

Ref DM1 and 2	Title Emerging policies on zero carbon construction amendments to Policies SCR1 and CP2 and Heat and Cooling Hierarchy		
SA Objectives	Option 1 Amend policies with a new zero carbon construction policy reflecting the energy hierarchy for all new buildings.	Option 2 Amend policies with a new zero carbon construction policy reflecting the energy hierarchy for all new major development.	Option 3 Retain current policies SCR1, CP2 and CP1
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ Having more energy efficient and warmer buildings means lower energy bills. Improving the energy efficiency of homes can help to alleviate fuel poverty contributing to improve the general health and well-being. A reduction in CO2 emissions will result in an improvement to air quality.	+ Having more energy efficient and warmer buildings means lower energy bills. Improving the energy efficiency of homes can help to alleviate fuel poverty contributing to improve the general health and well-being. A reduction in CO2 emissions will result in an improvement to air quality. But this would not apply to smaller windfall developments.	0 The current policy cannot provide the same level of thermal efficiency as is proposed by the emerging policy
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	++ The proposed approach will help to achieve the aim of delivering a zero carbon development through a fabric first approach and on-site renewable energy. An energy efficient home will be more affordable to live in. Financial contributions can also be used to help alleviate fuel poverty, provide renewable energy schemes or improve the efficiency of existing buildings. Mitigation and enhancement Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.	+ The proposed approach will help to achieve the aim of delivering a zero carbon development through a fabric first approach. But by restricting the requirement to majors this will not cover all new homes. An energy efficient home will be more affordable to live in. Financial contributions can also be used to help alleviate fuel poverty, provide renewable energy schemes or improve the efficiency of existing buildings. Mitigation and enhancement Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan	0 The policy seeks a reduction in carbon emissions but does not promote a fabric first approach which can reduce costs.
Objective 3: Promote stronger more vibrant and cohesive	0/+ Financial contributions can also be used to help alleviate fuel poverty, provide renewable energy schemes or improve	0/+ Financial contributions can also be used to help alleviate fuel poverty, provide renewable energy schemes or improve the	0

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communities and reduce anti-social behaviour, crime and the fear of crime	the efficiency of existing buildings.	efficiency of existing buildings.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++</p> <p>The proposed zero carbon policy potentially contributes towards building a competitive low carbon economy. The requirement for zero carbon construction would encourage job growth in the sustainable construction and renewable energy industries.</p> <p>The siting of development close to public transport will reduce travel distances to work.</p> <p>Mitigation and enhancement</p> <p>The policy will be subject to a viability assessment. The evidence base demonstrates the uplift of 5-7%.</p>	<p>++</p> <p>The proposed zero carbon policy potentially contributes towards building a competitive low carbon economy. The requirement for zero carbon construction would encourage job growth in the sustainable construction and renewable energy industries.</p> <p>The siting of development close to public transport will reduce travel distances to work.</p> <p>But on a smaller scale than if this was applied to all new buildings</p> <p>Mitigation and enhancement</p> <p>The policy will be subject to viability assessment. The evidence base demonstrated the uplift of 5-7%.</p>	0
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	<p>+</p> <p>BREEAM standards require good proximity to public transport and local amenities</p> <p>Cycle storage is required by transport policy ST.7</p>	<p>+</p> <p>BREEAM standards require good proximity to public transport and local amenities</p> <p>Cycle storage is required by transport policy ST.7</p>	0 Cycle storage is required by transport policy ST.7
Objective 6:	+/-0	+/-0	+/-0

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Protect and enhance local environmental distinctiveness and the character and appearance of landscape	The provision of renewable energy will influence the design of the development and its impact on the landscape. Mitigation and enhancement Development is subject to development management policies especially NE2 and NE2A.	The provision of renewable energy will influence the design of the development and its impact on the landscape. Mitigation and enhancement Development is subject to development management policies especially NE2 and NE2A.	The provision of renewable energy will influence the design of the development and its impact on the landscape. Mitigation and enhancement Development is subject to development management policies especially NE2 and NE2A.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	+/ The provision of renewable energy will influence the design of the development and its impact on heritage assets. Mitigation and enhancement Any development will be subject to development management policies especially HE.1	+/ The provision of renewable energy will influence the design of the development and its impact on heritage assets. Mitigation and enhancement Any development will be subject to policy HE.1	+/ The provision of renewable energy will influence the design of the development and its impact on heritage assets Mitigation and enhancement Any development will be subject to development management policies especially HE.1
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	++ The proposed zero carbon policy reduces carbon emissions contribute towards slowing down the global temperature increase which helps tackle protecting threatened habitats and species by threatened by climate change. New development is subject to relevant Development Management policies NE.3, NE,4 and NE.5	++ New development is subject to relevant Development Management policies NE.3, NE.4 and NE.5	++ New development is subject to Development Management policies NE.3, NE.4 and NE.5
Objective 9: Reduce land, water, air, light, noise pollution	++ BREEAM standards require to development to be located close to public transport and local amenities. A sustainable location will reduce the need for car travel and will encourage the use of public transport and cycling.	++ BREEAM standards require to development to be located close to public transport and local amenities. A sustainable location will reduce the need for car travel and will encourage the use of public transport and cycling.	0 The current policies require some level of carbon reduction but do not achieve zero carbon.

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	Zero carbon construction will reduce the production of harmful emissions and will improve air quality. The use of renewable energy will result in an improvement of air quality and a reduction in waste. A reduction in waste from construction will reduce water pollution.	Zero carbon construction will reduce the production of harmful emissions and will improve air quality. The use of renewable energy will result in an improvement of air quality and a reduction in waste. A reduction in waste from construction will reduce water pollution. To only apply this policy to major developments will reduce the opportunities for carbon savings.	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	++ Zero carbon development will enable the reduction of CO2 emissions. This will have a positive impact towards slowing climate change and reducing flood risk. Mitigation and enhancement Development will also be subject to development management policies CP5 and SU1 There is a greater benefit if this applies to all development.	++ Zero carbon development will enable the reduction of CO2 emissions. This will have a positive impact towards slowing climate change and reducing flood risk. Mitigation and enhancement Development will also be subject to development management policies CP5 and SU1.	+ The current policy structure provides some reduction in CO2 but the proposed zero carbon policy provides a greater benefit.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	++ The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first approach and renewable energy will enable reduction of CO2 emissions. Mitigation and enhancement The sustainable construction checklist addresses overheating.	+ The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first approach will enable the reduction of CO2 emissions. But has a greater benefit if it applies to all new dwellings Mitigation and enhancement The sustainable construction checklist addresses overheating.	+ Policy SCR1 seeks a reduction in carbon emissions but does not promote a fabric first approach. Which may not result in the most efficient development. The sustainable construction checklist addresses overheating.
Objective 12: Encourage careful, efficient use of natural	++ The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first	+ The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first	+ Policy SCR1 seeks a reduction in carbon emissions but does not promote a fabric first approach. Which

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resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	approach will enable the provision of a zero carbon development. The use of low carbon materials will reduce the CO2 emissions. A fabric first approach will prioritise the efficiency of the building. Renewable energy generation will be required. District Heating is encouraged under policy CP4. Development will be required to connect to any available heat networks and the use of renewable heat sources such as heat pumps will be prioritised.	approach will enable the provision of a zero carbon development. The use of low carbon materials will reduce the CO2 emissions. A fabric first approach will prioritise the efficiency of the building. But has a greater benefit if it applies to all new buildings. Renewable energy generation will be required. A fabric first approach will maximise energy efficiency District Heating is encouraged under policy CP4. Development will be required to connect to any available heat networks and the use of renewable heat sources such as heat pumps will be prioritised.	may not result in the most efficient development
General Summary The proposed approach (option 1) will help to secure more sustainable methods of construction using the energy hierarchy for all new buildings whereas for options 2 this will only apply to major developments. For objective 1 the proposed policy will result in warmer, more fuel efficient home. For objective 2 an energy efficient homes is more affordable to live in and financial contributions can help to alleviate fuel poverty. For objective 4 the proposed policy will encourage investment in sustainable construction and renewable energy industry. For objective 5 development will be sited close to public transport and local amenities. For objectives 6 and 7 the provision of renewable energy will impact on the landscape and heritage assets. However development will also be subject to development management policies NE.2 and HE.1 which seek to protect the historic and natural environments. For objective 9 a reduction in CO2 emissions will improve air quality. For objective 10 the reduction in carbon emissions will help slow climate change, which would reduce the vulnerability to flood risk. For objectives 11 and 12 a fabric first approach and renewable energy will reduce emissions and help to slow climate change.			

Ref DM3	Title Emerging Policy on Options for Retrofitting Buildings (amendments to Policy CP3)	
SA Objectives	Option 1 Introduce a requirement that regulated carbon emissions are reduced by 10% from a baseline of Part L through use of renewable energy as set out in the sustainable construction checklist	Option 2 Introduce a requirement that regulated carbon emissions are reduced by 20% from a baseline of Part L through use of renewable energy
Objective 1:	+	++
Objective 1: Improve the health and well-	Improving the energy efficiency of homes can help to alleviate fuel poverty	Improving the energy efficiency of homes can help to alleviate fuel poverty

Ref DM3	Title Emerging Policy on Options for Retrofitting Buildings (amendments to Policy CP3)	
SA Objectives	Option 1 Introduce a requirement that regulated carbon emissions are reduced by 10% from a baseline of Part L through use of renewable energy as set out in the sustainable construction checklist	Option 2 Introduce a requirement that regulated carbon emissions are reduced by 20% from a baseline of Part L through use of renewable energy
being of all communities, and reduce health inequalities	contributing to improve the general health and well-being. A reduction in CO2 emissions will result in an improvement to air quality. Available evidence suggests that Houses in Multiple Occupation (HMO) are more often in poor condition than other types of housing in the same area therefore it helps achieve this objective.	contributing to improve the general health and well-being. A reduction in CO2 emissions will result in an improvement to air quality. Requiring a higher standard would have a major positive effect. Available evidence suggests that HMOs are more often in poor condition than other types of housing in the same area therefore it helps achieve this objective.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	+ An energy efficient home will be more comfortable and affordable to live in.	++ To increase the threshold to 20% will result in improvements to existing buildings above the requirements in the sustainable construction checklist.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ An energy efficient home will be more comfortable and affordable to live in and help improve general social well-being.	+ An energy efficient home will be more comfortable and affordable to live in and help improve general social well-being.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	N/A	N/A
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	+ The provision of renewable energy will influence the design of the development and its impact on the landscape. Mitigation and enhancement Development is subject to development management policies NE2 and NE2A	+ The provision of renewable energy will influence the design of the development and its impact on the landscape. Mitigation and enhancement Development is subject to development management policies NE2 and NE2A

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Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	+/? The provision of renewable energy will influence the design of the development and its impact on heritage assets Mitigation and enhancement Development is subject to development management policies NE2 and NE2A	+/? The provision of renewable energy will influence the design of the development and its impact on heritage assets Mitigation and enhancement Development is subject to development management policies NE2 and NE2A
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+ The proposed approach reduces carbon emissions contribute towards slowing down the global temperature increase which helps tackle protecting habitats and species by threatened by climate change. New development is subject to relevant Development Management policies NE.3, NE,4 and NE.5	+ The proposed approach policy reduces carbon emissions contribute towards slowing down the global temperature increase which helps tackle protecting habitats and species by threatened by climate change. New development is subject to relevant Development Management policies NE.3, NE,4 and NE.5
Objective 9: Reduce land, water, air, light, noise pollution	+ A carbon reduction will reduce the production of harmful emissions and will improve air quality. The use of renewable energy will result in an improvement of air quality and a reduction in waste.	++ A carbon reduction will reduce the production of harmful emissions and will improve air quality. The use of renewable energy will result in an improvement of air quality and a reduction in waste. To increase the threshold to 20% will result in improvements to existing buildings above the requirements in the sustainable construction checklist.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+ Zero carbon development will enable the reduction of CO2 emissions. This will have a positive impact towards slowing climate change and reducing flood risk.	++ Zero carbon development will enable the reduction of CO2 emissions. This will have a positive impact towards slowing climate change and reducing flood risk. To increase the threshold to 20% will result in improvements to existing buildings above the requirements in the sustainable construction checklist.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ The proposed policy will enable reduction of CO2	++ The proposed policy will enable reduction of CO2. To increase the threshold to 20% will result in improvements to existing buildings above the requirements in

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SA Objectives	Option 1 Introduce a requirement that regulated carbon emissions are reduced by 10% from a baseline of Part L through use of renewable energy as set out in the sustainable construction checklist	Option 2 Introduce a requirement that regulated carbon emissions are reduced by 20% from a baseline of Part L through use of renewable energy the sustainable construction checklist.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	++
	The proposed policy will increase the use of renewable energy and will improve energy efficiency.	The proposed policy will increase the use of renewable energy and will improve energy efficiency. To increase the threshold to 20% will result in improvements to existing buildings above the requirements in the sustainable construction checklist.
General Summary		
The proposed policy changes will see positive effects to objectives 2, 9, 10, 11 and 12. Overall there is a more positive impact from option 2 as this will increase the threshold for carbon reduction. This results in a more positive impact to the stated objectives. Available evidence suggests that HMOs are more often in poor condition than other types of housing in the same area therefore requiring to achieve Energy Performance Certificate "C" rating or above has a positive effect on objective 1 by improve the health and well-being of the HMO occupiers.		

Ref	Title Whole Life Cycle Carbon Assessments		
SA Objectives	Option 1 Require a Whole Life Cycle Carbon Assessment for large scale major applications (50 dwellings or 5000sqm)	Option 2 Require a Whole Life Cycle Carbon Assessment for major applications (10 dwellings or 1000sqm)	Option 3 No specific policy and rely on Sustainable Construction Policies
Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	+/0	+/0	0
	Having more energy efficient and warmer buildings means lower energy bills, reduced fuel poverty. Improving the energy efficiency of homes can help to alleviate fuel poverty. Only applying this policy to large scale majors reduces the positive impacts from the proposed policy.	Having more energy efficient and warmer buildings means lower energy bills, reduced fuel poverty. Improving the energy efficiency of homes can help to alleviate fuel poverty. A specific threshold is required to use the assessment in the development management process.	

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	Mitigation and enhancement A specific threshold is required to use the assessment in the development management process.	Mitigation and enhancement A specific threshold is required to use the assessment in the development management process.	
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	+/0 The proposed approach will help to achieve the aim of delivering a zero carbon development through a fabric first approach. An energy efficient home will be more affordable to live in. A specific threshold is required to use the assessment in the development management process. Only applying this policy to large scale majors reduces the positive impacts from the proposed policy	+/0 The proposed approach will help to achieve the aim of delivering a zero carbon development through a fabric first approach. An energy efficient home will be more affordable to live in. A specific threshold is required to use the assessment in the development management process.	0
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0/? The proposed Whole Life Cycle Carbon Assessment will require an update to the existing evidence base to assess the proposed uplift to development costs.	0/? The proposed Whole Life Cycle Carbon Assessment will require an update to the existing evidence base to assess the proposed uplift to development costs.	0
Objective 5: Ensure everyone has access to high quality and affordable public	0	0	N/A

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transport, cycling and walking infrastructure			
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	0 The provision of renewable energy will influence the design of the development and its impact on the landscape. Mitigation and enhancement Development is subject to development management polies NE2 and NE2A	0 The provision of renewable energy will influence the design of the development and its impact on the landscape. Mitigation and enhancement Development is subject to development management polies NE2 and NE2A	0
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	0 The provision of renewable energy will influence the design of the development and its impact on heritage assets <u>Mitigation</u> Any development will be subject to policy HE.1	0 The provision of renewable energy will influence the design of the development and its impact on heritage assets Mitigation Any development will be subject to policy HE.1	0 The provision of renewable energy will influence the design of the development and its impact on heritage assets Mitigation Any development will be subject to policy HE.1
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+/0 Zero carbon construction reduces carbon emissions contribute towards slowing down the global temperature increase which helps tackle protecting threatened habitats and species by threatened by climate change. New development is subject to relevant Development Management policies NE.3, NE,4 and NE.5	+/0 Zero carbon construction reduces carbon emissions contribute towards slowing down the global temperature increase which helps tackle protecting threatened habitats and species by threatened by climate change. New development is subject to relevant Development Management policies NE.3, NE,4 and NE.5	0
Objective 9:	+/0	+/0	0

<i>Ref</i>	<i>Title Whole Life Cycle Carbon Assessments</i>		
SA Objectives	Option 1 Require a Whole Life Cycle Carbon Assessment for large scale major applications (50 dwellings or 5000sqm)	Option 2 Require a Whole Life Cycle Carbon Assessment for major applications (10 dwellings or 1000sqm)	Option 3 No specific policy and rely on Sustainable Construction Policies
Reduce land, water, air, light, noise pollution	Zero carbon construction will reduce the production of harmful emissions and will improve air quality. The use of renewable energy will result in an improvement of air quality and a reduction in waste. A reduction in waste from construction will reduce water pollution. A specific threshold is required to use the assessment in the development management process. Only applying this policy to large scale majors reduces the positive impacts from the proposed policy	Zero carbon construction will reduce the production of harmful emissions and will improve air quality. The use of renewable energy will result in an improvement of air quality and a reduction in waste. A reduction in waste from construction will reduce water pollution. A specific threshold is required to use the assessment in the development management process.	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+/0 Zero carbon development will enable the reduction of CO2 emissions. This will have a positive impact towards slowing climate change and reducing flood risk. Mitigation and enhancement A specific threshold is required to use the assessment in the development management process. Development will also be subject to development management policies CP5 and SU1. Only applying this policy to large scale majors reduces the positive impacts from the proposed policy	+/0 Zero carbon development will enable the reduction of CO2 emissions. This will have a positive impact towards slowing climate change and reducing flood risk. A specific threshold is required to use the assessment in the development management process. Development will also be subject to development management policies CP5 and SU1.	0
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+/0 The proposed policy will help a sustainable method of construction using the energy hierarchy. The fabric first approach will enable the reduction of CO2 emissions. The provision of Whole Life Cycle Carbon Assessment will	+/0 The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first approach will enable the reduction of CO2 emissions.	0

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	<p>review the impact on climate change from construction to disposal. Including assessment of embodied energy from materials.</p> <p>Mitigation and enhancement However a specific threshold is required to use the assessment in the development management Only applying this policy to large scale majors reduces the positive impacts from the proposed policy</p>	<p>The provision of Whole Life Cycle Carbon Assessment will review the impact on climate change from construction to disposal. Including assessment of embodied energy from materials. However a specific threshold is required to use the assessment in the development management process.</p>	
<p>Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<p>+/0</p> <p>The provision of Whole Life Cycle Carbon Assessment will review the impact on climate change from construction to disposal. This is considered to provide the most sustainable form of construction. There will be a focus on the proposed materials and how they would be produced.</p> <p>However without the setting of a specific threshold the proposed assessment cannot be used for development management purposes.</p> <p>Only applying this policy to large scale majors reduces the positive impacts from the proposed policy</p>	<p>+/0</p> <p>The provision of Whole Life Cycle Carbon Assessment will review the impact on climate change from construction to disposal. This is considered to provide the most sustainable form of construction. There will be a focus on the proposed materials and how they would be produced.</p> <p>However without the setting of a specific threshold the proposed assessment cannot be used for development management purposes.</p>	<p>+0</p> <p>The proposed policy will secure a sustainable method of construction using the energy hierarchy. The fabric first approach will enable the provision of a zero carbon development. The use of low carbon materials will reduce the CO2 emissions. A fabric first approach will prioritise the efficiency of the building.</p> <p>The proposed policy does not take account of embodied energy such as materials or the impact of the disposal of the building.</p>
<p>General Summary</p>	<p>Both options different thresholds will work towards zero carbon construction and a Whole Life Cycle Carbon Assessment will allow for the provision of the most sustainable form of construction therefore results in a more positive impact to objectives 11 (Climate Change) and 12 (Natural Resources). However the requirement for a Whole Life Cycle Carbon Assessment does not yet include a specific threshold which development will need to meet. Therefore it will be difficult to use for development management purposes.</p>		

Ref DM5	Grid balancing plants (amendments to Policy CP3)	
SA Objectives	Option 1 – Add reference to grid balancing plant encouraging the energy hierarchy and avoid fossil fuels.	Option 2 – No change
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ A reduction in CO2 emissions will result in an improvement to air quality and has a positive effect on this objective.	0
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	N/A	N/A
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ Positive policy framework for ensuring energy security	0
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	0	0
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	-/? The provision of energy infrastructure has the potential to result in a negative effect on the surrounding landscape Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management process.	-/? The provision of energy infrastructure has the potential to result in a detrimental effect on the surrounding landscape Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management
Objective 7:	-/?	-/?

