential of the river in a sustainable way	+	The river and its setting are acknowledged as important elements of the option.
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	No reference to such issues in this section of the SPD.
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	The summary masterplan makes provision for the Rapid Transit Service Route and pedestrian and cycle routes. As a mixed use scheme, it will also contribute to this objective
4.2 Reduce the need/desire to travel by air	0	
4.3 Help everyone access basic local services easily, safely and affordably	+/-	More detail on the breakdown of services/facilities is required
4.4 Make public transport, cycling and walking easier and more attractive	+	The summary masterplan makes provision for the Rapid Transit Service Route and pedestrian and cycle routes.
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+	The summary masterplan makes provision for the Rapid Transit Service Route which may contribute to switching people from road to rail. The option does not encourage use of the river but other parts of the SPD refer to this.
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and	+/-	Need to be clear about what will be provided in the river corridor and the

<b>2.12 ZONAL MASTERPLAN LAND USE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
species (taking account of climate change)		extent to which this is reflected in the Summary Masterplan
5.2 Promote the long-term management and maintenance of the environment	0	
5.3 Protect and enhance landscape and townscape	+	Public realm and landmarks will enhance townscape
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	Existing features are retained, e.g. the Bath Press building and existing bridges
5.5 Maintain and enhance cultural and historical assets	+	Existing features are retained, e.g. the Bath Press building and some of the existing bridges. A new cultural facility proposed
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No reference to such issues in this section of the SPD.
5.7 Promote waste management in accordance with the waste hierarchy	+/-	No specific allowance made for waste management facilities on site
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	++	A high density of development is anticipated.
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	0	We would not expect this topic to be covered in this part of the SPD
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	0	We would not expect this topic to be covered in this part of the SPD
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and	0	We would not expect this topic to be covered in this part of the SPD



<b>2.12 ZONAL MASTERPLAN LAND USE</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
local sources		
6.4 Encourage the adoption of sustainable design and construction practices	0	We would not expect this topic to be covered in this part of the SPD
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	0	We would not expect this topic to be covered in this part of the SPD
<b>Overall Commentary/key recommendations:</b> The text accompanying the Zonal Masterplan could discuss health, education, leisure and open space requirements.		

<b>2.13 LANDSCAPE STRATEGY</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	0	No relation to this objective
1.2 Reduce health inequalities	0	No relation to this objective
1.3 Promote healthy lifestyles, especially routine daily exercise	+	A good landscaping strategy will encourage the use of open space by residents.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	0	No relation to this objective
2.2 Give existing and new residents access to learning, training, skills and knowledge	0	No relation to this objective
2.3 Reduce crime and fear of crime and promote health and safety	+/-	Landscaping can contribute to feelings of safety/insecurity depending on how it is implemented. The landscape strategy does not currently acknowledge this.
2.4 Promote safer, stronger and more vibrant communities	+	Good landscaping will help promote the use of open space and encourage resident participation. This will contribute to the development of a vibrant community.
2.5 Increase access to and participation in arts and cultural activities	0	No relation to this objective
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	0	No relation to this objective

<b>2.13 LANDSCAPE STRATEGY</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.2 Help everyone afford a comfortable standard of living	0	No relation to this objective
3.3 Reduce poverty and income inequality	0	No relation to this objective
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	0	No relation to this objective
3.5 Increase the circulation of wealth within the local area	0	No relation to this objective
3.6 Harness the economic potential of the river in a sustainable way	+/-	No explicit reference.
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	0	No relation to this objective
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	0	No relation to this objective
4.2 Reduce the need/desire to travel by air	0	No relation to this objective
4.3 Help everyone access basic local services easily, safely and affordably	0	No relation to this objective
4.4 Make public transport, cycling and	+	The strategy aims to improve public realm areas such as the river corridor.