Ref DM5	<i>Grid balancing plants (amendments to Policy CP3)</i>	
SA Objectives	Option 1 – Add reference to grid balancing plant encouraging the energy hierarchy and avoid fossil fuels.	Option 2 – No change
Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>The provision of energy infrastructure has the potential to result in a negative effect on this objective.</p> <p>Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management</p>	<p>The provision of energy infrastructure has the potential to result in a negative effect on this objective.</p> <p>Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management</p>
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>-/?</p> <p>The provision of energy infrastructure has the potential to result in a negative effect on this objective.</p> <p>Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management</p>	<p>-/?</p> <p>The provision of energy infrastructure has the potential to result in a negative effect on this objective.</p> <p>Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>+</p> <p>The provision of energy infrastructure following the energy hierarchy with renewable generation and freestanding energy storage plant will help reduce the district's carbon emissions will result in an improvement to air quality and has a positive effect on this objective.</p> <p>Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management</p>	<p>-/?</p> <p>The provision of energy infrastructure which increases the district's carbon emissions including those that burn fossil fuels such as gas will have a negative effect on this objective.</p> <p>Mitigation and enhancement Proposals will be assessed on environmental impact and allow for mitigation and enhancement measures through the development management</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A
Objective 11 Reduce negative contributions to and Increase resilience to climate change	<p>+</p> <p>Policy encourages measures for meeting renewable energy targets</p>	<p>?</p> <p>Current policy approach does not require applicants to consider</p>

Ref DM5	Grid balancing plants (amendments to Policy CP3)	
SA Objectives	Option 1 – Add reference to grid balancing plant encouraging the energy hierarchy and avoid fossil fuels.	Option 2 – No change
		renewable or low carbon methods of generating electricity
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	-
	Proposed approach encourages generation of electricity through renewable or low carbon technologies ahead of fossil fuels	Current policy approach does not require applicants to consider renewable or low carbon methods of generating electricity
<p>General Summary</p> <p>In order to facilitate an increase in the level of renewable energy generation and the transition to realising the Council 2030 goal (to achieve 100% clean energy across all sectors), Option 1 proposes to amend Policy CP3 to require grid balancing plants to contribute to the Core Strategy targets for Renewable Electricity and Heat generation. The policy approach would have positive effects on objective 4(economy), objective 9(pollution) objective 11(climate change) and objective 12 (natural resources). There are negative or uncertainty effects have been identified for environmental objectives.</p> <p>Mitigation and enhancement Site specific mitigation and enhancement measures should be included in the policies and address through the development management process.</p>		

Ref DM5	Emerging policy approach for wind energy development		
SA Objectives	Option 1 – Add wind turbine policy and define moderate landscape areas as potentially suitable for proposals	Option 2 – Add wind turbine policy and define moderate-high landscape areas as potentially suitable for proposals	Option 3 – No change
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	+	+	N/A
	Identifying suitable areas for wind energy development and setting out clear criteria would help facilitate more wind energy development, resulting a reduction in CO2 emissions. This has a positive effect on this objective.	Identifying suitable areas for wind energy development (potentially in a wider area) and setting out clear criteria would help facilitate more wind energy development, resulting a reduction in CO2 emissions. This has a positive effect on this	

Ref DM5	<i>Emerging policy approach for wind energy development</i>		
SA Objectives	Option 1 – Add wind turbine policy and define moderate landscape areas as potentially suitable for proposals	Option 2 – Add wind turbine policy and define moderate-high landscape areas as potentially suitable for proposals	Option 3 – No change
		objective.	
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	N/A	N/A	N/A
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	++	0
	Identifying areas suitable for wind energy would encourage new wind energy development contributing towards building a strong low carbon economy.	Identifying areas suitable for wind energy (potentially in a wider area) would encourage new wind energy development contributing towards building a strong low carbon economy.	
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	N/A	N/A	N/A
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	-/?	-/?	0
	The provision of wind energy has the potential to result in a negative effect on the surrounding landscape, including cumulative impact from projects Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for	The provision of wind energy has the potential to result in a negative effect on the surrounding landscape, , including cumulative impact from projects Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for	

Ref DM5	<i>Emerging policy approach for wind energy development</i>		
SA Objectives	Option 1 – Add wind turbine policy and define moderate landscape areas as potentially suitable for proposals	Option 2 – Add wind turbine policy and define moderate-high landscape areas as potentially suitable for proposals	Option 3 – No change
	mitigation and enhancement measures.	mitigation and enhancement measures.	
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	-/? The provision of wind energy has the potential to result in a negative effect on this objective, including cumulative impact from projects Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for mitigation and enhancement measures.	-/? The provision of wind energy has the potential to result in a negative effect on this objective, including cumulative impact from projects Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for mitigation and enhancement measures.	0
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	-/? The provision of wind energy has the potential to result in a negative effect on this objective, including cumulative impact from projects Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for mitigation and enhancement measures.	-/? The provision of wind energy has the potential to result in a negative effect on this objective, including cumulative impact from projects Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites and allow for mitigation and enhancement measures.	The provision of wind energy has the potential to result in a negative effect on this objective, including cumulative impact from projects
Objective 9: Reduce land, water, air, light, noise pollution	+/? Any wind turbines need to carefully sited so as not to cause harm to amenity through unwanted noise. Mitigation and enhancement A policy which identifies suitable areas will be able to provide mitigation and enhancement.	+/? Any wind turbines need to carefully sited so as not to cause harm to amenity through unwanted noise. Mitigation and enhancement A policy which identifies suitable areas will be able to provide mitigation and enhancement.	0 Any wind turbines need to carefully sited so as not to cause harm to amenity through unwanted noise.

Ref DM5	Emerging policy approach for wind energy development		
SA Objectives	Option 1 – Add wind turbine policy and define moderate landscape areas as potentially suitable for proposals	Option 2 – Add wind turbine policy and define moderate-high landscape areas as potentially suitable for proposals	Option 3 – No change
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ The provision of wind energy will contribute to renewable energy targets and the provision of a zero carbon development. A criteria based policy as proposed would encourage the provision of wind energy and direct development to suitable locations.	++ The provision of wind energy will contribute to renewable energy targets and the provision of a zero carbon development. A criteria based policy as proposed would encourage the provision of wind energy and direct development to suitable locations.	- Any proposed development would be subject to district wide policies which may preclude the granting of permission if there is harm to the surrounding landscape.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ The provision of wind energy will contribute to renewable energy targets and the provision of a zero carbon development. A criteria based policy as proposed would encourage the provision of wind energy	++ The provision of wind energy will contribute to renewable energy targets and the provision of a zero carbon development. A criteria based policy as proposed would encourage the provision of wind energy	- Any proposed development would be subject to district wide policies which may preclude the granting of permission if there is harm to the surrounding landscape.
<p>General Summary The current policy approach does not specifically make an allowance for wind energy. The provision of wind energy will contribute towards renewable energy targets and zero carbon development. A criteria based policy as proposed would encourage the provision of wind energy by identifying areas of search for suitable sites that also seeks to minimise the impact on the landscape resulting positive effect on objective 1(health), objective 2(housing), objective 4(economy), objective 9(pollution) objective 11(climate change) and objective 12 (natural resources). Option 2 which allows a wider area for consideration would have major positive effects on objective 4(economy), objective 11(climate change) and objective 12(resources). However there are negative or uncertainty effects have been identified for environmental objectives.</p> <p>Mitigation and enhancement A policy for wind energy development would allow for identification of suitable sites. Site specific mitigation and enhancement measures should be included in the policies.</p>			

Ref DM8	Electric Vehicle (EV) Charging points			
SA Objectives	Option 2b and 3b Introduce new policies requiring the provision of EV charging points and infrastructure with 100% active charging in major residential and non-residential development	Option 2a and Option 3a Introduce new policies requiring the provision of EV charging points and infrastructure with 20% active charging and 80% passive charging in major residential and non-residential development	Options 1a and b (with options 2 or 3) Require the provision of EV infrastructure in minor residential development	Option 4 Rely on reference to charging infrastructure in Policy ST.7
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	+	+	++	-/0
	The proposed approach requiring the provision of EV charging points (active) will help to encourage sustainable travel. The provision of on site chargers helps increase in using an EV vehicle.	The proposed approach requiring the provision of EV charging points will help to encourage sustainable travel. The provision of an on site chargers helps increase in using an EV vehicle.	There are similar benefits but the benefits could apply to all residential development.	Policy ST.7 will only require electric charging points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within developments.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	0	0	0	0
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	++	0
	The proposed approach facilitates the provision of electric vehicles, which encourages the provision of low carbon economy with local communities	The proposed approach facilitates the provision of electric vehicles, which encourages the provision of low carbon economy with local communities	There are similar but the benefits could apply to all residential development	
Objective 4: Build a strong,	+	+	++	0
	The proposed approach facilitates	The proposed approach facilitates the	There are similar benefits but the	

Ref DM8	Electric Vehicle (EV) Charging points			
SA Objectives	Option 2b and 3b Introduce new policies requiring the provision of EV charging points and infrastructure with 100% active charging in major residential and non-residential development	Option 2a and Option 3a Introduce new policies requiring the provision of EV charging points and infrastructure with 20% active charging and 80% passive charging in major residential and non-residential development	Options 1a and b (with options 2 or 3) Require the provision of EV infrastructure in minor residential development	Option 4 Rely on reference to charging infrastructure in Policy ST.7
competitive economy and enable local businesses to prosper	the provision of electric vehicles, which helps, contribute to a low carbon economy with local communities.	provision of electric vehicles, which helps, contribute to a low carbon economy with local communities	benefits could apply to all residential development	
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	++ The proposed approach will require the provision of EV charging points within developments and will help to provide access to sustainable transport.	++ The proposed approach will require the provision of EV charging points within developments and will help to provide access to sustainable transport. The policy approach also provides active and passive provision which will future proof a development. Passive charging means the latest technology in chargers can be used when required and is the more viable option.	++ There are similar benefits but the benefits could apply to all residential development.	- Policy ST.7 will only require electric charging points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within developments.
Objective 6: Protect and enhance local environmental distinctiveness and the	N/A	N/A	N/A	N/A

Ref DM8	Electric Vehicle (EV) Charging points			
SA Objectives	Option 2b and 3b Introduce new policies requiring the provision of EV charging points and infrastructure with 100% active charging in major residential and non-residential development	Option 2a and Option 3a Introduce new policies requiring the provision of EV charging points and infrastructure with 20% active charging and 80% passive charging in major residential and non-residential development	Options 1a and b (with options 2 or 3) Require the provision of EV infrastructure in minor residential development	Option 4 Rely on reference to charging infrastructure in Policy ST.7
character and appearance of landscape				
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	N/A	N/A	N/A	N/A
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+	+	+	0
	The provision of EV charging points will help to reduce pollution from vehicles and improve air quality. This results in a positive effect on this objective.	The provision of EV charging points will help to reduce pollution from vehicles and improve air quality. This results in a positive effect on this objective.	The provision of EV charging points will help to reduce pollution from vehicles and improve air quality. This results in a positive effect on this objective.	
Objective 9: Reduce land, water, air, light, noise pollution	++	++	++	-
	The provision of EV charging points will help to reduce pollution from vehicles, The provision of EV charging will encourage the use of electric	The provision of EV charging points will help to reduce pollution from vehicles, The provision of EV charging will encourage the use of electric vehicles. This will lead to a reduction in harmful	There are similar benefits but the benefits could apply to all residential development.	Policy ST.7 will only require electric charging points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within developments. Therefore the current approach has not minimised the impact to air quality.

Ref DM8	Electric Vehicle (EV) Charging points			
SA Objectives	Option 2b and 3b Introduce new policies requiring the provision of EV charging points and infrastructure with 100% active charging in major residential and non-residential development	Option 2a and Option 3a Introduce new policies requiring the provision of EV charging points and infrastructure with 20% active charging and 80% passive charging in major residential and non-residential development	Options 1a and b (with options 2 or 3) Require the provision of EV infrastructure in minor residential development	Option 4 Rely on reference to charging infrastructure in Policy ST.7
	vehicles. This will lead to a reduction in harmful emissions related to combustion engines and will have a positive impact on air quality, particularly within AQMAs. Electric vehicles result in a reduction in traffic noise.	emissions related to combustion engines and will have a positive impact on air quality, particularly within AQMAs. Electric vehicles result in a reduction in traffic noise.		
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	++	N/A
	The provision of EV infrastructure will lead to an increase in the use of electric vehicles. This would result in a reduction of harmful emissions which would help tackle climate change. Reducing the vulnerability to flood risk.	The provision of EV infrastructure will lead to an increase in the use of electric vehicles. This would result in a reduction of harmful emissions which would help to tackle climate change. Reducing the vulnerability to flood risk.	There are similar benefits but the benefits could apply to all residential development.	
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+	+	++	0
	The provision of electric vehicles reduces the emission from cars exhaust.	The provision of electric vehicles reduces the emission from cars exhaust.	There are similar benefits but the benefits could apply to all residential development.	
Objective 12: Encourage careful,	+	+	++	0
	The provision of EV charging can	The provision of EV charging can help	There are similar benefits the benefits	Policy ST.7 will only require electric charging

Ref DM8	Electric Vehicle (EV) Charging points			
SA Objectives	Option 2b and 3b Introduce new policies requiring the provision of EV charging points and infrastructure with 100% active charging in major residential and non-residential development	Option 2a and Option 3a Introduce new policies requiring the provision of EV charging points and infrastructure with 20% active charging and 80% passive charging in major residential and non-residential development	Options 1a and b (with options 2 or 3) Require the provision of EV infrastructure in minor residential development	Option 4 Rely on reference to charging infrastructure in Policy ST.7
efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	help to contribute to a zero carbon development. This will help to contribute towards a sustainable design. The use of EV can then be incorporated into renewable energy options.	to contribute to a zero carbon development. This will help to contribute towards a sustainable design. The use of EV can then be incorporated into renewable energy options.	could apply to all residential development	points within a development where practicable. The current wording does not provide a robust position for requiring the charging points within developments.
<p>General Summary</p> <p>The current policy approach under ST.7 does not provide a robust requirement to provide electric vehicle charging infrastructure as part of a development. Options 2b and 3b will require EV charging points to be installed as part of a development which will provide access to sustainable travel options and contribute towards reducing air pollution. Options 2a and 3a have similar benefits but the provision of passive charging will reduce the cost of development and allow for the most up to date chargers to be installed when needed. Options, 2 and 3 have significant positive effects on objective 5 (promoting sustainable transport) and objective 9 (air pollution). There are also positive effects on objective 3 (community), objective 4 (economic objective), objective 11 (climate change) and objective 12 (sustainable energy). Options 2 and 3 would only apply the policy to major developments, whilst there would be positive effects similar to option 1, the effects would be limited when only installed in major development. Option 1 to require the provision of EV infrastructure in minor residential development as well as major development have significant positive effects on objective 1, 3, 4, 5, 9, 10,11 and 12.</p>				

Ref DM 9, 10, 11, 12 and 13

Biodiversity and Green Infrastructure

SA Objectives	Option 1 Amendments to Policy NE3: Site, Species and Habitats, Amendments to Policy NE5: Ecological Networks and Nature Recovery, New Policy for Biodiversity Net Gain Amendments to Policy CP7: Green Infrastructure	Option 2 No change
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ An Ecological Emergency has been declared by the Council in response to ongoing threats to wildlife and ecosystems. The declaration recognises the essential role nature plays in society and the economy. Amendments to biodiversity policies and new biodiversity net gain policy will protect wildlife and habitats, enabling residents to benefit from a green, nature rich environment which will improve the health and well-being of all communities and reduce health inequalities. Amendments to Green Infrastructure policy propose to include a designation as relates to the Bath River Line project to plan for green infrastructure and connectivity, help identify and facilitate opportunities for the wider network (of GI corridors, footpath/cycle paths etc) to connect to it. This will provide additional opportunities to support the health and well-being of all communities.	0 The Environment Bill 2019-2021 in support of the 25 Year Environment Plan is currently progressing through Parliament and seeks to introduce legally binding nature, water, air and waste targets from 2022. It proposes to introduce a mandatory requirement for measurable biodiversity net gain in the planning system, to ensure that new developments enhance biodiversity and create new green spaces for local communities. The Environment Bill further proposes introducing provisions requiring the development of Local Nature Strategies across England.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	N/A	N/A
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ Proposed policies will support community cohesion in supporting a common purpose to address the ecological emergency. The Council has a central role in the provision, delivery and planning of GI through its role as local planning authority and direct provider of significant areas of open spaces. It will also work in partnership with key public and private bodies, local communities and the voluntary sector to support key GI projects such as the Bath River Line – a walking and cycling connection from the west to the east of Bath and better connect the green spaces along the route and manage it as one. Projects such as this offer the opportunity to enable vibrant and cohesive communities with opportunities to support good design to	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.

Ref DM 9, 10, 11, 12 and 13	Biodiversity and Green Infrastructure	
SA Objectives	Option 1 Amendments to Policy NE3: Site, Species and Habitats, Amendments to Policy NE5: Ecological Networks and Nature Recovery, New Policy for Biodiversity Net Gain Amendments to Policy CP7: Green Infrastructure	Option 2 No change
	address inequalities and reduce negative behaviours.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ The proposed amendments to biodiversity and GI policy and new biodiversity policy supports the ecological and climate emergency supporting clean and inclusive growth. The policy requirements may encourage green recovery and growth jobs and opportunities.	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	+ There is the opportunity to secure biodiversity gains within walking and cycling infrastructure to benefit all, providing multi-functional infrastructure. The proposed Bath River Line project proposes to create a high quality, continuous 10km walking and cycling connection from Newbridge to Batheaston/Bathampton and better connect the green spaces along the route and manage it as one. Proposed designation of the Bath River Line will include opportunities to connect to wider public transport, cycling and walking infrastructure and to access employment and leisure facilities.	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	+ It is proposed through amendments to biodiversity policy to support biodiversity gain and management opportunities. The new policy for Biodiversity net gain (BNG) proposes at least 10%+ biodiversity from development. BNG is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development. Biodiversity policy amendments and new policy has the potential to not only protect local biodiversity, but also protect and enhance the local environmental distinctiveness through habitat creation, protection, enhancement, restoration and management. Local nature recovery networks have the opportunity to link to wider nature recovery networks within the Cotswold and Mendip Hills AONBs which protect the special qualities	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.

Ref DM 9, 10, 11, 12 and 13	Biodiversity and Green Infrastructure	
SA Objectives	Option 1 Amendments to Policy NE3: Site, Species and Habitats, Amendments to Policy NE5: Ecological Networks and Nature Recovery, New Policy for Biodiversity Net Gain Amendments to Policy CP7: Green Infrastructure	Option 2 No change
	of the landscape.	
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	N/A	N/A
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	++ Policy NE3 provides policy as relates to potential impacts of development on designated sites of international, national and local importance. Proposed biodiversity new gain policy will ensure that development delivers biodiversity net gain, secured for 30 years. Policy proposes that any off-site habitats created are well located to maximise opportunities for local nature recovery. Policy NE5: Ecological Networks and Nature Recovery will support the local nature recovery networks through habitat creation, protection, enhancement, restoration and management. The proposed Bath River line project will enhance and extend multi-functional Green Infrastructure and make a positive contribution to nature recovery networks. It is widely recognised that climate change and biodiversity are interconnected. Biodiversity is affected by climate change, with negative consequences for human well-being, but biodiversity, through the ecosystem services it supports, also makes an important contribution to both climate-change mitigation and adaptation. Consequently, conserving and sustainably managing biodiversity is critical to addressing climate change. Mitigation and enhancement Viability assessment should not compromise sustainable development but should be	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.

Ref DM 9, 10, 11, 12 and 13	Biodiversity and Green Infrastructure	
SA Objectives	Option 1 Amendments to Policy NE3: Site, Species and Habitats, Amendments to Policy NE5: Ecological Networks and Nature Recovery, New Policy for Biodiversity Net Gain Amendments to Policy CP7: Green Infrastructure	Option 2 No change
	used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.	
Objective 9: Reduce land, water, air, light, noise pollution	+ The proposed Bath River Line project will encourage walking and cycling, whereby minimising traffic congestion and further, reducing air and noise pollution. Sustainable Drainage Systems (SuDS) include opportunities to support biodiversity net gains within a development. These SuDS systems can further support ecosystem services such as filtering dirty water along with providing a habitat for wildlife.	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+ Sustainable Drainage Systems (SuDS) include opportunities to support biodiversity net gains within a development. These SuDS can further support ecosystem services such as filtering dirty water along with providing a habitat for wildlife. SuDS in turn offer opportunities to reduce vulnerability to and manage flood risk.	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	++ It is widely recognised that climate change and biodiversity are interconnected. Biodiversity is affected by climate change, with negative consequences for human well-being, but biodiversity, through the ecosystem services it supports, also makes an important contribution to both climate-change mitigation and adaptation. Consequently, conserving and sustainably managing biodiversity is critical to addressing climate change. The proposed amendments to biodiversity policy and new biodiversity policy will support biodiversity gains from development supporting resilience to climate change.	0 The Environment Bill 2019-2021 seeks to introduce legally binding nature, water, air and waste targets from 2022 as well as a mandatory requirement for measurable biodiversity net gain in the planning system.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable	N/A	N/A

Ref DM 9, 10, 11, 12 and 13	Biodiversity and Green Infrastructure	
SA Objectives	Option 1 Amendments to Policy NE3: Site, Species and Habitats, Amendments to Policy NE5: Ecological Networks and Nature Recovery, New Policy for Biodiversity Net Gain Amendments to Policy CP7: Green Infrastructure	Option 2 No change
construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)		
<p>General Summary The proposed policy amendments and new policy seek to strengthen policies as relates to biodiversity and green infrastructure supporting the climate and ecological emergency. The policies will have a positive affect on a number of SA objectives and a major positive impact on SA objectives to conserve, enhance and restore the condition and extent of Biodiversity in the district and reduce negative contributions to and increase resilience to climate change.</p> <p>Mitigation Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.</p>		

Ref DM14, 15 and 16	Artificial pitches (amendments to Policies PCS1, PCS5 and LCR6)	
SA Objectives	Option 1 Amend Policies PCS1 Pollution and Nuisance and PCS5 Contamination to provide clarity and require a management plan for artificial pitches to address potential pollution.	Option 2 Maintain the current policies and make no amendments
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p>+</p> <p>There are some health concerns related with rubber granules made from old tyres resulting from the migration of polycyclic aromatic hydrocarbons (PAHs), phthalates and metals. However artificial pitches provide several general advantages over natural grass and provide significant benefits supporting active lifestyle and well-being by allowing people to play and exercise longer especially in winter. Based on the 'precautionary principle' in Policy PCS1, this new policy requiring a management plan outlining the material used, potential sources of pollution and adequate remediation</p>	<p>0</p> <p>The current policy approach does not take advantage of the improving technology therefore no effect is identified.</p> <p>Mitigation and enhancement Even though artificial pitches are not banned in the UK, there are some health concerns which need to be monitored.</p>

Ref DM14, 15 and 16	Artificial pitches (amendments to Policies PCS1, PCS5 and LCR6)	
SA Objectives	Option 1 Amend Policies PCS1 Pollution and Nuisance and PCS5 Contamination to provide clarity and require a management plan for artificial pitches to address potential pollution.	Option 2 Maintain the current policies and make no amendments
	measures, has a positive effect on this objective. Mitigation and enhancement Further guidance setting out what the management plan should include is helpful.	
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	N/A	N/A
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ There is an insufficient supply of youth play space, parks and recreational grounds across all area profiles. Difficulties maintaining natural turf and a shortage of available space has amplified the growth in artificial alternatives. Artificial turf stands up to heavy use and helps facilitate longer play especially in winter. Well maintained facilities can contribute to stronger communities. Mitigation and enhancement Based on the 'precautionary principle' in Policy PCS1, this new policy requiring a management plan outlining the material used, potential sources of pollution and adequate remediation measures has a positive effect. Use of natural and recyclable materials should be considered and encouraged.	0 Artificial turf stands up to heavy use and helps facilitate longer play especially in winter. Mitigation and enhancement Even though artificial pitches are not banned in the UK, there are some health concerns which need to be monitored.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0 3G pitches bring economic benefits. Durable, resistant to heavy uses such as football spikes and cost effective to maintain, they are designed for longevity.	0 3G pitches bring economic benefits. Durable, resistant to heavy uses such as football spikes and cost effective to maintain, they are designed for longevity.
Objective 5: Ensure everyone has access to high quality and	N/A	N/A

Ref DM14, 15 and 16	Artificial pitches (amendments to Policies PCS1, PCS5 and LCR6)	
SA Objectives	Option 1 Amend Policies PCS1 Pollution and Nuisance and PCS5 Contamination to provide clarity and require a management plan for artificial pitches to address potential pollution.	Option 2 Maintain the current policies and make no amendments
affordable public transport, cycling and walking infrastructure		
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	0 As artificial pitches can be used more intensively, floodlights are often proposed alongside the pitches. Mitigation The landscape impact of floodlights should be assessed to avoid harm.	0 As artificial pitches can be used more intensively, floodlights are often proposed alongside the pitches. Mitigation The landscape impact of floodlights should be assessed to avoid harm.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	0 No significant effect.	0 No significant effect.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+/? Artificial pitches replace natural grass pitches. Also infill material can be lost from pitches on the skin and clothing of players, as well as being blown or washed out of pitches by wind and rain, causing contamination of watercourses contaminating soil and water quality. Based on the 'precautionary principle' in Policy PCS1, this new policy requiring a management plan outlining the material used, potential sources of pollution and adequate remediation measures has a positive effect. Use of natural and recyclable materials should be considered and encouraged.	0/? Artificial pitches replace natural grass pitches. Also infill material can be lost from pitches on the skin and clothing of players, as well as being blown or washed out of pitches by wind and rain, causing contamination of watercourses, contaminating soil and water quality.
Objective 9: Reduce land, water, air, light, noise pollution	+/? Proposed changes to Policies PCS1 and PCS5 to avoid potential sources of pollutions and contamination of land would help achieve this objective. However, the commonly used artificial pitches are constructed using longer pile artificial plastic grass with a rubber crumb infill. These crumb granules are typically styrene butadiene rubber (SBR) originating from shredded	0/?

Ref DM14, 15 and 16	Artificial pitches (amendments to Policies PCS1, PCS5 and LCR6)	
SA Objectives	Option 1 Amend Policies PCS1 Pollution and Nuisance and PCS5 Contamination to provide clarity and require a management plan for artificial pitches to address potential pollution.	Option 2 Maintain the current policies and make no amendments
	waste tyres. Also artificial pitches are often accompanied by floodlights. Mitigation and enhancement Need to avoid light nuisance and minimise light pollution.	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0
	No significant effect.	No significant effect.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+	0
	Based on the 'precautionary principle' in Policy PCS1, this new policy requiring a management plan outlining the material used, potential sources of pollution and adequate remediation measures has a positive effect. Mitigation and enhancement Use of natural and recyclable materials should be considered and encouraged.	
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	0
	There is growing public concern around plastic waste and micro plastic and soil/water contamination. The recycling of materials can offer a range of benefits to both facility owners and the wider environment. For example, there can be reductions in overall project costs, waste materials going to landfill, and the carbon footprint from manufacturing and transporting. Mitigation and enhancement The policy to require a management plan outlining the materials used and requiring consideration of potential sources of pollution from the installation phase through to end of life, including disposal is helpful. This includes both chemical and solid wastes including micro-plastics.	
General Summary		

Ref DM14, 15 and 16	Artificial pitches (amendments to Policies PCS1, PCS5 and LCR6)	
SA Objectives	Option 1 Amend Policies PCS1 Pollution and Nuisance and PCS5 Contamination to provide clarity and require a management plan for artificial pitches to address potential pollution.	Option 2 Maintain the current policies and make no amendments
<p>Proposed changes to Policies PCS1 and PCS5 to avoid potential sources of pollution and contamination of land and requiring a management plan outlining materials used, potential sources of pollution and adequate remediation measures have positive effects on objectives 1 (health and well-being), 3 (stronger communities),8 (biodiversity),9 (pollution), 11 (climate change) and 12 (waste).</p> <p>Mitigation and enhancement: Use of natural and recyclable materials should be considered and encouraged. Further guidance setting out what the management plan should include is helpful.</p>		

Ref DM 16	Title Affordable housing 'build to rent schemes' Amendments to Policy CP9	
SA Objectives	Option 1 Add 'Affordable units as part of a Build to Rent scheme should be discounted in line with First Homes, to a minimum of 30%'	Option 2 No change
Objective 1:	n/a	n/a
Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	n/a	n/a
Objective 2:	++	+
Meet identified needs for sufficient, high quality housing including affordable housing	<p>Improves the affordability of build-to-rent properties in B&NES, particularly Bath, where rents are currently very high and unaffordable for many members of the population. Could cause viability issues on sites.</p> <p>Mitigation and enhancement Viability assessment should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.</p>	Existing 20% discount will remain, which goes some way to providing affordable rents in Bath and North East Somerset but is not considered to adequately meet affordable rent need in the District, particularly Bath.
Objective 3:	+	0

Ref DM 16	Title Affordable housing 'build to rent schemes' Amendments to Policy CP9	
SA Objectives	Option 1 Add 'Affordable units as part of a Build to Rent scheme should be discounted in line with First Homes, to a minimum of 30%'	Option 2 No change
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	Encourage more mixed communities by introducing population groups otherwise unable to afford to rent in Bath and North East Somerset Council, particularly Bath.	No change proposed.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	n/a	n/a
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	n/a	n/a
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	n/a	n/a
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	n/a	n/a
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	n/a	n/a
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a

Ref DM 16	Title Affordable housing 'build to rent schemes' Amendments to Policy CP9	
SA Objectives	Option 1 Add 'Affordable units as part of a Build to Rent scheme should be discounted in line with First Homes, to a minimum of 30%'	Option 2 No change
Objective 11 Reduce negative contributions to and Increase resilience to climate change	n/a	n/a
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a
General Summary The proposed approach (option 1) will have a major positive impact in terms of improving the affordability of rents in the District, particularly in Bath, where existing rent costs are very high. A minor positive impact shall also occur in terms of creating more mixed communities, by introducing population groups to areas within the District where they would otherwise be unable to afford to rent. Mitigation and enhancement Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.		

Ref DM18, 19	Houses in Multiple Occupation (HMO) amendments to Policy H2 and new policies	
SA Objectives	Option 1 Increase scope of policy H2 to refer to new build HMOs and change of use to HMO from other uses, plus introduce supplementary policy H2A to refer to intensification of existing HMOs (C4 to SG)	Option 2 Retain existing policy H2 with no amendments
Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	+	0
	Where intensification of existing HMO is proposed, it has potential for overcrowding. Mitigation and enhancement	Existing policy wording relates to change of use from C3 to C4 / SG only.

Ref DM18, 19	Houses in Multiple Occupation (HMO) amendments to Policy H2 and new policies	
SA Objectives	Option 1 Increase scope of policy H2 to refer to new build HMOs and change of use to HMO from other uses, plus introduce supplementary policy H2A to refer to intensification of existing HMOs (C4 to SG)	Option 2 Retain existing policy H2 with no amendments
	New H2A wording to require all intensification proposals to provide a good standard of accommodation for occupants, in line with relevant national standards relating to room sizes. Also it needs to achieve an Energy Performance Certificate C rating.	
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p>++</p> <p>Provision of new build HMOs, the change of use from other uses, and intensification of existing HMOs shall provide opportunity to boost the existing supply of housing, providing good quality homes catering for population groups unable to afford other forms of private accommodation.</p> <p>Mitigation and enhancement Concern relating to additional new build HMOs creating an over-concentration in an area is mitigated by the requirement for these applications to be tested against the sandwich and threshold tests set out in the HMO SPD.</p>	<p>-/0</p> <p>Retaining policy H2 with no amendments would leave a policy gap regarding applications for new build HMOs, changes of use from other uses, and intensification of existing HMOs.</p> <p>As there is currently no policy requirement to test applications for new build HMOs against the sandwich and threshold tests set out in the HMO SPD, there is potential for this option to lead to an over-concentration in some areas.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>0/+</p> <p>Perception that higher concentrations of HMOs in an area might cause more frequent incidences of anti-social behaviour.</p> <p>Perception that the intensification of an existing HMO might cause more frequent incidences of anti-social behaviour. A particular concern where permission is granted for a large HMO following assessment against policy criteria, where no further permission (and therefore no further assessment) is required to increase the number of occupants further.</p> <p>Mitigation and enhancement</p>	<p>-/0</p> <p>Retaining policy H2 with no amendments would leave a policy gap regarding applications for new build HMOs and intensification of existing HMOs.</p> <p>As there is currently no policy requirement to test applications for new build HMOs against the sandwich and threshold tests set out in the HMO SPD, there is potential for this option to lead to an over-concentration in some areas, which could lead to more frequent incidences of anti-social behaviour.</p>

Ref DM18, 19	Houses in Multiple Occupation (HMO) amendments to Policy H2 and new policies	
SA Objectives	Option 1 Increase scope of policy H2 to refer to new build HMOs and change of use to HMO from other uses, plus introduce supplementary policy H2A to refer to intensification of existing HMOs (C4 to SG)	Option 2 Retain existing policy H2 with no amendments
	<p>Amended policy wording requires new build HMOs and changes of use from other uses to be tested against the sandwich and threshold tests set out in the HMO SPD, in order to ensure that proposals do not cause harmful concentrations, leading to increases in associated issues such as anti-social behaviour.</p> <p>New policy wording allowing the inclusion of conditions on permissions to restrict the number of occupants to that proposed within the permission.</p>	
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>+</p> <p>Potential for loss of other uses to HMOs, eg shops, offices, community facilities etc.</p> <p>Mitigation and enhancement New policy wording restricting HMO use where the proposal results in the unacceptable loss of a commercial use, in conflict with other Local Plan policies (eg CR3 primary shopping areas and frontages, ED1B Change of Use & Redevelopment of B1(a) Office to Residential Use), and LCR1 Safeguarding local facilities).</p>	<p>0</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure</p>	<p>-/0</p> <p>Occupants of both new and intensified HMOs should have access to adequate cycle storage. Current cycle parking standards do not provide requirements for HMOs. Standards for C3 uses require dwellings to provide a minimum of 2no. cycle parking spaces. As a HMO often houses larger numbers of unrelated adults, the current C3 standards are not considered to be sufficient to ensure adequate provision.</p>	<p>0/-</p> <p>Existing policy wording relates to change of use from C3 to C4 / SG only. Policy gap remains.</p>

Ref DM18, 19	Houses in Multiple Occupation (HMO) amendments to Policy H2 and new policies	
SA Objectives	Option 1 Increase scope of policy H2 to refer to new build HMOs and change of use to HMO from other uses, plus introduce supplementary policy H2A to refer to intensification of existing HMOs (C4 to SG)	Option 2 Retain existing policy H2 with no amendments
	<p>Mitigation and enhancement Future updates to the HMO SPD / provision of a new parking standards SPD to provide cycle storage standards for HMOs.</p>	
<p>Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape</p>	<p>0/+ Potential for new build HMOs to impact local landscape features.</p> <p>Mitigation and enhancement Proposals for new build HMOs required by updated policy H2 to be consistent with other relevant Local Plan policies relating to new build residential accommodation, including impact on local landscape.</p>	<p>0 Existing policy wording relates to change of use only.</p>
<p>Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings</p>	<p>0/+ Potential for new build HMOs to impact historic environment and heritage assets.</p> <p>Mitigation and enhancement Proposals for new build HMOs required by updated policy H2 to be consistent with other relevant Local Plan policies relating to new build residential accommodation, including impact on historic environment and heritage assets.</p>	<p>0 Existing policy wording relates to change of use only.</p>
<p>Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)</p>	<p>0/+ Potential for new build HMOs to impact biodiversity.</p> <p>Mitigation and enhancement Proposals for new build HMOs required by updated policy H2 to be consistent with other relevant Local Plan policies relating to new build residential accommodation, including impact on biodiversity.</p>	<p>0 Existing policy wording relates to change of use only.</p>

Ref DM18, 19	Houses in Multiple Occupation (HMO) amendments to Policy H2 and new policies	
SA Objectives	Option 1 Increase scope of policy H2 to refer to new build HMOs and change of use to HMO from other uses, plus introduce supplementary policy H2A to refer to intensification of existing HMOs (C4 to SG)	Option 2 Retain existing policy H2 with no amendments
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>0/+</p> <p>Perception that higher concentrations of HMOs in an area might cause more frequent incidences of noise and disturbance.</p> <p>Perception that the intensification of an existing HMO might cause more frequent incidences of noise and disturbance. A particular concern where permission is granted for a large HMO following assessment against policy criteria, where no further permission (and therefore no further assessment) is required to increase the number of occupants further.</p> <p>Mitigation and enhancement Amended policy wording requires new build HMOs to be tested against the sandwich and threshold tests set out in the HMO SPD, in order to ensure that proposals do not cause harmful concentrations, leading to increases in associated issues such as increased noise and disturbance.</p> <p>New policy H2A includes policy wording allowing the inclusion of conditions on permissions for new build HMOs and intensification, restricting the number of occupants to that proposed within the permission. Future update to HMO SPD to suggest ways in which landlords might restrict noise from their HMO properties, such as provision of sound reduction measures.</p>	<p>-</p> <p>Retaining policy H2 with no amendments would leave a policy gap regarding applications for new build HMOs and intensification of existing HMOs.</p> <p>As there is currently no policy requirement to test applications for new build HMOs against the sandwich and threshold tests set out in the HMO SPD, there is potential for this option to lead to an over-concentration in some areas, which could lead to more frequent incidences of noise and disturbance.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>0</p> <p>Potential for new build HMOs to be located in areas at risk of flooding.</p> <p>Mitigation and enhancement Proposals for new build HMOs required by updated policy H2 to be</p>	<p>0</p> <p>Existing policy wording relates to change of use only.</p>

Ref DM18, 19	Houses in Multiple Occupation (HMO) amendments to Policy H2 and new policies	
SA Objectives	Option 1 Increase scope of policy H2 to refer to new build HMOs and change of use to HMO from other uses, plus introduce supplementary policy H2A to refer to intensification of existing HMOs (C4 to SG)	Option 2 Retain existing policy H2 with no amendments
	consistent with other relevant Local Plan policies relating to new build residential accommodation, including flood risk and drainage. A sequential approach will be required when assessing location.	
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ New build HMOs should be built with resilience to changing climate. Mitigation and enhancement Proposals for new build HMOs required by updated policy H2 to be consistent with other relevant Local Plan policies relating to new build residential accommodation, including designing new development to be resilient to future climate. Also it is expected that HMOs to achieve an Energy Performance Certificate 'C'.	n/a Existing policy wording relates to change of use only.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0 New build HMOs should consider efficient use of natural resources. Mitigation and enhancement Proposals for new build HMOs required by updated policy H2 to be consistent with other relevant Local Plan policies relating to new build residential accommodation, including sustainable construction methods and site-specific waste management.	n/a Existing policy wording relates to change of use only.
<p>General Summary</p> <p>The proposed approach (option 1) will fill the current policy gap relating to new build HMOs, change of use from other uses such as shops, and the intensification of existing HMOs. The proposed approach will have a major positive impact in terms of boosting the supply of housing, providing good quality homes catering for population groups unable to afford other forms of private accommodation. Potential minor negative impacts relating to issues arising in areas with higher concentrations of HMOs will be mitigated by policy wording requiring new build HMOs to be assessed against threshold tests set out in the HMO SPD. The intensification of HMOs to an extent further than assessable at planning stage will be restricted by policy wording allowing conditions to be attached to relevant permissions, controlling the number of occupiers. A minor negative impact remains in relation cycle storage for HMOs, as current cycle parking standards do not provide adequate requirements for larger properties. Future updates to the HMO SPD / provision of a new parking standards SPD will provide cycle storage standards for HMOs.</p>		

Ref DM18, 19	Houses in Multiple Occupation (HMO) amendments to Policy H2 and new policies	
SA Objectives	Option 1 Increase scope of policy H2 to refer to new build HMOs and change of use to HMO from other uses, plus introduce supplementary policy H2A to refer to intensification of existing HMOs (C4 to SG)	Option 2 Retain existing policy H2 with no amendments

Ref DM21, 22, 23 and 24	Purpose Built Student Accommodation (PBSA)		
SA Objectives	Option 1 Introduction of new policy H2B to restrict PBSA to allocated sites, or elsewhere in the district where need is demonstrated	Option 2 Increase scope of policy H2 to refer to PBSA, including assessment against HMO threshold test	Option 3 No policy change
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	0/+ New policy H2B facilitates the internal design, layout and size of accommodation and facilities to be an appropriate standard and adequate level of outdoor amenity space is provided. This will have a positive effect to improve the health and well-being of occupiers.	0	0
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	+ Provision of PBSA shall boost the existing supply of housing for students to meet future demand, providing good quality, managed homes, linked directly to an educational facility. Future PBSA provision will be directed to sites allocated for that purpose. Any additional demand will be met elsewhere in the district, but only where	-/0 Provision of PBSA shall boost the existing supply of housing for students to meet future demand, providing good quality, managed homes. Provision under existing policy H2 would require PBSA to be tested using the threshold tests set out in the HMO SPD. Inclusion of PBSA in these tests could lead to the dispersal of both PBSA and HMOs	- Existing policy allows for the development of PBSA district-wide, other than three specified areas. Not requiring evidence of need for future PBSA could lead to an oversupply, using land which could be developed for other forms of housing.