<b>2.13 LANDSCAPE STRATEGY</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++) Minor/Major negative (--) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
walking easier and more attractive		This will provide a more pleasant walking and cycling environment.
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No explicit reference.
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+	One of the key principles states that suitable species will be planted and will be detailed in the design codes. The river corridor habitat will be enhanced through this approach.
5.2 Promote the long-term management and maintenance of the environment	+	It is assumed that landscaped areas (such as the river corridor) will be managed long-term.
5.3 Protect and enhance landscape and townscape	+	The strategy will protect and enhance landscape. No reference is made to townscape.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	The landscaping strategy has considered the landscape character of Bath and will seek to preserve this.
5.5 Maintain and enhance cultural and historical assets	+/-	No explicit reference.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No explicit reference. Landscaping has a potential role in controlling the rate of surface water run-off but this is not recognised in the strategy.
5.7 Promote waste management is accordance with the waste hierarchy	+/-	No explicit reference.
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+/-	No explicit reference.
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse	0	No relation to this objective

## 2.13 LANDSCAPE STRATEGY

Does the policy / proposal . . .	Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)	Appraisal Comments
gas emission		
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	Species choice might be relevant here.
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No explicit reference.
6.4 Encourage the adoption of sustainable design and construction practices	+/-	No explicit reference.
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	No explicit reference.
<p><b>Overall Commentary/key recommendations.</b> The landscape strategy could reference the need to use species that reflect local character but also consider the long term implications of climate change and the impact this might have on the choice of species. There is no mention to the use of flora to reduce surface water run-off and therefore reduce flooding risk. The Landscape Strategy could also set out how applicants should demonstrate regard to landscape issues in applications and supporting information.</p>		



<b>2.14 STAKEHOLDERS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) / Minor/Major negative (--/-) / Uncertain (+/-) / No relationship (0) / Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	No explicit reference.
1.2 Reduce health inequalities	+/-	No explicit reference.
1.3 Promote healthy lifestyles, especially routine daily exercise	+/-	No explicit reference.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+/-	No explicit reference to affordable housing.
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No explicit reference.
2.3 Reduce crime and fear of crime and promote health and safety	+	No reference to reducing crime but there is a reference to promoting a safe community.
2.4 Promote safer, stronger and more vibrant communities	+	Reference to the need to create a sustainable community and integrate this fully with other communities in Bath.
2.5 Increase access to and participation in arts and cultural activities	+/-	No explicit reference.
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+/-	No explicit reference.
3.2 Help everyone afford a comfortable standard of living	+/-	No explicit reference.
3.3 Reduce poverty and income inequality	+/-	No explicit reference.
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+	
3.5 Increase the circulation of wealth within the local area	+/-	No explicit reference.
3.6 Harness the economic potential of the	0	No relation to this objective

<b>2.14 STAKEHOLDERS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++) Minor/Major negative (--) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
river in a sustainable way		
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	0	No relation to this objective
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+/-	No explicit reference.
4.2 Reduce the need/desire to travel by air	+/-	No explicit reference.
4.3 Help everyone access basic local services easily, safely and affordably	+	There is a reference to location facilities and services in areas closest o their users,
4.4 Make public transport, cycling and walking easier and more attractive	+	There is a reference to creating safe and direct links to surrounding communities. It is assumed that these include walking and cycling routes.
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No explicit reference.
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+/-	No explicit reference.
5.2 Promote the long-term management and maintenance of the environment	+/-	No explicit reference.
5.3 Protect and enhance landscape and townscape	+/-	No explicit reference.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+/-	No explicit reference.
5.5 Maintain and enhance cultural and historical assets	+/-	No explicit reference.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No explicit reference.
5.7 Promote waste management is accordance with the waste hierarchy	+/-	No explicit reference.

<b>2.14 STAKEHOLDERS</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+/-	No explicit reference.
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+/-	No explicit reference.
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	+/-	No explicit reference.
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+/-	No explicit reference.
6.4 Encourage the adoption of sustainable design and construction practices	+	No explicit reference although there is reference to the creation of a sustainable community. It is assumed that sustainable design practices have been used to develop this.
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	+/-	No explicit reference.
<p><b>Overall Commentary/key recommendations.</b> We suggest changing the title of this section to 'Building Communities' the section seeks to identify key principles relating to community facilities and how BWR will relate to the wider area but at the moment it is not clearly expressed. This section presents an opportunity to set out a list of community facilities that will need to be provided on site. The section could highlight the need to 'pepper-pot' affordable housing throughout residential elements. The section could also highlight the need for community participation in developing specific proposals, if that was considered to be beneficial</p>		