Ref DM21, 22, 23 and 24	Purpose Built Student Accommodation (PBSA)		
SA Objectives	Option 1 Introduction of new policy H2B to restrict PBSA to allocated sites, or elsewhere in the district where need is demonstrated	Option 2 Increase scope of policy H2 to refer to PBSA, including assessment against HMO threshold test	Option 3 No policy change
	<p>need is demonstrated and evidenced by a formal agreement between the developer and an educational establishment.</p> <p>Where students decide to live in PBSA, demand for HMOs amongst the student population could decrease (only where PBSA is comparable and complete with HMO), opening up the HMO market further to the non-student population. This could also encourage the change of use of some HMOs back into family homes.</p> <p>Mitigation and enhancement In order to avoid an oversupply of PBSA in Bath outside allocated sites, policy H2B shall require proposals to demonstrate that there is a need for additional student accommodation, evidenced by a formal agreement between the developer and a relevant education provider.</p>	<p>to other areas of the city, in some cases further away from educational facilities.</p> <p>Not requiring evidence of need for future PBSA could lead to an oversupply, using land which could be used for other forms of housing.</p> <p>Inclusion of PBSA within the threshold test raises questions about how the PBSA unit numbers would be calculated.</p>	
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>0</p> <p>Perception that higher concentrations of PBSA bed spaces in an area might cause more frequent incidences of anti-social behaviour.</p> <p>Mitigation and enhancement Policy H2B requires submission of a Management</p>	<p>0</p> <p>Perception that higher concentrations of PBSA bed spaces in an area might cause more frequent incidences of anti-social behaviour.</p> <p>Not requiring evidence of need for future PBSA could lead to an oversupply, leading to blocks being empty</p>	<p>-</p> <p>Not requiring evidence of need for future PBSA could lead to an oversupply, leading to blocks being empty and unused for the long term.</p>

Ref DM21, 22, 23 and 24	Purpose Built Student Accommodation (PBSA)		
SA Objectives	Option 1 Introduction of new policy H2B to restrict PBSA to allocated sites, or elsewhere in the district where need is demonstrated	Option 2 Increase scope of policy H2 to refer to PBSA, including assessment against HMO threshold test	Option 3 No policy change
	Plan, in order to manage associated issues such as anti-social behaviour.	and unused for the long term. Mitigation and enhancement Inclusion of PBSA in the 10% threshold test set out in the HMO SPD would prevent provision in areas where the HMO threshold is close to being met.	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+0 Many recently built PBSAs are on sites used for employment uses. The new policy with a more strategic approach would provide clarity and help maintain employment sites.	0	0
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	0 Occupants of PBSA should have access to adequate cycle storage. Mitigation and enhancement Proposals for PBSA shall be required by policy H2B to provide adequate cycle storage in line with current standards for student accommodation. Future preparation of Parking Standards SPD to include updated cycle standards for student accommodation.	0 Occupants of PBSA should have access to adequate cycle storage. Mitigation and enhancement Existing policy H2 wording could be updated to require adequate cycle provision for PBSA, in line with current standards for student accommodation.	0
Objective 6:	0	0	0

Ref DM21, 22, 23 and 24	Purpose Built Student Accommodation (PBSA)		
SA Objectives	Option 1 Introduction of new policy H2B to restrict PBSA to allocated sites, or elsewhere in the district where need is demonstrated	Option 2 Increase scope of policy H2 to refer to PBSA, including assessment against HMO threshold test	Option 3 No policy change
Protect and enhance local environmental distinctiveness and the character and appearance of landscape	<p>Potential for new build PBSA to impact local landscape features.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by policy H2B to be consistent with other relevant Local Plan policies, including impact on landscape.</p>	<p>Potential for new build PBSA to impact local landscape features.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by amended policy H2 to be consistent with other relevant Local Plan policies, including impact on landscape.</p>	
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>0</p> <p>Potential for new build PBSA to impact historic environment and heritage assets.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by policy H2B to be consistent with other relevant Local Plan policies, including impact on heritage assets.</p>	<p>0</p> <p>Potential for new build PBSA to impact historic environment and heritage assets.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by amended policy H2 to be consistent with other relevant Local Plan policies, including impact on heritage assets.</p>	0
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>0</p> <p>Potential for new build PBSA to impact biodiversity.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by policy H2B to be consistent with other relevant Local Plan policies, including impact on biodiversity.</p>	<p>0</p> <p>Potential for new build PBSA to impact biodiversity.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by amended policy H2 to be consistent with other relevant Local Plan policies, including impact on biodiversity.</p>	0
Objective 9:	0	0	0

Ref DM21, 22, 23 and 24	Purpose Built Student Accommodation (PBSA)		
SA Objectives	Option 1 Introduction of new policy H2B to restrict PBSA to allocated sites, or elsewhere in the district where need is demonstrated	Option 2 Increase scope of policy H2 to refer to PBSA, including assessment against HMO threshold test	Option 3 No policy change
Reduce land, water, air, light, noise pollution	<p>Perception that higher concentrations of PBSA bed spaces in an area might cause more frequent incidences of noise disturbance.</p> <p>Mitigation and enhancement Policy H2B requires submission of a Management Plan, in order to manage associated issues such as noise disturbance.</p> <p>The policy also restricts PBSA development to allocated sites, except for where demand to meet need is evidenced.</p>	<p>Perception that higher concentrations of PBSA bed spaces in an area might cause more frequent incidences of noise disturbance.</p> <p>Mitigation and enhancement Inclusion of PBSA in the 10% threshold test set out in the HMO SPD would prevent provision in areas where the HMO threshold is close to being met.</p>	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>0</p> <p>Potential for PBSA developments to be located in areas at risk of flooding.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by policy H2B to be consistent with other relevant Local Plan policies, including flood risk and drainage.</p>	<p>0</p> <p>Potential for PBSA developments to be located in areas at risk of flooding.</p> <p>Mitigation and enhancement Proposals for new build PBSA required by amended policy H2 to be consistent with other relevant Local Plan policies, including flood risk and drainage.</p>	n/a
Objective 11 Reduce negative contributions to and Increase resilience to climate change	<p>0</p> <p>PBSA developments should be built with resilience to changing climate.</p>	<p>0</p> <p>PBSA developments should be built with resilience to changing climate.</p>	n/a

Ref DM21, 22, 23 and 24	Purpose Built Student Accommodation (PBSA)		
SA Objectives	Option 1 Introduction of new policy H2B to restrict PBSA to allocated sites, or elsewhere in the district where need is demonstrated	Option 2 Increase scope of policy H2 to refer to PBSA, including assessment against HMO threshold test	Option 3 No policy change
	Mitigation and enhancement Proposals for PBSA required by policy H2B to be consistent with other relevant Local Plan policies, including those relating to resilience to changing climate.	Mitigation and enhancement Proposals for PBSA required by amended policy H2 to be consistent with other relevant Local Plan policies, including those relating to resilience to changing climate.	
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0 PBSA developments should consider efficient use of natural resources. Mitigation and enhancement Proposals for PBSA required by policy H2B to be consistent with other relevant Local Plan policies, including renewable energy, sustainable construction, and waste management.	0 PBSA developments should consider efficient use of natural resources. Mitigation and enhancement Proposals for PBSA required by amended policy H2 to be consistent with other relevant Local Plan policies, including renewable energy, sustainable construction, and waste management.	n/a
<p>General Summary</p> <p>Option 1 will have a positive impact in terms of meeting identified need for provision of student housing, through policy wording allowing for the provision of new accommodation off-campus, where need is demonstrated by an educational establishment. This requirement for evidence of need will ensure that an oversupply does not occur. Potential for minor negative impacts relating to issues such as noise disturbance and anti-social behaviour are mitigated by policy wording requiring a Management Plan to be submitted through the planning application process. Potential minor negative impacts relating to issues such as heritage assets, biodiversity and landscaping etc will be mitigated by policy wording requiring applications to be assessed against relevant existing local plan policies.</p> <p>Option 2 will have a minor negative impact in terms of meeting identified need, as although it allows for the provision of PBSA district wide, in any areas where the concentration of HMOs is over 10%, no PBSA will be considered to be acceptable. This may lead to the dispersal of both PBSA and HMOs to other areas of the city, in some cases further away from educational facilities. Not requiring evidence of need could lead to an oversupply, using land which could be used for other forms of housing or employment. Potential for minor negative impacts relating to issues such as noise disturbance and anti-social behaviour are mitigated by the inclusion of PBSA in the 10% HMO threshold test, which would prevent provision in areas where the HMO threshold is close to being met. Potential minor negative impacts relating to issues such as heritage assets, biodiversity and landscaping etc will be mitigated by policy wording requiring applications to be assessed against relevant existing local plan policies.</p>			

Ref DM21, 22, 23 and 24	Purpose Built Student Accommodation (PBSA)		
SA Objectives	Option 1 Introduction of new policy H2B to restrict PBSA to allocated sites, or elsewhere in the district where need is demonstrated	Option 2 Increase scope of policy H2 to refer to PBSA, including assessment against HMO threshold test	Option 3 No policy change
Option 3 will have a minor negative impact in terms of meeting identified need, as although it allows for the provision of PBSA district wide, not requiring evidence of need could lead to an oversupply, using land which could be used for other forms of housing or employment.			

Ref DM25	Accessibility Standards (amendments to Policy H7)	
SA Objectives	Option 1 Current Policy H7: Housing Accessibility It is proposed to update Policy H7 to require that new housing meets accessibility requirements as relates to M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings in line with up to date evidence, subject to viability testing.	Option 2 No change
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ Accessible and adaptable housing enables people to live more independently. It is better to build accessible housing from the outset rather than to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes, with greater choice and control over their lives.	0 Fewer accessible and adaptable homes required by existing policy compared to option 1. Departure from emerging national policy which seeks to address accessibility issues within new homes, with the aim to allow people to remain safe and independent in their homes, with greater choice and control over their lives.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	++ Market dwellings will be required, where viable and feasible, to meet accessibility requirements, providing the District with a larger stock of high quality, accessible homes. For affordable housing it is proposed that M4(2) accessible and adaptable dwellings standard will be applied to houses, ground floor flats and upper floor flats where a lift is installed, and age	0 Fewer accessible and adaptable homes required by existing policy compared to option 1. Departure from emerging national policy which seeks to address accessibility issues within new homes, including a wider range of affordable dwelling types being required to meet accessibility standards.

Ref DM25	Accessibility Standards (amendments to Policy H7)	
SA Objectives	Option 1 Current Policy H7: Housing Accessibility It is proposed to update Policy H7 to require that new housing meets accessibility requirements as relates to M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings in line with up to date evidence, subject to viability testing.	Option 2 No change
	restricted homes, providing an increase in the number of accessible affordable homes in the District.	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ Proposed policy amendment will support opportunities to create homes that are safe, inclusive and accessible and which promote health and well-being which support mixed and balanced communities and support community cohesion and resilience enabling people to remain in their communities.	0
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	n/a	n/a
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	n/a	n/a
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	n/a	n/a
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	0 Issues may arise relating to the conversion of listed buildings to accessible homes.	0

Ref DM25	Accessibility Standards (amendments to Policy H7)	
SA Objectives	Option 1 Current Policy H7: Housing Accessibility It is proposed to update Policy H7 to require that new housing meets accessibility requirements as relates to M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings in line with up to date evidence, subject to viability testing.	Option 2 No change
	Mitigation and enhancement Policy wording to include an approach to site specific factors such as impact on heritage assets, whereby subject to justification the standards are only met on those elements of the site where feasible.	
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	n/a	n/a
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 There may be examples of sites where accessible housing is not feasible due to flood risk. Mitigation and enhancement Policy wording to include an approach to site specific factors such as flood risk, whereby subject to justification the standards are only met on those elements of the site where feasible.	0
Objective 11 Reduce negative contributions to and Increase resilience to climate change	n/a	n/a
Objective 12:	+	+

Ref DM25	Accessibility Standards (amendments to Policy H7)	
SA Objectives	Option 1 Current Policy H7: Housing Accessibility It is proposed to update Policy H7 to require that new housing meets accessibility requirements as relates to M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings in line with up to date evidence, subject to viability testing.	Option 2 No change
Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	The proposed amendments to policy will support accessible and adaptable homes supporting sustainable design and construction outcomes.	The existing policy supports accessible and adaptable homes supporting sustainable design and construction outcomes.
General Summary Option 1 meeting accessibility requirements as relates to M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings will provide a major positive impact in terms of providing a larger number of accessible homes across a range of housing types, sizes and tenures. This will provide a major positive impact in relation to health, community cohesion and housing stock. Issues relating to viability and feasibility of providing the required accessibility standards for new dwellings will be mitigated by policy wording allowing for developers to provide justification where viability or feasibility issues mean that it is not possible to meet the requirements.		

Ref DM26 and 27	Protection of the Industrial Land (amendments to Policies ED2A and ED2B)		
SA Objectives	Option 1 Strengthening the protection of existing industrial land by amending Policy ED2A and ED2B	Option 2 Option 1 plus allocating a site to facilitate to expand the facilities near the Locksbrook Campus	Option 3 No change
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	0 There is a neutral effect on this objective.	0/+ Creating a walkable campus close to where students live makes it easy to reach everyday destinations (campus/homes) by 'active' travel'.	0 There is a neutral effect on this objective.

Ref DM26 and 27	Protection of the Industrial Land (amendments to Policies ED2A and ED2B)		
SA Objectives	Option 1 Strengthening the protection of existing industrial land by amending Policy ED2A and ED2B	Option 2 Option 1 plus allocating a site to facilitate to expand the facilities near the Locksbrook Campus	Option 3 No change
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	N/A	N/A	N/A
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The monitoring shows a significant loss of industrial employment floorspace. The policy approach to strengthening the protection of industrial land helps maintain an important mix of employment offers, contributing to promoting stronger communities.	+/- The monitoring shows a significant loss of industrial employment floorspace. If this option leads to further loss of industrial land, it will have a negative effect on this objective. However, identifying a new site for the expansion of the Locksbrook Campus, creating more community shared space, will have a positive effect on this objective contributing to the wider community benefits. Mitigation and enhancement The site selection and potential uses need to be carefully considered to ensure they contribute to the wider community benefits.	- The loss of industrial land is significant, and it is likely to continue therefore the negative effect would only get worse.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ The monitoring shows the loss of industrial floorspace has exceeded the levels set by the Core Strategy while demand for industrial floorspace has increased. The approaches included in the Partial Update help to retain existing industrial space for industrial uses contributing to this objective.	+/- The Locksbrook campus is located within the Newbridge Strategic Industrial Estate. If the potential new site for Bath Spa University is only used for academic space it has a negative effect on this objective. Mitigation and enhancement	- The loss in the industrial land is significant and it is likely to continue therefore the negative effect would only get worse.

Ref DM26 and 27	Protection of the Industrial Land (amendments to Policies ED2A and ED2B)		
SA Objectives	Option 1 Strengthening the protection of existing industrial land by amending Policy ED2A and ED2B	Option 2 Option 1 plus allocating a site to facilitate to expand the facilities near the Locksbrook Campus	Option 3 No change
		The site selection and potential uses need to be carefully considered to ensure they contribute to the wider economic benefits.	
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	+ Protecting key existing employment land/sites, especially in Bath, Keynsham and Somer Valley helps maintain good access to major employment areas.	+/- The Locksbrook campus is located within the Newbridge Strategic Industrial Estate. If the potential new site for Bath Spa University is only used for academic space then it will have a negative effect on this objective. Bath Spa University proposes walkable campuses. The Locksbrook Campus is walkable from many purpose built student accommodation facilities and houses in multiple occupation where students live.	-/? It may lead to further loss of employment in the industrial sector and people may need to travel further.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	0 Mitigation Any new development is subject to Development Management Policies	0 Mitigation Any new development is subject to Development Management Policies	0 Mitigation Any new development is subject to Development Management Policies
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	0 Mitigation Any new development is subject to Development Management Policies	0 Mitigation Any new development is subject to Development Management Policies	0 Mitigation Any new development is subject to Development Management Policies
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and	0 Mitigation Any new development is subject to Development	0 Mitigation Any new development is subject to Development	0 Mitigation Any new development is subject to Development

Ref DM26 and 27	<i>Protection of the Industrial Land (amendments to Policies ED2A and ED2B)</i>		
SA Objectives	Option 1 Strengthening the protection of existing industrial land by amending Policy ED2A and ED2B	Option 2 Option 1 plus allocating a site to facilitate to expand the facilities near the Locksbrook Campus	Option 3 No change
geodiversity (taking account of climate change)	Management Policies	Management Policies	Management Policies
Objective 9: Reduce land, water, air, light, noise pollution	0 There is a neutral effect on this objective. Mitigation Any new development is subject to Development Management Policies	+/- Bath Spa University proposes walkable campuses. The Locksbrook Campus is walkable from many purpose built student accommodation facilities and houses in multiple occupation where students live. Also BSU concentrating on two main campuses helps reduce traveling/movements between key campuses and satellite campuses. This helps reduce the need to travel contributing to reduced air pollution.	0 There is a neutral effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 There is a neutral effect on this objective.	? The Locksbrook Campus is located in Flood Zone 2. Mitigation The site selection should follow the sequential approach.	0 There is a neutral effect on this objective
Objective 11 Reduce negative contributions to and Increase resilience to climate change	0 There is a neutral effect on this objective. Mitigation Any new development is subject to Development Management Policies	+/- Bath Spa University proposes walkable campuses. The Locksbrook Campus is walkable from many purpose built student accommodation and houses in multiple occupation where students live. Also concentrating Bath Spa University on two main campuses helps reduce traveling/movement between key campuses and	0 There is a neutral effect on this objective.

Ref DM26 and 27	Protection of the Industrial Land (amendments to Policies ED2A and ED2B)		
SA Objectives	Option 1 Strengthening the protection of existing industrial land by amending Policy ED2A and ED2B	Option 2 Option 1 plus allocating a site to facilitate to expand the facilities near the Locksbrook Campus	Option 3 No change
		satellite campuses. This helps reduce travel movements contributing to reduced air pollution.	
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0 There is a neutral effect on this objective. Mitigation Any new development is subject to Development Management Policies	0 There is a neutral effect on this objective. Mitigation Any new development is subject to Development Management Policies	0 There is a neutral effect on this objective. Mitigation Any new development is subject to Development Management Policies
<p>General Summary</p> <p>Option 1 to strengthen the protection of existing industrial land by adding more industrial sites/estates under Policy ED2A and protecting other industrial sites with clear policy expectations would have a significant positive effect on objective 4 (employment) by maintaining the mix of employment offers in the district, particularly in Bath. It also has positive effects on objectives 3 (community) and 5 (sustainable transport). Option 2 to strengthen the protection of existing industrial land as option 1 and identify and allocate a site to facilitate the expansion of the Bath Spa University Locksbrook Campus has mixed (positive and negative) effects on objectives 1(health and well-being), 3 (community), 4 (employment), 5 (sustainable transport), (pollution) and 11 (climate change).</p> <p>Mitigation</p> <p>The site selection and potential uses need to be carefully considered to ensure they contribute to the wider economic benefits and maintain employment opportunities close to where people live.</p>			

Ref DM 29-35	Transport Amendments to Policies ST1, ST2, ST2A, ST3, ST5, ST6 and ST7	
SA Objectives	Option 1 Updates policies reflect the Council's Climate and Ecological Emergencies and the ambition to achieve carbon neutrality by 2030.	Option 2 No change
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ Proposed changes would encourage more accessible developments, closer to everyday destinations reachable by active travel through provision of high-quality cycling and walking infrastructure options. Access routes for those	0 No change proposed.

Ref DM 29-35	Transport Amendments to Policies ST1, ST2, ST2A, ST3, ST5, ST6 and ST7	
SA Objectives	Option 1 Updates policies reflect the Council's Climate and Ecological Emergencies and the ambition to achieve carbon neutrality by 2030.	Option 2 No change
	with restricted mobility encouraged.	
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	n/a	n/a
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ Encourages development accessible to community, social and cultural facilities by sustainable transport modes. Access routes for those with restricted mobility encouraged.	0 No change proposed.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ Encourages developments which reduce travel distances from homes to workplaces, with sustainable transport options available.	0 No change proposed.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	++ Strengthens existing policies in relation to access to public transport, safe walking and cycling routes, reducing dependence on private car and discouraging short car journeys, and support for people with restricted mobility.	0 No change proposed.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	0/? Where new multi-model P&R sites are proposed within the GB, landscape issues will need to be considered. Please see separate SA relating to these sites (Bath6 Park and Ride). Mitigation Further evidence work is needed to inform the draft Plan.	0 No change proposed.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	0/? Where new multi-model P&R sites are proposed, heritage issues will need to be considered. Please see separate SA relating to these sites (Bath6 Park and Ride). Mitigation Further evidence work is needed to inform the draft Plan.	0 No change proposed.
Objective 8: Conserve, enhance and restore the condition and	0/? Opportunities to encourage biodiversity improvements through development of liveable neighbourhoods and	0 No change proposed.

Ref DM 29-35	Transport Amendments to Policies ST1, ST2, ST2A, ST3, ST5, ST6 and ST7	
SA Objectives	Option 1 Updates policies reflect the Council's Climate and Ecological Emergencies and the ambition to achieve carbon neutrality by 2030.	Option 2 No change
extent of Biodiversity in the district and geodiversity (taking account of climate change)	sustainable transport routes. Further work required to establish the potential level of biodiversity improvements. Mitigation Further evidence work is needed to inform the draft Plan.	
Objective 9: Reduce land, water, air, light, noise pollution	++ Encourages provision of sustainable transport options and lessens reliance on car-use, therefore improving traffic congestion and air quality issues.	0 No change proposed.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 Seeks to lessen reliance on car-use, therefore reducing emissions which lead to climate change issues such as increased flooding. Where new multi-model P&R sites are proposed, flood risk will need to be considered (particularly at Newbridge P&R). Please see separate SA relating to these sites.	0 No change proposed.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ Encourages sustainable transport options and lessens reliance on car-use, leading to a reduction in emissions contributing to climate change. Mitigation Further evidence work is needed to inform the draft Plan.	0 No change proposed.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ Encourages sustainable transport options and lessens reliance on car-use, leading to a reduction in emissions contributing to climate change.	0 No change proposed.
General Summary The proposed policy amendments seek to strengthen policies relating to sustainable transport, encouraging development in accessible locations and providing access to public transport and active travel methods. The policies will have a positive affect on the majority of the SA objectives. Where new multi-model P&R sites are proposed, numerous issues will need to be considered, and further work carried out. Please see separate SA relating to these sites(Bath6 Park and Ride).		

Ref DM 36	Development in Green Belt Villages Amendments to Policy GB2		
SA Objectives	Option 1 Amend Policy GB2 and amend reference to HDBs so that it is clear they are infill boundaries, which are not determinative, but do provide a strong indication.	Option 2 Amend Policy GB2 and remove HDBs for GB villages from the Policies map. Limited infill will be considered on an individual scheme basis.	Option 3 No change
Objective 1:	n/a	n/a	n/a
Objective 1: Improve the health and well-being of all communities, and reduce health inequalities			
Objective 2:	+	+	0
Meet identified needs for sufficient, high quality housing including affordable housing	<p>Provides clear policy on where residential development is considered acceptable in the green belt, in line with national policy. Infill boundaries provide applicants with assistance indicating where infill development likely to be most appropriate, in order to bring forward appropriate infill developments to help boost the District's supply of housing.</p> <p>Mitigation and enhancement Further work is required to ensure that HDBs fully reflect the role of an infill boundary and that such boundaries are clearly defined for all villages within the Green Belt.</p>	<p>Provides clear policy on where residential development is considered acceptable in the green belt, in line with national policy. Removing HDBs could potentially provide applicants with more flexibility to provide justification for suitable infill sites in more locations, bringing forward potentially appropriate infill developments to help boost the District's supply of housing.</p>	No change.
Objective 3:	+	0	0
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>Provides strong indication of where infill development would be appropriate in GB villages, so as to avoid potential for new housing severed from existing community.</p>	<p>Potentially provides more opportunity for applicants to justify sites for infill which are located further away from existing communities.</p> <p>Mitigation and enhancement Policy wording to clearly set out definition of infill development and where this would be considered appropriate.</p>	No change

Ref DM 36	Development in Green Belt Villages Amendments to Policy GB2		
SA Objectives	Option 1 Amend Policy GB2 and amend reference to HDBs so that it is clear they are infill boundaries, which are not determinative, but do provide a strong indication.	Option 2 Amend Policy GB2 and remove HDBs for GB villages from the Policies map. Limited infill will be considered on an individual scheme basis.	Option 3 No change
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	n/a	n/a	n/a
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	n/a	n/a	n/a
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	+ Provides strong indication of where infill development would be appropriate in GB villages, so as to avoid provision of inappropriate development considered harmful to the GB.	0 Mitigation and enhancement Policy wording or supplementary text to clarify tests to be applied to sites on a site by site basis, to ensure proposals do not constitute inappropriate development in the GB.	0 No change
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	n/a	n/a	n/a
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	n/a	n/a	
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	
Objective 10: Reduce vulnerability to, and manage	n/a	n/a	

Ref DM 36	Development in Green Belt Villages Amendments to Policy GB2		
SA Objectives	Option 1 Amend Policy GB2 and amend reference to HDBs so that it is clear they are infill boundaries, which are not determinative, but do provide a strong indication.	Option 2 Amend Policy GB2 and remove HDBs for GB villages from the Policies map. Limited infill will be considered on an individual scheme basis.	Option 3 No change
flood risk (taking account of climate change)			
Objective 11 Reduce negative contributions to and Increase resilience to climate change	n/a	n/a	
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	
<p>General Summary</p> <p>Options 1 and 2 will both bring the Local Plan in line with national policy by adding reference to residential development being permitted where it is limited to infill development, a replacement dwelling, or redevelopment of previously developed land. Option 1 will provide strong indication of where infill development would be considered appropriate in GB villages, so as to avoid potential for new housing severed from an existing community and located in areas considered to be appropriate in GB terms. Option 2 will potentially provide more flexibility to applicants, to justify sites for infill which are located in areas not within existing HDBs.</p> <p>Mitigation</p> <p>For Option 1, Further work is required to ensure that HDBs fully reflect the role of an infill boundary and that such boundaries are clearly defined for all villages within the Green Belt. Concern relating to Option 2 leading to more applications for infill in inappropriate locations will be mitigated by clear policy wording or supporting text clarifying a suitable definition of infill development and where this would be considered appropriate on a site-by-site basis.</p>			

<i>Ref</i>	<i>Title Housing supply</i>	
SA Objectives	Option 1 Allocate sites to meet the shortfall of around 1,200 dwellings under the Core Strategy housing requirements	Option 2 Allocate sites to meet the shortfall (371 dwellings) under the Standard Methodology 2014
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ The Options document considers allocating (and re-allocating) 6 sites in Bath, 3 sites in Keynsham and 1 site in Westfield. All sites have good access to a variety of existing health and well-being facilities and access to established footpaths and countryside, especially in Bath. Revising the allocation for the RUH which is a major health care provider would have a major positive effect on this objective.	++/+/? All proposed allocation sites have good access to a variety of existing health and well-being facilities, therefore it has a positive effect on this objective. Some sites have more benefits than others therefore the overall effect is uncertain as it depends on which sites would be allocated. Mitigation Careful selection would be needed considering site sustainability. This includes its location, site opportunities and constraints of the site itself in the wider context.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	++ The housing requirement of around 13,000 homes for the plan period is evidence based and established in the Core Strategy and the Options document explains that the supply shortfall is around 1,200 homes. The Options document considers allocating (and re-allocating) 6 sites in Bath, 3 sites in Keynsham and 1 site in Westfield. These sites are considered in accordance with the SAs undertaken to inform the Core Strategy and Placemaking Plan especially with the Locational Alternative Appraisals below. Identification of specific sites in Bath would help meet identified needs for Bath where the district's major economic activity is focussed and to allow the workforce to live closer to where they work. Keynsham is well located between Bath and Bristol and accessible by public transport. Identification of specific sites in Keynsham would help meet the needs for Keynsham and Bath and allow people to live closer to or with good public transport to where they work (including in Bristol).	+/? The Planning Practice Guidance (PPG) states that the standard method for assessing local housing need provides a minimum starting point for plan-making in determining the number of homes needed in an area. As this is only a Partial Update to an existing Plan, and not a new Plan, the housing land supply issue must be considered in the context of the existing Core Strategy, and not the standard methodology. However, the Options document explains that the shortfall under the current standard methodology is 371 dwellings. Allocating more housing sites would have a positive effect but it does not take into account locally specific circumstances including growth strategies for the area. The PPG encourages Local Authorities to make as much use as possible of previously-developed (PDL) or brownfield

<i>Ref</i>	<i>Title Housing supply</i>	
SA Objectives	Option 1 Allocate sites to meet the shortfall of around 1,200 dwellings under the Core Strategy housing requirements	Option 2 Allocate sites to meet the shortfall (371 dwellings) under the Standard Methodology 2014
	Core Strategy SA appendix L (Locational alternative appraisal matrices) https://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/InfoPapersandAppraisals/scspsc_sa_annex_1.pdf	land and take this into account when considering whether it is appropriate to plan for a higher level of need than the standard methodology suggests. All sites selected are PDL or brownfield land apart from the Safeguarded Land (Policy KE3b) in Keynsham. Therefore, given that under this scenario less housing is provided which may not be sufficient to meet identified 'local' needs there is an uncertain effect against this objective too.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ All sites selected have good access to a variety of existing community, social and health services and facilities by sustainable transport modes. They also have good access to established footpaths and countryside.	+/-? All sites selected have good access to a variety of existing community, social and health services and facilities by sustainable transport modes. They also have good access to established footpaths and countryside. Some sites have more benefits than others therefore the overall effect is uncertain as it depends on which sites would be allocated to meet the lower shortfall. Mitigation Careful selection would be needed considering site sustainability. This includes its location, site opportunities and constraints of the site itself in the wider context.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ All sites selected have good access to employment by sustainable transport modes. Identification of specific sites in Bath would help meet identified needs for Bath where the district's major economic activity is focussed and planned and to allow the workforce to live closer to where they work. Keynsham is well located between Bath and Bristol accessible by public transport. Identification of specific sites in Keysham would help meet the needs for Keynsham and Bath allowing people to live closer to	+/-? All sites selected have good access to employment by sustainable transport modes. Some sites have more benefits than others therefore the overall effect is uncertain as it depends on which sites would be allocated. Mitigation and enhancement Careful selection would be needed considering site sustainability. This

<i>Ref</i>	<i>Title Housing supply</i>	
SA Objectives	Option 1 Allocate sites to meet the shortfall of around 1,200 dwellings under the Core Strategy housing requirements	Option 2 Allocate sites to meet the shortfall (371 dwellings) under the Standard Methodology 2014
	and accessible by public transport to where they work, including in Bristol.	includes its location, site opportunities and constraints of the site itself in the wider context.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	++ All sites selected have good access to public transport, cycling and walking infrastructure as they are located in Bath, Keynsham and Westfield.	++ All sites selected have good access to public transport, cycling and walking infrastructure as they are located in Bath, Keynsham and Westfield.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	? Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement The proposed development will be subject to existing DM policies. Further assessments are required to finalise the draft Plan which will also set out site specific development requirements and design principles.	? Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement Further assessments are required to finalise the draft Plan which will also set out site specific development requirements and design principles.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	? Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement The proposed development will be subject to existing DM policies. Further assessments are required to finalise the draft Plan which will include site specific development requirements and design principles.	? Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement Further assessments are required to finalise the draft Plan which will set out site specific development requirements and design principles.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	? Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement The proposed development will be subject to existing DM policies. Further assessments are required to finalise the draft Plan which will set out site	? Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement Further assessments are required to finalise the draft Plan which will set out site specific development requirements and design principles.

<i>Ref</i>	<i>Title Housing supply</i>	
SA Objectives	Option 1 Allocate sites to meet the shortfall of around 1,200 dwellings under the Core Strategy housing requirements	Option 2 Allocate sites to meet the shortfall (371 dwellings) under the Standard Methodology 2014
	specific development requirements and design principles.	
Objective 9: Reduce land, water, air, light, noise pollution	+/- All sites (except the Safeguarded land KE2b in Keynsham) are PDL or brownfield land and have good access to public transport, cycling and walking infrastructure which helpful improve air quality. Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement The proposed development will be subject to existing DM policies. Further assessments are required to finalise the draft Plan which will set out site specific development requirements and design principles	+/- All sites (except the Safeguarded land KE2b in Keynsham) are PDL or brownfield land and have good access to public transport, cycling and walking infrastructure which helpful improve air quality. Site appraisals undertaken identified specific constraints based on the evidence available. Mitigation and enhancement The proposed development will be subject to existing DM policies. Further assessments are required to finalise the draft Plan which will set out site specific development requirements and design principles
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 All sites selected are within Flood Zone 1, except SB10 Roseberry Place. However, outline permission has already been granted for mixed use development for Roseberry Place of which this allocation forms Phase 2.	0 All sites selected are within Flood Zone 1, except SB10 Roseberry Place. However, outline permission has already been granted for mixed use development for Roseberry Place of which this allocation forms Phase 2.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ Site specific opportunities are identified through individual appraisals. Mitigation and enhancement The proposed development will be subject to existing DM policies and zero carbon policies proposed through this Partial Update. Further assessments are required to finalise the draft Plan with site specific development requirements and design principles.	+ Site specific opportunities are identified through individual appraisals. Mitigation and enhancement The proposed development will be subject to existing DM policies and zero carbon policies proposed through this Partial Update. Further assessments are required to finalise the draft Plan with site specific development requirements and design principles.

<i>Ref</i>	<i>Title Housing supply</i>	
SA Objectives	Option 1 Allocate sites to meet the shortfall of around 1,200 dwellings under the Core Strategy housing requirements	Option 2 Allocate sites to meet the shortfall (371 dwellings) under the Standard Methodology 2014
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<p data-bbox="685 411 1417 443">++/?</p> <p data-bbox="685 451 1417 515">All sites (except the Safeguarded land KE2b in Keynsham) are PDL or brownfield land</p> <p data-bbox="685 563 1417 595">Mitigation and enhancement</p> <p data-bbox="685 603 1417 746">New development will be subject to zero carbon policies proposed through this Partial Update. Provide a specific policy framework that the delivery of the site must be in accordance with the Council's climate and ecological emergency declarations.</p>	<p data-bbox="1440 411 2134 443">++/?</p> <p data-bbox="1440 451 2134 515">All sites (except the Safeguarded land KE2b in Keynsham) are PDL or brownfield land</p> <p data-bbox="1440 563 2134 595">Mitigation and enhancement</p> <p data-bbox="1440 603 2134 746">New development will be subject to zero carbon policies proposed through this Partial Update. Provide a specific policy framework that the delivery of the site must be in accordance with the Council's climate and ecological emergency declarations.</p>
<p data-bbox="73 759 275 791">General Summary</p> <p data-bbox="73 799 2145 975">Option 1 to allocate about 1,300 dwellings identifies 6 sites in Bath, 3 sites in Keynsham and 1 site in Westfield. All sites have good access to variety of existing community, social and health facilities as well as employment centres by sustainable modes of transport. They also have good access to established footpaths and countryside. All sites (except the Safeguarded land KE2b in Keynsham) are PDL or brownfield land. Therefore, it has major positive effects on objective 1(health), 2(housing), 3(community), 4(employment), 5(sustainable travel) and objective 12 (resources). Individual site appraisals undertaken identified specific constraints based on the evidence available for objective 6(landscape), 7(heritage), 8(ecology) and 9(pollution) and further assessments are required to finalise the draft Plan with site specific development requirements and design principles.</p> <p data-bbox="73 1023 2145 1206">Option 2 to allocate housing sites (even though less than option 1) under the Standard Methodology would have a positive effect on a number of objectives but it does not take into account locally specific circumstances including growth strategies for the area. The PPG encourages Local Authorities to make as much use as possible of previously-developed (PDL) or brownfield land and take this into account when considering whether it is appropriate to plan for a higher level of need than the standard methodology suggests. All sites selected are PDL or brownfield land apart from the Safeguarded Land (Policy KE3b) in Keynsham. In general uncertain effects are identified on a number of objectives as it depends on which sites would be allocated. Careful selection is needed considering site sustainability. This includes its location, site opportunities and constraints of the site itself in the wider context.</p>		

Ref SB8	Bath Riverside
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p>++</p> <p>By contributing to the delivery of the safeguarded Sustainable Transport Route and connecting to the 2 Tunnels Route, the development would improve opportunities for active travel.</p> <p>The provision of enhanced open space will benefit the health and well-being of new occupants as well as other nearby residents who choose to use the area.</p> <p>The new school will serve existing and nearby residents, making it easy to reach everyday destinations and helping to meet shortfalls in capacity.</p> <p>Mitigation and enhancement</p> <p>Further assessments are required to finalise the development requirements and design principles.</p>
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p>++</p> <p>The site allocation will enable the delivery of a significant number of high quality homes, including affordable housing, to meet objectively assessed needs. It seeks to optimise development capacity whilst responding to the site's sensitive context.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>++</p> <p>The site allocation will deliver a vibrant and cohesive community including a new school and open spaces.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++</p> <p>The development of this site is essential to contribute towards meeting the objectively assessed needs of B&NES and Bath in particular. Meeting our housing needs directly relates to supporting the economic growth of the city.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	<p>++</p> <p>The site is in close proximity to a number of frequent bus services. A safeguarded Sustainable Transport Route runs through the site which will connect to the 3 Tunnels Route, the Bristol/Bath Shared Use Path and into the city centre. The policy requirements seek to deliver</p>
Objective 6:	<p>+/?</p>

Ref SB8	Bath Riverside
SA Objectives	
Protect and enhance local environmental distinctiveness and the character and appearance of landscape	There is a requirement that development proposals will need to be informed by a comprehensive understanding and full appreciation of the sensitive context in which this area sits.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	+/? There is a requirement that development proposals will need to be informed by a comprehensive understanding and full appreciation of the sensitive context in which this area sits.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+/? That the recently declared ecological emergency must be a core consideration in the formulation of development proposals.
Objective 9: Reduce land, water, air, light, noise pollution	0 These issues will be addressed in the Draft Policy or in the refresh of the Supplementary Planning Document.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 These issues will be addressed in the Draft Policy or in the refresh of the Supplementary Planning Document.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ This is a core theme that the new site allocation will need to address, in accordance with the Council's recently declared climate emergency. The proposed options are whether the site allocation should require a specific target to be met, or whether it defers to the updated climate emergency policies that are contained elsewhere in the Local Plan.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ This is a core theme that the new site allocation will need to address, in accordance with the Council's recently declared climate emergency. The proposed options are whether the site allocation should require a specific target to be met, or whether it defers to the updated climate emergency policies that are contained elsewhere in the Local Plan.
General Summary	The proposed options for this site are more nuanced approaches that evolve and bring up-to-date the current site allocation which may result in significant positive effects on objective 1 (health), 2(homes),

Ref SB8	Bath Riverside
SA Objectives	
3(community), 4,(economy), 5(sus travel), 6(landscape), 7(heritage),8(ecology), 11 (climate change)and 12(natural resources) Some elements are not detailed in the options document but will need to be in the Draft Plan and in the updates to the Supplementary Planning Document (SPD).	