<b>2.15 Heritage Enhancement</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	+/-	No specific reference
1.2 Reduce health inequalities	+/-	No specific reference
1.3 Promote healthy lifestyles, especially routine daily exercise	+	The maintenance and promotion of the heritage will contribute to a sense of well being and satisfaction to the local community.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+/-	No specific reference
2.2 Give existing and new residents access to learning, training, skills and knowledge	+/-	No specific reference
2.3 Reduce crime and fear of crime and promote health and safety	+/-	No specific reference
2.4 Promote safer, stronger and more vibrant communities	+	Promoting and conserving heritage and improving the importance of the WHS will contribute to improving the vitality of the region.
2.5 Increase access to and participation in arts and cultural activities	+/-	No specific reference
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access to satisfying work opportunities, paid or unpaid	+/-	No specific reference

<b>2.15 Heritage Enhancement</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
3.2 Help everyone afford a comfortable standard of living	+/-	No specific reference
3.3 Reduce poverty and income inequality	+/-	No specific reference
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	+/-	No specific reference
3.5 Increase the circulation of wealth within the local area	+/-	No specific reference
3.6 Harness the economic potential of the river in a sustainable way	+/-	No specific reference
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+/-	No specific reference
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+/-	No specific reference
4.2 Reduce the need/desire to travel by air	+/-	No specific reference
4.3 Help everyone access basic local services easily, safely and affordably	+/-	No specific reference
4.4 Make public transport, cycling and walking easier and more attractive	+/-	No specific reference

<b>2.15 Heritage Enhancement</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	+/-	No specific reference
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+/-	No specific reference
5.2 Promote the long-term management and maintenance of the environment	+	The improvement and maintenance of the local heritage will contribute to the management of the environment.
5.3 Protect and enhance landscape and townscape	++	Protection and enhancement of features such as the Victoria Bridge will improve the townscape.
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	++	The SPD will make a positive contribution to protecting the local distinctiveness and improving the value of the world heritage site.
5.5 Maintain and enhance cultural and historical assets	++	The SPD will make a strong positive contribution to conserving and protecting the cultural and historical assets. Victoria Bridge, Green Park station and the Bath Press will be preserved and maintained.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+/-	No specific reference
5.7 Promote waste management in accordance with the waste hierarchy	+/-	No specific reference
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	+/-	Preserving existing assets and reusing these for alternative uses where possible reduces the need for demolition and alternative development.

<b>2.15 Heritage Enhancement</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	0	No relation
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	0	No relation
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+	Preserving existing assets and reusing these for alternative uses where possible reduces the need for demolition and alternative development and therefore consumption of natural resources.
6.4 Encourage the adoption of sustainable design and construction practices	+/-	No specific reference to sustainable design and construction, however preserving and using existing infrastructure is a more sustainable approach compared to demolition and new-build.
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	0	No relation
<b>Overall Commentary/key recommendations:</b> Protection of heritage is an important feature of the SPD however the sustainability credentials of such an approach is not mentioned.		

<b>PART 3 IMPLEMENTATION PLAN</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<b>1: Improve health</b>		
1.1 Improve health	++	Health facility to be provided on site.
1.2 Reduce health inequalities	+	It is not clear if the proposed health facility will serve the wider public but given that BWR will include an element of affordable housing the health facility should help address health inequalities for some people.
1.3 Promote healthy lifestyles, especially routine daily exercise	++	A sports facility and open spaces are to be provided on site.
<b>2: Support communities that meet people's needs</b>		
2.1 Help make suitable housing available and affordable for everyone	+	30% of housing to be affordable.
2.2 Give existing and new residents access to learning, training, skills and knowledge	++	Contributions will be required towards the provision of library and training facilities.
2.3 Reduce crime and fear of crime and promote health and safety	++	Provision of enhanced pedestrian and cycling facilities will contribute to this objective. CCTV is identified in the list of items that pooled resources will provide as are contributions towards police facilities.
2.4 Promote safer, stronger and more vibrant communities	+	Provision of enhanced pedestrian and cycling facilities will contribute to this objective.
2.5 Increase access to and participation in arts and cultural activities	+	Cultural facilities identified in the list of items that pooled resources will provide
<b>3: Develop the economy in ways that meet people's needs</b>		
3.1 Give everyone in the local area access	+	The requirement for contributions towards training during construction and