Ref SB14	Twerton Park
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p>+</p> <p>The policy options ensure that the development delivers community benefits to Twerton. These address local needs such as a neighbourhood employment hub that could provide workspaces, meeting rooms, and communal facilities, potentially combined with club facilities.</p> <p>Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.</p>
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p>++/+</p> <p>It is anticipated that there is capacity for around 90 dwellings on this site including affordable housing, subject to the appropriate response to issues of acknowledged importance. Option 2ii) to provide minimum thresholds of different housing typologies/size would have a major positive effect on this objective.</p> <p>Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>++</p> <p>The policy seeks to address this objective by ensuring that the development delivers wide benefits – meeting the commercial requirements of the club, the community benefits to Twerton, and economic vibrancy and conservation benefits to Twerton High Street.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++/+</p> <p>The regeneration of this area offers the potential to not only meet the operational needs of Bath City Football Club, but to also act as the catalyst to secure an economically vibrant, healthy and long term future for Twerton High Street.</p>

Ref SB14	Twerton Park
SA Objectives	
	The development of this site is essential to contribute towards meeting the objectively assessed needs of B&NES and Bath in particular. Meeting our housing needs directly relates to supporting the economic growth of the city. Option 2 i) with a mix of housing types to be determined by the developer to ensure a deliverable scheme would have a major positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	++ Twerton Park is on a frequent bus route, and has good links to the riverside path.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	+/? The policy ensures that the development delivers conservation benefits to Twerton High Street, as well as the need to meet other local plan policy requirements, including appropriate design including building heights, scale, massing and materials, and residential amenities. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	+/? The policy ensures that the development delivers conservation benefits to Twerton High Street, and achieves an appropriate response to wider issues such as building heights. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+/? The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 9: Reduce land, water, air, light, noise pollution	0 These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The site is within Flood Zone 1. This is not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.

<i>Ref SB14</i>	<i>Twerton Park</i>
SA Objectives	
Objective 11 Reduce negative contributions to and Increase resilience to climate change	<p>+</p> <p>The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations.</p>
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<p>+</p> <p>The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations.</p> <p>Mitigation and enhancement</p>
General Summary	
<p>The policy wording updates and refreshes the adopted site allocation policy and reflects the Council's declared climate and ecological emergencies. Further assessments are required to finalise the development requirements and design principles.</p>	

<i>Ref</i>	<i>Roseberry Place (phase 2)</i>
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p>+</p> <p>The site is on a frequent bus route and has very good links to cycling and walking infrastructure which helps encourage active lifestyle. Phase one of the development has secured a link from the Two Tunnels Cycle Route to the safeguarded Sustainable Transport Route.</p> <p>Further assessments are required to finalise the development requirements and design principles.</p>
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p>++</p> <p>The policy seeks to enable the redevelopment of this site and will help to deliver much needed homes.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime	<p>+</p> <p>The site is accessible to key services and facilities in Bath as well as parks and open countryside.</p>

Ref	Roseberry Place (phase 2)
SA Objectives	
and the fear of crime	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>-/+</p> <p>The existing site allocation policy sought to enable a mixed use development, including the provision of an office building on the western half of the site. Despite marketing, this has not come to fruition and the Local Plan Partial Update is considering the options to enable this part of the site to come forward. There is an opportunity to explore a range of land use options from full residential to a mixed use scheme.</p> <p>The development of this site is essential to contribute towards meeting the objectively assessed needs of B&NES and Bath in particular. Meeting our housing needs directly relates to supporting the economic growth of the city.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	<p>++</p> <p>The site is on a frequent bus route and has very good links to cycling and walking infrastructure. Phase one of the development has secured a link from the Two Tunnels Cycle Route to the safeguarded Sustainable Transport Route.</p>
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	<p>+/?</p> <p>These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.</p> <p>Mitigation and enhancement</p> <p>Review the evidence provided through the Phase 1 development (15/01932/EOUT) and further assessments are required to finalise the development requirements and design principles.</p>
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>+/?</p> <p>These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.</p> <p>Mitigation and enhancement</p> <p>Review the evidence provided through the Phase 1 development (15/01932/EOUT) and further assessments are required to finalise the development requirements and design principles.</p>
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>+/?</p> <p>The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations.</p> <p>Mitigation and enhancement</p> <p>Review the evidence provided through the Phase 1 development (15/01932/EOUT) and further assessments are required to finalise the development requirements and design principles.</p>
Objective 9:	+/?

<i>Ref</i>	<i>Roseberry Place (phase 2)</i>
SA Objectives	
Reduce land, water, air, light, noise pollution	These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-/? The site is within Flood Zone 2 and partly Flood Zone 3. Mitigation and enhancement Review the evidence submitted through the outline application (15/01932/EOUT). It requires further consideration to inform the draft Plan.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+/? The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations. Mitigation and enhancement New development will be subject to zero carbon policies proposed through this Partial Update. Provide a specific policy framework that the delivery of the site in accordance with the Council's climate and ecological emergency declarations
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations. Mitigation and enhancement New development will be subject to zero carbon policies proposed through this Partial Update. Provide a specific policy framework that the delivery of the site in accordance with the Council's climate and ecological emergency declarations
General Summary	
<p>This site was granted planning permission in 2015(15/01932/EOUT) for a mixed use scheme comprising Build to Rent housing, retailing on the ground floor and an office development of up to 4,500 sqm. The key change with the policy approach is to explore a range of land use options from full residential to a mixed use scheme in order to enable development. Providing more homes in the area along a frequent bus route and has very good links to cycling and walking infrastructure will have major positive effect on objective 2 (housing) and objective 5 (sustainable transport).</p> <p>The site is located within Flood Zone 2 and partly Flood Zone 3 therefore it requires further consideration to inform the draft Plan.</p>	

Ref SB18	Bath - The Royal United Hospital (RUH)
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ The RUH is a major healthcare provider within the district and sub-region. The RUH is revising their Estate Strategy which will set out the future clinical and operational needs as well as increasing staff, patient numbers, forecast population growth and associated healthcare demands. Revising the allocation for the RUH would have a major positive effect on this objective. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	++ The site allocation will provide a specific policy framework to facilitate new staff accommodation and clarity on use of staff accommodation with key worker rental agreements, potentially allowing some flexibility for open market rental accommodation. This will have a major positive effect. Mitigation and enhancement Further assessment and discussion are needed to agree the site capacity and use of accommodation.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ The RUH plays a key role in promoting stronger and more vibrant and cohesive communities. The Trust as set out in their Strategic Plan (2018) is delivering actions to make a positive difference environmentally, socially and financially to create an organisation that supports the well-being of their patients, staff and their wider community. The Trust has been selected for HIP2 funding and potentially up to £450m of investment could be available subject to approval. Setting an appropriate policy framework contributes well to achieving this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ The RUH is a major healthcare provider within the district and sub-region. The RUH is revising their Estate Strategy which will set out the future clinical and operational needs as well as increasing staff, patient numbers, forecast population growth and associated healthcare demands. Improving people's health and well-being helps build a stronger economy. Revising the allocation for the RUH would have a major positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	+ Good public transport to/from the RUH, however the level of parking provision needs to be carefully planned to encourage the use of sustainable modes of transport, walking and cycling as well as addressing the off-site parking issues. Mitigation and enhancement A Transport Statement is required, and the scope of the assessment needs to be agreed in advance of a planning application. The Statement will need to include the potential impact of the accommodation on the local highway network, and the car parking levels proposed for the site as part of the wider RUH Parking Strategy.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of	+/? The site falls within the Bath World Heritage Site (WHS) and forms part of the designated landscape setting of the settlement of Bath and its WHS.

Ref SB18	Bath - The Royal United Hospital (RUH)
SA Objectives	
landscape	<p>The whole of the RUH campus falls with a site-wide Tree Preservation Order area designation (ref: 500/105 95/00005/TPO)</p> <p>Mitigation and enhancement</p> <p>There is a requirement that development proposals will need to be informed by a comprehensive understanding and full appreciation of the sensitive context in which this area sits. An Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Plan are required.</p>
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>+/?</p> <p>The site is within the World Heritage Site. The Manor House is a Grade II listed building.</p> <p>Mitigation and enhancement</p> <p>Provide the parameters for development in terms of building heights, scale and massing particularly in relationship with the Grade II listed Manor House. A full and detailed specification of repair works and the authentic reinstatement of missing architectural features to the Manor House should be submitted as part of the listed building application.</p>
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>?</p> <p>Mitigation and enhancement</p> <p>An Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Plan are required.</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>?</p> <p>The application submission will need to be supported by appropriate bat surveys to clarify the use of all buildings to be refurbished or demolished. Where roosting activity is identified the roost type, status and significance must be provided with proposals of how any impacts will be avoided and or fully mitigated.</p> <p>Where light shy species are confirmed using the mature trees / woodland or buildings, the design of new and refurbished buildings should seek to minimise light spill from both internal and external lighting to ensure dark foraging and access ways are maintained.</p> <p>Mitigation and enhancement</p> <p>A bat and lighting report will be required if significant bat activity is determined. The scheme should set out how biodiversity gains will be achieved. This should all considered be in the context of the RUH Green Infrastructure Plan and Biodiversity Action Plan (BAP).</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>0</p> <p>The site is within Flood Zone 1.</p>
Objective 11 Reduce negative contributions to and Increase resilience to climate change	<p>+</p> <p>The emerging RUH Strategy would also respond to two NHS targets:</p>

<i>Ref SB18</i>	<i>Bath - The Royal United Hospital (RUH)</i>
SA Objectives	
	<ul style="list-style-type: none"> •For the emissions they control directly; reach net zero by 2040, with an ambition to reach an 80% reduction by 2028 to 2032; •For the emissions they can influence; reach net zero by 2045, with an ambition to reach an 80% reduction by 2036 to 2039. Revising the allocation reflecting its strategy would have a positive effect on this objective Mitigation and enhancement New development will be subject to zero carbon policies proposed through this Partial Update.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ The emerging RUH Strategy would also respond to two NHS targets: <ul style="list-style-type: none"> •For the emissions they control directly; reach net zero by 2040, with an ambition to reach an 80% reduction by 2028 to 2032; •For the emissions they can influence; reach net zero by 2045, with an ambition to reach an 80% reduction by 2036 to 2039. Revising the allocation reflecting its strategy would have a positive effect on this objective Mitigation and enhancement New development will be subject to zero carbon policies proposed through this Partial Update.
General Summary The RUH is a major healthcare provider within the district and sub-region. The RUH is revising their Estate Strategy which will set out the future clinical and operational needs as well as increasing staff, patient numbers, forecast population growth and associated healthcare demands. Revising the allocation for the RUH facilitating new staff accommodation would have a major positive effect on objectives 1(health and well-being), 2 (housing), 3(community) and 4(economy). Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles including the site capacity.	

<i>Ref</i>	<i>Bath Sion Hill</i>
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	+ The site is close to bus stops along Sion Hill and accessible to a number of footpaths and open countryside.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	++ The site allocation will help meet the housing shortfall identified including affordable housing. It seeks to optimise development capacity whilst responding to the site's sensitive context.

<i>Ref</i>	<i>Bath Sion Hill</i>
SA Objectives	
	<p>Mitigation and enhancement Further assessment and discussion are needed to agree the site capacity.</p>
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>+</p> <p>The site is accessible to key services and facilities in Bath as well as parks and open countryside.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>+</p> <p>Meeting our housing needs directly relates to supporting the economic growth of the city.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure</p>	<p>+</p> <p>The site is close to bus stops along Sion Hill.</p> <p>Mitigation and enhancement A Transport Statement is required, and the scope of the assessment needs to be agreed in advance of a planning application.</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape</p>	<p>+/?</p> <p>This site is in a sensitive hillside location within the World Heritage Site, Conservation Area and also within the green setting of Bath. Redevelopment should be contained within the existing built footprint of the university and needs to be designed with sensitivity to the landscaped setting and contours of the site. The surrounding gardens and mature trees must be protected.</p> <p>Mitigation and enhancement There is a requirement that development proposals will need to be informed by a comprehensive understanding and full appreciation of the sensitive context in which this area sits. An Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Plan are required</p>
<p>Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings</p>	<p>+/?</p> <p>The site is within the World Heritage Site and Conservation Area.</p> <p>The site has many layers of history prior to its development by Bath Spa University. The site has known archaeological deposits in the area including Romano-British burials, an Iron Age site and St Winifred's Chapel and Well. The exact location of the chapel and well are not known. The site is the former ornamental landscaped garden of 19th century house (St Winifred's) built in 1803.</p> <p>There may be below ground remains of the property remaining on site. The historic walls and railings survive in places around the perimeter of the site. Sion Place Lodge is located in the north west corner. In the immediate area there are several heritage assets including Grade I listed Somerset Place and Sion Hill Place. The site is also prominent in the world heritage site landscape</p> <p>Mitigation and enhancement</p>

<i>Ref</i>	<i>Bath Sion Hill</i>
SA Objectives	
	Provide the parameters for development in terms of building heights, scale and massing. An Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Plan are required.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	? Mitigation and enhancement An Arboricultural Impact Assessment, an Arboricultural method Statement and Tree Protection Plan are required
Objective 9: Reduce land, water, air, light, noise pollution	? Mitigation and enhancement A bat and lighting report will be required if significant bat activity is determined. The scheme should set out how biodiversity gains will be achieved.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The sites is within Flood Zone 1.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ Mitigation and enhancement New development will be subject to zero carbon policies proposed through this Partial Update. Provide a specific policy framework that the delivery of the site will be in accordance with the Council's climate and ecological emergency declarations.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ The site is previously developed land. Mitigation and enhancement New development will be subject to zero carbon policies proposed through this Partial Update. Provide a specific policy framework that the delivery of the site in accordance with the Council's climate and ecological emergency declarations
General Summary The site allocation will help meet the housing shortfall identified including affordable housing, therefore it has a major positive effect on object 2 (housing). The allocation also has a number of positive effects by locating housing close to key facilities, services, employment and open countryside. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles including the site capacity.	

<i>Ref</i>	<i>Bath Sion Hill</i>
SA Objectives	

<i>Ref</i>	<i>Depot site (Station Road, Newbridge)</i>
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	+ The policy wording safeguards the Sustainable Transport Route which when completed will help to improve the health and well-being of all communities and reduce health inequalities.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	+ The site allocation will help meet the housing shortfall identified including affordable housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ The site is accessible to key services and facilities in Bath as well as parks and open countryside.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ The development of this site is essential to contribute towards meeting the objectively assessed needs of B&NES and Bath in particular. Meeting our housing needs directly relates to supporting the economic growth of the city.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	+ The site is on a frequent bus route and has very good links to cycling and walking infrastructure. The site is on the safeguarded Sustainable Transport Route.
Objective 6:	0/?

<i>Ref</i>	<i>Depot site (Station Road, Newbridge)</i>
SA Objectives	
Protect and enhance local environmental distinctiveness and the character and appearance of landscape	<p>These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.</p> <p>Mitigation and enhancement</p> <p>Further assessments are required to finalise the development requirements and design principles.</p>
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>0/?</p> <p>These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.</p> <p>Mitigation and enhancement</p> <p>Further assessments are required to finalise the development requirements and design principles.</p>
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>+/?</p> <p>The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations.</p> <p>Mitigation and enhancement</p> <p>Further assessments are required to finalise the development requirements and design principles.</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>0/?</p> <p>These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.</p> <p>Mitigation and enhancement</p> <p>Further assessments are required to finalise the development requirements and design principles.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>0</p> <p>The site is located within Flood Zone 1.</p>
Objective 11 Reduce negative contributions to and Increase resilience to climate change	<p>+/?</p> <p>Mitigation and enhancement</p> <p>New development will be subject to zero carbon policies proposed through this Partial Update.</p> <p>Provide a specific policy framework that the delivery of the site in accordance with the Council's climate and ecological emergency declarations</p>
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management	<p>+</p> <p>Mitigation and enhancement</p> <p>New development will be subject to zero carbon policies proposed through this Partial Update.</p> <p>Provide a specific policy framework that the delivery of the site in accordance with the Council's climate and ecological emergency declarations</p>

Ref	Depot site (Station Road, Newbridge)
SA Objectives	
accordance with the waste hierarchy (Reduce, Reuse and Recycle)	
General Summary	The policy allocates the site for housing and for the delivery of part of the safeguarded Sustainable Transport Route. The policy wording also updates and refreshes the adopted site allocation policy and reflects the Council's declared climate and ecological emergencies.
Mitigation and enhancement	Further assessments are required to finalise the development requirements and design principles.

Ref	Keynsham Fire Station (Policy KE2b)
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	+ Development would enhance the public realm surrounding the site. The site is well connected and within walking distance of everyday destinations, such as shops, workplaces, schools, health facilities, bus stops and train stations.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	+ It is anticipated that the site could accommodate around 15 dwellings, which would provide a moderate contribution to meeting housing needs. This would be in the form of apartments, which would assist in the diversification of housing supply within Keynsham. Mitigation and enhancement Further assessment and discussion are needed to agree the site capacity.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ By providing a mixed use development, the site would could enable easier access to everyday destinations such as employment or retail floorspace. The site requirements would continue to seek enhanced connections between the Civic Centre and Riverside. Development would enhance the public realm surrounding the site and increase natural surveillance of the immediate area.
Objective 4: Build a strong, competitive economy and enable local	+ By providing a mixed use development, the site would could contribute to employment opportunities and addressing imbalances between residential

<i>Ref</i>	<i>Keynsham Fire Station (Policy KE2b)</i>
SA Objectives	
businesses to prosper	and employment development to help reduce travel distances to work.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	<p>+</p> <p>A town centre location would reduce the need to travel by car, with easy access to high quality public transport including being within walking distance of the train station.</p> <p>Development would enhance the public realm surrounding the site which would constitute better infrastructure for pedestrians.</p> <p>Mitigation and enhancement</p> <p>Sufficient and secure cycle parking should be incorporated into the building.</p> <p>Current car parking standards would need to be reconsidered in this town centre location to allow for redevelopment on what is a relatively small and constrained footprint.</p>
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	<p>+/?</p> <p>The site lies within the Conservation Area.</p> <p>The site is located between the Civic Centre and Riverside buildings.</p> <p>Mitigation and enhancement</p> <p>The development would need to achieve high quality design that enhances the Conservation Area and its setting, and construct external facades in an appropriate palette of materials referenced from the local context and vernacular. This should include materials identified as central to the character of Keynsham from the Conservation Area Appraisal.</p> <p>An appropriate design response would be required to ensure that the primacy of the Civic Centre is maintained, and that any amenity issues with the Riverside flats are designed out.</p>
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>+/?</p> <p>The site lies within the Conservation Area.</p> <p>The site is located between the Civic Centre and Riverside buildings.</p> <p>Mitigation and enhancement</p> <p>The development would need to achieve high quality design that enhances the Conservation Area and its setting, and construct external facades in an appropriate palette of materials referenced from the local context and vernacular. This should include materials identified as central to the character of Keynsham from the Conservation Area Appraisal.</p> <p>An appropriate design response would be required to ensure that the primacy of the Civic Centre is maintained, and that any amenity issues with the Riverside flats are designed out.</p>

Ref	Keynsham Fire Station (Policy KE2b)
SA Objectives	
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+/? Current site is entirely built form or hardstanding. New development should seek to deliver biodiversity net gain Mitigation and enhancement Further assessment would be required to outline what measures should be taken to achieve biodiversity net gain.
Objective 9: Reduce land, water, air, light, noise pollution	? A town centre location would reduce the need to travel by car, with easy access to high quality public transport including being within walking distance of the train station. The site is located between the Civic Centre and Riverside buildings. Mitigation and enhancement Sufficient and secure cycle parking should be incorporated into the building. Current car parking standards would need to be reconsidered in this town centre location to allow for redevelopment on what is a relatively small and constrained footprint. An appropriate design response would be required to ensure that the primacy of the Civic Centre is maintained, and that any amenity issues with the Riverside flats are designed out.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The sites is within FZ1.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ New development will be subject to zero carbon policies proposed through this Partial Update.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ Development would be an effective use of a brownfield site that is currently disused.
General Summary Revising the allocation for the former Fire Station would have minor positive effects on a number of objectives. Mitigation and enhancement	

<i>Ref</i>	<i>Keynsham Fire Station (Policy KE2b)</i>
SA Objectives	
Further assessments are required to finalise the development requirements and design principles including the site capacity.	

<i>Ref</i>	<i>Treetops Nursing Home (New Site)</i>
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ Redevelopment would provide an enlarged and enhanced care home (C2). This would provide enhanced healthcare facilities for older people.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	++ It is anticipated that the site could accommodate up to 40 C2 bed spaces which would provide a moderate contribution to meeting housing needs. This specialist form of accommodation would assist in the diversification of housing supply within Keynsham. Mitigation and enhancement Further assessment and discussion are needed to agree the site capacity.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+ Redevelopment would provide an enlarged and enhanced care home (C2) which would comprise facilities for older people within Keynsham.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+ Redevelopment would allow the operator to grow their business and provide further employment opportunities.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	+ The site is located close to the town centre and adjacent to Keynsham medical centre. Recreational routes are in close proximity e.g. the Memorial Park and Chew Valley. Public Realm immediately adjacent to the site will need to be enhanced. Mitigation and enhancement

<i>Ref</i>	<i>Treetops Nursing Home (New Site)</i>
SA Objectives	
	Enhancement of public realm
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	? The site is in a sensitive location along the boundary of the Green Belt, Conservation Area and the Landscape Setting of Keynsham. Mitigation and enhancement LVIA assessment will be required. Development will be required to conserve or enhance the landscape setting of the settlement of Keynsham, local landscape character, landscape features, local distinctiveness and important views.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	? The site is in a sensitive location along the boundary of the Green Belt, Conservation Area and the Landscape Setting of Keynsham. Mitigation and enhancement Development will be required to conserve or enhance the setting of the Conservation Area.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	? Current site comprises built form with areas of soft landscaping or car parking. New development should seek to deliver biodiversity net gain Mitigation and enhancement Further assessment would be required to outline what measures should be taken to achieve biodiversity net gain.
Objective 9: Reduce land, water, air, light, noise pollution	?/0 Redevelopment would not have an adverse impact on air pollution. There is a risk of light spill onto nearby habitats which could be used by light-sensitive bat species. Mitigation and enhancement Design would need to prevent light spill onto the adjacent hedgerow to the east/south-east of the site. Proposals will need to clearly demonstrate that light spill below 0.5 lux onto this hedgerow is achievable as a result of internal as well as external lighting.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The sites is within FZ1.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ New development will be subject to zero carbon policies proposed through this Partial Update.
Objective 12: Encourage careful, efficient use of natural resources	+ New development will be subject to zero carbon policies proposed through this Partial Update.

Ref	Treetops Nursing Home (New Site)
SA Objectives	
including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	Development would be an effective use of a brownfield site.
General Summary	
Allocating the site for new care home facility with clear development and design requirements would have major positive effects on objective 1 (health) and 2(housing).	
Mitigation and enhancement	
Further assessments are required to finalise the development requirements and design principles including the site capacity.	

Ref	Land at north and east Keynsham (including Policy KE3b)	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p>+/?</p> <p>It is unlikely that building 300 dwellings would support the provision of additional health services or community facilities, and demand for these services would increase. Current Health services available within Keynsham include a new surgery at Somerdale, but these may not be within reasonable walking distance to all new properties.</p> <p>It is unclear whether building 300 dwellings would unlock new highways infrastructure including the link road meaning that traffic could increase. An existing shared use pedestrian and cycle path is located adjacent to the site on the A4 and the neighbouring Hygge Park development also includes new cycle infrastructure. The site would be located adjacent to the proposed A4 mass transit route.</p> <p>Some houses would be within walking distance of Keynsham train station where there are good public transport links to Bath and Bristol.</p> <p>There are very good existing exercise facilities within Keynsham, including several small gyms and a new sports & leisure centre. There is good access to</p>	<p>++/+</p> <p>Building at least 1500 dwellings would allow the safeguarded land and additional land to the north of the A4 to be planned for comprehensively. This means that roads, a walking & cycling network, a bus network, new health services, a new primary school, new community shops and facilities, and housing can be built and considered together at a high level, allowing for the most optimal plan in terms of accessibility.</p> <p>Health services are available within Keynsham including a new surgery at Somerdale but this may not be within reasonable walking distance of residents at north Keynsham. The proposed policy approach requires the updating of key infrastructure requirements which should include reference to health facilities. Unlocking this amount of housing would allow all this infrastructure to be built in the medium-to-long term, subject to viability.</p> <p>A strategic site of this size could deliver strategic transport infrastructure including a multi-modal transport corridor. The North Keynsham development</p>

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
	<p>Manor Road Woodland and Saltford recreation ground, to which access should be enhanced. Sufficient green infrastructure should be provided within the site to link with the woodland. The proposal would enable the Hygge Park primary school to extend into the safeguarded land to deliver a playing pitch. There are a relatively good range of existing community facilities within Keynsham.</p> <p>Mitigation and Enhancement Ensure that the pedestrian/cycle crossings across the A4 and pedestrian/cycle connections to key destinations are adequate to ensure health and community services are accessible without relying on private cars. These should be LTN 1/20 compliant. Ensure that good pedestrian and cycle links are created with Hygge Park.</p> <p>Provide allotments to support sustainable food production and community gardening. Provision of playing pitch for the Hygge Park primary school. Enhanced access to Manor Road woodland. Provision of green infrastructure within the development to link with Manor Road woodland.</p>	<p>will be served by the proposed A4 mass transit route and will be connected to existing off-road cycle paths including national route 4. The site would be designed to include a network of walking a cycling routes to achieve modal shift and be designed to deliver 'liveable neighbourhoods'. There are good public transport links to Bath and Bristol. The surrounding area is within walking distance of Keynsham train station.</p> <p>The proposed strategy for North Keynsham includes recreational facilities and outdoor space providing enhanced access to the River Avon. There is good access to Manor Wood and Saltford recreation ground , to which access should be enhanced. Sufficient green infrastructure should be provided within the site to link with the woodland. The proposal would enable the Hygge Park primary school to extend into the safeguarded land to deliver a playing pitch.</p> <p>There is a good range of community facilities within Keynsham. It is proposed to provide community facilities as part of a proposed local centre at north Keynsham.</p> <p>Mitigation and enhancement Further evidence work is needed to inform the draft Plan.</p>
<p>Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing</p>	<p>+</p> <p>This option would boost the supply of housing but there may be potential viability issues depending on the enabling transport infrastructure requirements (to be determined).</p> <p>Development plan policies will require the provision of on-site affordable housing. Greenfield development is likely to be more viable than brownfield.</p> <p>There are recent, high quality housing developments in Keynsham, including at the adjacent Hygge Park site.</p>	<p>++</p> <p>This option would provide a significant boost in the supply of housing and would enable housing delivery in the short, medium and longer term. This development would provide at least 1500 homes, meaning it would also deliver into the next plan period.</p> <p>Development plan policies will require the provision of on-site affordable housing. Greenfield development is likely to be more viable than brownfield. The Option would entail a large amount of Green Belt release.</p> <p>A mix of housing types and tenures will be designed into the proposed masterplan with the provision of affordable housing. There could be further</p>

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
	<p>Mitigation and enhancement</p> <p>Commercial viability will be the key to achieving a sound allocation – evidence must be provided to prove deliverability when considering required transport infrastructure.</p> <p>Ensure good quality housing designs.</p>	<p>provision in the form of floating homes or self-build plots.</p> <p>Due to its size this option would be optimal in terms of viability and deliverability but would present a number of additional issues to overcome, such as enhancing access across the railway line.</p> <p>It would provide the opportunity to provide good quality housing and a mix of tenures.</p> <p>Mitigation and enhancement</p> <p>Commercial viability will be the key to achieving a sound allocation – evidence must be provided to prove deliverability when considering required transport infrastructure.</p> <p>Creation and use of design codes specific to North Keynsham to ensure good quality housing designs within a strategically sized site.</p>
<p>Objective 3:</p> <p>Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>+</p> <p>There are a number of existing primary and secondary schools within the town with a new two-form entry primary school provided within the adjacent Hygge Park development. In the longer term, in order to be fully appointed and completed, the school will require a sports pitch/playing field, which would need to be located within the safeguarded land. Development on the site would need to demonstrate that this school would have sufficient capacity to accommodate future anticipated pupil demands. It is anticipated that the secondary age children generated by this development can be accommodated, via the displacement of future children living outside of the Wellsway catchment area. Hygge Park has been designed to facilitate future expansion into the safeguarded land; any proposal should link back into Hygge Park in order to create a cohesive community.</p> <p>There would be opportunities to accommodate space for informal recreation and leisure, play spaces and allotments.</p> <p>There are existing community facilities within Keynsham Town Centre, and a local centre is located within walking distance to the west.</p>	<p>++</p> <p>Building at least 1500 dwellings would allow the whole development to be planned for comprehensively. This would make it easier to design out crime and promote feelings of safety through good urban design. It would also allow the public realm to be designed and integrated in a way which maximises opportunities for social interaction and connection within and between neighbourhoods.</p> <p>Frontage and outlook could be achieved onto the River Avon, providing a high-quality living and recreation environment. Strong opportunities around a new marina for high-density residential development.</p> <p>New community facilities would be incorporated into the proposed strategy along with access to open space. The provision of a local centre will reduce car use and provide services within walking distance.</p> <p>A development of this size is anticipated to require new early years provision, and a three-form entry (630 place) primary school. Enhancements to existing primary schools within Keynsham may also be necessary. It may be</p>

Ref	Land at north and east Keynsham (including Policy KE3b)	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
	<p>The existing policy approach seeks to improve walking and cycling routes and improved public transport. There are existing sports and leisure facilities within Keynsham town. There are good public transport links to Bristol and Bath from Keynsham Railway Station.</p> <p>Mitigation and enhancement</p> <p>The site must be able to demonstrate that the required education infrastructure can be delivered in a timely fashion in order to accommodate the children generated by the proposed development, plus accommodate the playing pitch requirements. Development should link back into Hygge Park in order to create a cohesive community. Ensure that the pedestrian/cycle crossings across the A4 and pedestrian/cycle connections to key destinations are adequate to ensure wider community, social and cultural facilities are accessible without relying on private cars.</p>	<p>necessary to add capacity to Wellsway Secondary School if the secondary school pupils generated cannot be accommodated in existing provision. Cycling and walking routes will be incorporated including access to national route 4. Access to public transport will be improved with the provision of A4 mass transit. There will be good public transport links to Bristol and Bath. Sports and leisure faculties are proposed to be provided within the proposed development, potentially linked to the new school. The proposed development would seek to enhance the existing green infrastructure network, including access to the riverside. Avon Valley Adventure and Wildlife Park would be relocated and enhanced under this option, providing a new facility providing a range of community, social and cultural facilities, accessible to new residents, the wider town and tourists from across the sub-region.</p> <p>Mitigation and enhancement</p> <p>The site must be able to demonstrate that the required education infrastructure can be delivered in a timely fashion in order to accommodate the children generated by the proposed development. Development must incorporate the range of appropriate and accessible community, social and cultural facilities as described.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>-/+</p> <p>The Inspector's report on Core Strategy noted: "There are undoubted problems of traffic congestion at Keynsham as a result of peak hour through traffic on the A4 and more local traffic using roads in and around the town centre." This Option would only contribute housing, and would therefore not increase employment within Keynsham, potentially contributing to more out-commuting to Bath and Bristol, leading to more traffic issues. The increase in housing would potentially worsen the current imbalance</p>	<p>++</p> <p>The Inspector's report on the Core Strategy acknowledges the existing out-commuting from Keynsham to Bristol and Bath and comments on the need to increase employment land in order to support/improve self-containment at Keynsham. The Inspector's report noted that Keynsham is a good business location, being in the favoured Bath-Bristol corridor and thus has the potential to facilitate economic growth.</p>

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
	<p>between residential and employment development.</p> <p>There would be a short-term economic benefit during the construction phase. There are good existing public transport links (Keynsham train station) to Bristol and Bath which are key employment centres. The development is located on the planned A4 mass transit route.</p> <p>Mitigation and enhancement</p> <p>Ensure new dwellings are well-connected to public transport routes to neighbouring employment centres and existing employment locations within Keynsham (e.g. ensure enhancement of pedestrian and cycle crossings across A4 to ensure adequate access to employment).</p>	<p>The development could accommodate significant new employment provision and meet requirements of growth sectors. The proposed location will provide sustainable access to Keynsham Town centre through walking and cycling routes, this will reduce the impact from increased traffic congestion.</p> <p>The proposed strategy includes the relocation of Avon Valley Wildlife and Adventure Park and its incorporation into the proposed design. It will cater for an increased number of visitors and will have a wider range of attractions.</p> <p>There are good public transport links to Bristol and Bath which will improve with the provision of a metrobus and walking routes to Keynsham train station. This will ensure access to local employment sites (including Somerdale, the Town Centre and Ashmead/Pixash strategic industrial estate), Bristol Enterprise Zone and Bath Enterprise Zone.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure</p>	<p>?</p> <p>It is unclear whether a development of this scale would generate the funding for highways infrastructure improvements that may be required to enable housing to be delivered. This could create viability issues.</p> <p>Keynsham includes a Train Station with links to Bristol and Bath. There is currently access to local bus routes along the nearby A4. Also, junction improvements are proposed and the facilities at Keynsham train station will be improved. The site would be located adjacent to the proposed A4 mass transit route.</p> <p>An existing shared use pedestrian and cycle path is located adjacent to the site on the A4 and the neighbouring Hygge Park development also includes new cycle infrastructure.</p> <p>Mitigation and enhancement</p> <p>Delivery of highways infrastructure necessary to accommodate development (to be determined).</p>	<p>++</p> <p>This Option would allow the range of strategic transport infrastructure as outlined in JLTP4 to be delivered, including the proposed multi-modal transport corridor.</p> <p>Improvements to transport/travel would include: greater frequency of rail services stopping at Keynsham as part of the Metro West project; enhanced local bus services; a low carbon transport network (focused on new walking and cycle connections); and other soft measures, such as encouraging changes in travel behaviour/walking to school. Working with Sustrans, the Council hopes to secure a new cycle link from the development to the Bath-Bristol cycle path, which would make cycle journeys to Bath and Bristol much more attractive.</p> <p>This option allows all development to be planned and coordinated at a high level. This will allow development to adopt a simple, permeable and highly</p>

Ref	Land at north and east Keynsham (including Policy KE3b)	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
	<p>Ensure that the pedestrian/cycle crossings across the A4 and pedestrian/cycle connections to key destinations are adequate to ensure trips do not have to be taken using a private car. These should be LTN 1/20 compliant. Ensure that good pedestrian and cycle links are created with Hygge Park.</p>	<p>connected street network based on a strong street hierarchy. This would support sustainable and healthy transport options by providing a walkable neighbourhood, by also incorporating other essential ingredients of a liveable neighbourhood such as local facilities and employment opportunities.</p> <p>Mitigation and enhancement Delivery of highways infrastructure necessary to accommodate development (to be determined).</p>
<p>Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape</p>	<p>+</p> <p>This Option would require green field development, but no Green Belt release.</p> <p>Small development in concealed location means that there would be no/negligible potential impact on views from Cotswolds AONB.</p> <p>The current approach designates areas of open green space. The policy seeks to maintain and improve existing green infrastructure networks.</p>	<p>+/?</p> <p>This Option would require green field development and a large amount of Green Belt release.</p> <p>The Cotswold AONB lies to the east of Keynsham. Development resulting in the extension of the urban area into the distinctive tributary valleys of the River Avon and the Chew Valley could affect the distinctive character of the existing landscape, meaning that views from Cotswolds AONB may be compromised.</p> <p>The proposed design for north Keynsham includes access to the riverside open space. Green infrastructure will be incorporated into the new development, and in particular the existing riverside will be enhanced. Habitat creation is proposed as part of the proposed layout. Aim is for at least 10% biodiversity net gain.</p> <p>Designing at a high level provides the opportunity to establish and promote Keynsham's identity and local distinctiveness.</p> <p>Mitigation and enhancement The proposed strategy for north Keynsham will be sensitively sited to avoid</p>

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
		harm to the nearby Cotswold AONB. The riverside area will remain as open green space. Development layout and building heights carefully arranged to avoid compromising views from Cotswolds AONB. Avoid hard development close to River Avon to minimise biodiversity disruption.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	0/+ There are no designated heritage assets within the site. There are three listed buildings within the surroundings (Grange hotel, c.390 metres to the west; Ellsbridge House, c.55m to the north; and Keynsham Manor, c. 855m to the south east). Most are located at such a distance as to have no historical or functional relationship with the site, and are effectively screened by existing settlement form, topography and vegetation. There appear to be no overriding heritage constraints that would preclude development within the site, nor would any heritage assets be affected directly, or there be impact on their settings such as to cause harm to their significance.	? The site includes a small number of listed buildings around Avon Mill Lane, two Listed bridges (Pixash Lane and pedestrian bridge to the east) and a number of heritage sites with HER records, notably some Roman finds at Avon Valley Park. There are a small number of buildings with notable character at Broadmead Lane Industrial Estate and Avon Valley Farm Building at least 1500 dwellings would allow the whole development to be planned for comprehensively, leading to a well-designed development that is well related to the surrounding townscape. Public open space could be located in any areas of heritage interest to reduce impact on sensitive sites. Mitigation and enhancement An archaeological assessment should be completed in order to inform development proposals. Alterations to the road network may require a sensitive design to avoid harm to nearby listed building on Avon Mill Lane, Pixash Lane and Clay Lane Bridge. There is the possibility that archaeological finds may require further investigation.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity	+/-? The forthcoming Environment Bill proposes at least 10% mandatory measurable net gain of biodiversity. The current approach would designate areas of open green space. The policy	++/? The forthcoming Environment Bill proposes at least 10% mandatory measurable net gain of biodiversity. This Option would allow comprehensive planning of the whole site, meaning