<b>PART 3 IMPLEMENTATION PLAN</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
to satisfying work opportunities, paid or unpaid		an on-site training facility will help achieve this objective.
3.2 Help everyone afford a comfortable standard of living	0	The requirement for contributions towards training during construction and an on-site training facility will help achieve this objective as will initiatives to match local people to jobs.
3.3 Reduce poverty and income inequality	+	No relationship
3.4 Support the development of the local, city and regional economy, meeting local need locally where appropriate	++	Contributions will be used to encourage local procurement. The comments in relation to 3.3 are also relevant here.
3.5 Increase the circulation of wealth within the local area	++	Encouraging local procurement and local recruitment will help achieve this objective.
3.6 Harness the economic potential of the river in a sustainable way	0	No relationship
3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	0	No relationship
<b>4: Provide access to meet people's needs with least damage to communities and the environment</b>		
4.1 Reduce the need/desire to travel by car	+	Contributions towards public transport and other alternatives to the car will help achieve this objective
4.2 Reduce the need/desire to travel by air	0	No relationship
4.3 Help everyone access basic local services easily, safely and affordably	+	Contributions towards community facilities will help achieve this objective

<b>PART 3 IMPLEMENTATION PLAN</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
4.4 Make public transport, cycling and walking easier and more attractive	+	Contributions will help achieve this objective
4.5 Encourage a switch from transporting freight and passengers by road to rail or the river	0	No relationship
<b>5: Maintain and improve environmental quality and assets</b>		
5.1 Protect and enhance habitats and species (taking account of climate change)	+	Contributions will help achieve this objective
5.2 Promote the long-term management and maintenance of the environment	+	Pooled contributions towards the maintenance of open spaces. The Implementation Plan could explore the potential for involving local people in future management of the area.
5.3 Protect and enhance landscape and townscape	+	Contributions towards public art will help achieve this objective
5.4 Value and protect diversity and local distinctiveness including supporting the rural economy	+	The requirement for EIA and a design statement should help ensure this objective is met.
5.5 Maintain and enhance cultural and historical assets	+	The requirement for EIA should help ensure this objective is met.
5.6 Reduce vulnerability to flooding and potential consequences of climate change	+	Flood alleviation measures are identified in the list of pooled contributions.
5.7 Promote waste management is accordance with the waste hierarchy	+	No requirement for waste management facilities in the schedule of contributions but the requirement for an SA of each scheme may encourage

<b>PART 3 IMPLEMENTATION PLAN</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
		consideration of waste management issues.
5.8 Promote the efficient use of land, including re-use of brownfield land and appropriate remediation of contaminated land	++	The approach to zoning seeks to ensure that development is achieved across the site
<b>6: Minimise consumption of natural resources</b>		
6.1 Maximise the use of renewable energy and reduce non-renewable energy consumption thus reducing greenhouse gas emission	+	The requirement for an energy use assessment may encourage the adoption of renewable energy technologies (in combination with the requirement, elsewhere in the SPD, for developments to be EcoHomes or BREEAM Excellent).
6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	0	No relationship
6.3 Minimise consumption and extraction of minerals and maximise recycling and use of materials obtained from sustainable and local sources	+	The requirement for EIA and SA may help achieve this objective.
6.4 Encourage the adoption of sustainable design and construction practices	+	The requirement for SA and EIA may encourage the adoption of sustainable design and construction practices (in combination with the requirement, elsewhere in the SPD, for developments to be EcoHomes or BREEAM Excellent and other targets).
6.5 Minimise land, water, air, light, noise pollution and statutory nuisance	0	No relationship. A requirement for Construction and Environmental Management Plans could be added to the requirements for supporting information.



<b>PART 3 IMPLEMENTATION PLAN</b>		
<b>Does the policy / proposal . . .</b>	<b>Minor/Major positive effect (++/+) Minor/Major negative (--/-) Uncertain (+/-) No relationship (0) Unknown (?)</b>	<b>Appraisal Comments</b>
<p><b>Overall Commentary/key recommendations:</b> The Implementation Plan and accompanying appendix will make a significant contribution towards delivering a sustainable community. We would suggest adding a requirement for Construction and Environmental Management Plans. The Implementation Plan could also explore opportunities for local involvement in future arrangements for management of the area.</p>		