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
(taking account of climate change)	<p>seeks to maintain and improve existing green infrastructure networks.</p> <p>The protection and enhancement of biodiversity is covered by district wide policies.</p> <p>Mitigation and enhancement</p> <p>Ensure the impact on biodiversity will be considered through the site Masterplanning process and that there is suitable mitigation provided through Local Plan policies to address any significant effects on biodiversity in order to help reduce any potential harmful impacts.</p>	<p>that development layout can be optimised to avoid harm and enhance biodiversity.</p> <p>The strategy for North Keynsham seeks to maintain and enhance the green infrastructure network with an expectation to contribute towards a net gain of the sub-regions natural environment and biodiversity. The strategy requires the incorporation of a well-integrated, multifunctional green infrastructure network. Access to the riverside will be improved. This includes habitat creation and biodiversity management. Retention and management of biodiversity will also be required by district wide policies.</p> <p>There are a number of environmental designations that could potentially be affected by the proposed strategy. Stidham Farm Site of Special Scientific Interest (SSSI) is located to the east of the site and currently managed as an arable field. This SSSI is designated for its geological features. There are three Sites of Nature Conservation Interest on site: Stidham Farm SNCI, Broad Mead Field SNCI in the centre (designated for its marshy grassland and botanical interest), and the River Chew SNCI (designated for its running water and associated marginal habitats, including protected fauna, which use the site in part as a wildlife corridor). The River Avon SNCI runs adjacent to the northern site boundary and is designated for its running water and associated marginal habitats, including protected fauna, botanical and invertebrate interest.</p> <p>The proposed layout should avoid building within SNCIs and SSSIs and these will be retained and enhanced as part of the habitat creation. In particular the riverside will remain undeveloped.</p> <p>Mitigation and enhancement</p> <p>Ensure the impact on biodiversity will be considered through the site Masterplanning process and that there is suitable mitigation provided through Local Plan policies to address any significant effects on biodiversity and geodiversity in order to help reduce any potential harmful impacts.</p>

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>-/0</p> <p>Site adjacent to A4, so there may be potential noise issues if adequate mitigation measures aren't put in place.</p> <p>Development may cause increased pressure on the existing transport network, impacting on air quality.</p> <p>An AQMA was declared for the Centre of Keynsham in July 2010. Development may cause pressure on the key transport network impacting on air quality in this locality. It is also closely linked to the AQMA in Salford.</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies.</p> <p>Mitigation and enhancement</p> <p>Use soft planting around housing development along A4 road edge and reconfigure housing layout and orientation to minimise noise disturbance from road.</p> <p>Transport Impact Assessment and adequate preventative and mitigation measures are required.</p> <p>Improve bus routes to surrounding employment centres to avoid overwhelming the rail services and reduce reliance on private car.</p>	<p>+/0/-</p> <p>The site is close to sewerage works and waste recycling facilities which could cause odour and/or noise issues.</p> <p>Part of the site is adjacent to the River Avon, so measures would have to be put in place to prevent risk of water and light pollution.</p> <p>The site includes some areas of artificial ground and historic landfill. This and the existing industrial uses could pose contamination issues for development.</p> <p>The ground conditions are generally not expected to pose constraints for foundations however further investigation would be required.</p> <p>Improved walking and cycling routes will reduce car use. These measures will seek to reduce the increase in traffic congestion.</p> <p>Development within north Keynsham may cause pressure on the existing transport network, impacting on air quality. Access to public transport including the train station and metro bus will minimise the impact from traffic congestion.</p> <p>An AQMA was declared for the Centre of Keynsham in July 2010.</p> <p>Development at North Keynsham may cause pressure on the key transport network impacting on air quality, but has the potential to improve the air quality within the Keynsham Town Centre AQMA (by delivery of the multi-modal transport corridor which should alleviate some of the current traffic in Keynsham Town Centre). It is also closely linked to the AQMA in Salford.</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies.</p> <p>Mitigation and enhancement</p> <p>Transport Impact Assessment and adequate preventative and mitigation measures are required.</p>
<p>Objective 10: Reduce vulnerability</p>	<p>+</p>	<p>?/+</p>

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
<p>to, and manage flood risk (taking account of climate change)</p>	<p>The entire site is located in Flood Zone 1. There is no history of flooding on any part of the site.</p> <p>SUDS will be required as part of the district wide policies and will manage surface water run-off.</p> <p>There is a small Groundwater Source Protection Zone at Somerdale. There are no Drinking Water Safeguard Zones nearby.</p> <p>District wide policies will steer development to areas outside of the floodplain.</p>	<p>Significant areas of the site lie within Flood Zone 3 (functional floodplain and areas with high probability of flooding). This primarily affects the northern area of the peninsula, around Broadmead Lane Industrial Estate, and up to the Wessex Water site, and a corridor along the River Avon, including the access from Avon Mill Lane / Keynsham Road. There are areas at risk from surface water flooding around the Broadmead Brook. Flood Zone 2 (medium probability - 1:100 to 1:1000yr annual risk) affects further areas around the Wessex Water and Paper Mill sites. The Strategic Flood Risk Assessment demonstrates that further areas of the site will fall within Flood Zone 3 following climate change. Initial work suggests there could be opportunity to re-route Broadmead Brook to provide improved outfall from upstream, reducing flood risk around the railway line, while improvements to levels within the functional floodplain could ease floodwater flows. The alignment of the multi-modal transport corridor could assist in providing current and future flood protection. Significant improvements will be required to attenuate flows from the redeveloped site.</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies. There will be the creation of green corridors between the riverside area and the railway corridor, accommodating surface water attenuation.</p> <p>SUDS will be required as part of the district wide policies and will manage surface water run-off. There is a small Groundwater Source Protection Zone at Somerdale, contained within the site. There are no Drinking Water Safeguard Zones nearby.</p> <p>Mitigation and enhancement</p>

Ref	Land at north and east Keynsham (including Policy KE3b)	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
		<p>Flood Risk Assessment identified that provision of new attenuation areas would result in a marginal reduction in the downstream flow of the River Avon and a delay of peak flood flows. It also leaves the out-of-bank flow corridor unobstructed and would lead to further flow enhancement. This approach would reduce the risk to people and property. The flood risk benefits expected from this suggested proposal should be demonstrated by detailed modelling. Flood mitigation should contribute to green infrastructure provision. The sequential approach needs to be applied within the site boundary.</p>
<p>Objective 11 Reduce negative contributions to and Increase resilience to climate change</p>	<p>+/?</p> <p>Opportunities for the development to be predominantly arranged on an east-west axis to maximise the potential for solar gain enabling a ‘fabric first’ approach to the buildings. The southerly orientation of roofs would maximise potential for photovoltaic panels.</p> <p>An existing shared use pedestrian and cycle path is located adjacent to the site on the A4 and the neighbouring Hygge Park development also includes new cycle infrastructure.</p> <p>Mitigation and enhancement</p> <p>Ensure that the pedestrian/cycle crossings across the A4 and pedestrian/cycle connections to key destinations are adequate to ensure trips do not have to be taken using a private car. These should be LTN 1/20 compliant. Ensure that good pedestrian and cycle links are created with Hygge Park.</p> <p>Increase the supply of local food and increase provision of food growing space in Keynsham e.g. allotments.</p>	<p>++/?</p> <p>A strategy for a network of high-quality low carbon travel will be designed for the development that is sustainable – promoting walking and cycling. The network can be designed at a high level, considering an overview of possible routes, including integrating cycling/walking routes with the existing/wider local area (such as Keynsham railway station, the Bristol to Bath route and future mass transit).</p> <p>The development will have a zero-carbon strategy which will cover buildings, transport and renewable energy.</p> <p>The proposed development will be subject to existing DM policies which requires a fabric first approach to construction and provision of renewable energy. The aim is to provide a zero carbon development through the use of sustainable construction and the provision of renewable energy technology. There is an opportunity to provide a heat network. Policy KSM8 identifies heat network priority areas within the proposed SDL. Potential role of green-infrastructure provision may contribute to carbon sequestration.</p>

Ref	<i>Land at north and east Keynsham (including Policy KE3b)</i>	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
		<p>Mitigation and enhancement</p> <p>Identify and test various options to achieve optimal zero-carbon strategy for north Keynsham, ensuring it is achievable.</p> <p>Consider concept of whole life cycle carbon assessments and robust sustainability models/structures – including approach to development objectives, strategies, KPIs & targets, and the potential use of carbon budgets.</p>
<p>Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p>	<p>+/?</p> <p>This Option would entirely utilise greenfield land, meaning there would be no option to reuse site materials or any brownfield land.</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies. The proposed development will incorporate SUDS as required by district wide policies. The site is close to sewerage works and waste management faculties.</p> <p>Development will be subject to existing DM policies which requires a fabric first approach to construction and provision of renewable energy. The aim is to achieve a zero carbon development. There is an opportunity to provide a heat network.</p>	<p>+/?</p> <p>This Option would mostly use Green Belt land, meaning that options for reusing site materials or brownfield land would be limited, but there are areas of brownfield land within the site (such as buildings associated with Avon Valley Wildlife Park).</p> <p>Policy KSM7 requires SUDS to be incorporated as part of the green infrastructure and flood prevention strategies. The proposed development will incorporate SUDS as required by district wide policies. The site is close to sewerage works and waste management faculties.</p> <p>Development will be subject to existing DM policies which requires a fabric first approach to construction and provision of renewable energy. The aim is to achieve a zero carbon development. There is an opportunity to provide a heat network.</p>
<p>General Summary</p> <p>Option 2 will incorporate the wider area into the proposed strategy. This will allow for the provision of improved infrastructure to be incorporated into proposed developments. The approach will make provision for a new local centre and services at north Keynsham which can be accessed from existing and proposed development sites. The approach will also have improvements to aspects such as health and wellbeing, the economy and air quality. These Options would deliver net zero carbon developments which would achieve and net biodiversity gain. Therefore it has major positive effects on</p>		

Ref	Land at north and east Keynsham (including Policy KE3b)	
SA Objectives	Option 1: Allocate safeguarded land, providing approximately 300 dwellings.	Option 2: Allocate all of North Keynsham site for development (including the safeguarded land), providing at least 1500 dwellings.
<p>objective 1(health), 2(housing), 3(community), 4(economy), 5 (sustainable travel), 8(ecology) and 11(climate change).</p> <p>Mitigation and enhancement</p> <p>Further evidence works including viability assessments are needed to inform the draft Plan.</p> <p>It is unclear without further assessment whether building 300 dwellings under Option 1 would deliver new highways infrastructure sufficient to prevent a severe impact on the highway network. Therefore traffic could increase to an unacceptable level resulting some uncertain effects on a number of objectives particularly on objective 5 (sustainable travel).</p>		

Ref Bath1 and Bath2	Bath Recreation Ground (amendments to Policies B1 and SB2)		
SA Objectives	Option 1 No change to the existing policy wording	Option 2 Review the policy wording through the Local Plan Partial Update	Option 3 Delete the policy through the Local Plan Partial Update and revisit it in the Full Local Plan
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	0	?	?
		The previous SA which informed the allocation identified a major positive effect on this objective as the vision for this area is to create a recreational heart to the city, with the river at its centre, as a forum for leisure, recreation, wildlife, entertainment and culture. Reviewing this policy will have an uncertainty effect. Mitigation	The previous SA informed the allocation identified a major positive effect on this objective as the vision for this area is to create a recreational heart to the city, with the river at its centre, as a forum for leisure, recreation, wildlife, entertainment and culture. Deleting this policy will have an uncertainty effect. Mitigation

Ref Bath1 and Bath2	Bath Recreation Ground (amendments to Policies B1 and SB2)		
SA Objectives	Option 1 No change to the existing policy wording	Option 2 Review the policy wording through the Local Plan Partial Update	Option 3 Delete the policy through the Local Plan Partial Update and revisit it in the Full Local Plan
		Further evidence work is needed to inform the draft Plan.	Further evidence work is needed to inform the draft Plan.
Objective 2:	n/a	n/a	n/a
Meet identified needs for sufficient, high quality housing including affordable housing	Mitigation and enhancement		
Objective 3:	0	?	?
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime		<p>The previous SA which informed the allocation identified a major positive effect on this objective as the policy facilitates the creative reuse of the voids underneath Grand Parade and Terrace Walk and encourage an appropriate new building for cultural uses in front of Terrace Walk subject to a sensitivity analysis. The current policy facilitates the removal of the radial gate and facilitating the creation of a high quality public space that enhances the setting of Pulteney Bridge, improves safety for users of the riverside path, and improves the ecological value and function of the river. Therefore this option will have an uncertainty effect depending on the scope of the review.</p> <p>Mitigation Further evidence work is needed to inform the draft Plan.</p>	<p>As option 2, deleting the policy and allocation will have an uncertainty effect on this objective.</p> <p>Mitigation Further evidence work is needed to inform the draft Plan.</p>

Ref Bath1 and Bath2	Bath Recreation Ground (amendments to Policies B1 and SB2)		
SA Objectives	Option 1 No change to the existing policy wording	Option 2 Review the policy wording through the Local Plan Partial Update	Option 3 Delete the policy through the Local Plan Partial Update and revisit it in the Full Local Plan
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0 Mitigation and enhancement	? The previous SA which informed the allocation identified a minor positive effect on this objective as the transformation of this part of the city will contribute to the image and identity of the city as a place to do business. Therefore this option will have an uncertain effect depending on the scope of the review. Mitigation Further evidence work is needed to inform the draft Plan.	? As option 2, deleting the policy and allocation will have an uncertainty effect on this objective. Mitigation Further evidence work is needed to inform the draft Plan.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	0 Mitigation and enhancement	? The previous SA which informed the allocation identified a major positive effect on this objective as the site is in very close proximity to Bath Spa train station, and the bus station. Being in the centre of Bath it is highly accessible location, where people are encouraged to walk and cycle. Therefore this option will have an uncertain effect depending on the scope of the review. Mitigation Further evidence work is needed to inform the draft Plan.	? As option 2, deleting the policy and allocation will have an uncertain effect on this objective. Mitigation Further evidence work is needed to inform the draft Plan.

<i>Ref Bath1 and Bath2</i>	<i>Bath Recreation Ground (amendments to Policies B1 and SB2)</i>		
SA Objectives	Option 1 No change to the existing policy wording	Option 2 Review the policy wording through the Local Plan Partial Update	Option 3 Delete the policy through the Local Plan Partial Update and revisit it in the Full Local Plan
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	0	? The previous SA informed the allocation identified a minor positive effect on this objective as the policy seeks to safeguard and protect valued assets. Therefore this option will have an uncertain effect depending on the scope of the review. Mitigation Further evidence work is needed to inform the draft Plan.	? As option 2, deleting the policy and allocation will have an uncertainty effect on this objective. Mitigation Further evidence work is needed to inform the draft Plan.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	0 Mitigation and enhancement	? The previous SA informed the allocation identified a minor positive effect on this objective as the policy facilitates the removal of the radial gate and facilitating the creation of a high quality public space that enhances the setting of Pulteney Bridge, improves safety for users of the riverside path, and improves the ecological value and function of the river. The current Policy requires that the design to respond appropriately and creatively to its sensitive context within the WHS and ensuring appropriate landscaping, tree planning and	? As option 2, deleting the policy and allocation will have an uncertainty effect on this objective. Mitigation Further evidence work is needed to inform the draft Plan.

Ref Bath1 and Bath2	Bath Recreation Ground (amendments to Policies B1 and SB2)		
SA Objectives	Option 1 No change to the existing policy wording	Option 2 Review the policy wording through the Local Plan Partial Update	Option 3 Delete the policy through the Local Plan Partial Update and revisit it in the Full Local Plan
		<p>public realm enhancements. Therefore this option will have an uncertain effect depending on the scope of the review.</p> <p>Mitigation Further evidence work is needed to inform the draft Plan.</p>	
<p>Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)</p>	<p>0</p> <p>Mitigation and enhancement</p>	<p>?</p> <p>The previous SA informed the allocation identified a minor positive effect on this objective as the current policy seeks to encourage and protect habitats and biodiversity and also facilitates the removal of the radial gate. Therefore this option will have an uncertain effect depending on the scope of the review.</p> <p>Mitigation Further evidence work is needed to inform the draft Plan.</p>	<p>?</p> <p>As option 2, deleting the policy and allocation will have an uncertainty effect on this objective.</p> <p>Mitigation Further evidence work is needed to inform the draft Plan.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>0</p>	<p>?</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.</p> <p>Mitigation Further evidence work is needed to inform the draft Plan.</p>	<p>?</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.</p> <p>Mitigation Further evidence work is needed to inform the</p>

Ref Bath1 and Bath2	Bath Recreation Ground (amendments to Policies B1 and SB2)		
SA Objectives	Option 1 No change to the existing policy wording	Option 2 Review the policy wording through the Local Plan Partial Update	Option 3 Delete the policy through the Local Plan Partial Update and revisit it in the Full Local Plan
			draft Plan.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	?	?
		<p>The previous SA informed the allocation identified a minor positive effect on this objective as the area falls within FZ 3a/3b and functions as an important storage area during flood events. The current policy requires ensuring no net loss of floodplain storage.</p> <p>Policy facilitates the removal of the radial gate which contributes to this objective. Therefore this option will have an uncertain effect depending on the scope of the review.</p> <p>Mitigation</p> <p>Further evidence work is needed to inform the draft Plan.</p>	<p>As option 2, deleting the policy and allocation will have an uncertainty effect on this objective.</p> <p>Mitigation</p> <p>Further evidence work is needed to inform the draft Plan.</p>
Objective 11 Reduce negative contributions to and Increase resilience to climate change	0	0	0
		Other adopted and emerging development plan policies apply	Other adopted and emerging development plan policies apply
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable	0	?	?
		The previous SA which informed the allocation identified a minor positive effect on	As option 2, deleting the policy and allocation will have an uncertainty effect on this

<i>Ref Bath1 and Bath2</i>	<i>Bath Recreation Ground (amendments to Policies B1 and SB2)</i>		
SA Objectives	Option 1 No change to the existing policy wording	Option 2 Review the policy wording through the Local Plan Partial Update	Option 3 Delete the policy through the Local Plan Partial Update and revisit it in the Full Local Plan
construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)		this objective as the policy encourages efficient use of previously development part of the land. Other development plan policies apply that encourage sustainable construction.	objective. Mitigation Further evidence work is needed to inform the draft Plan.
<p>General Summary The policy options relate to the recent judgement confirming that the legal covenant relating to use of the land remains capable of being enforced by beneficiaries of it. The various options proposed will have different effects but these remain uncertain until the policy wording has been reviewed.</p>			

Refm Bath3 and Bath4	Bath Milsom Quarter	
SA Objectives	Option 1: Mixed uses on ground floor, residential on upper floors only	Option 2: Allowing a mix of town centre and residential uses on all floors
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p style="text-align: center;">+</p> <p>The area is well connected and within walking distance of everyday destinations such as shops, workplaces, schools, bus stops and train stations.</p> <p>The development is close to a number of gyms and leisure facilities. There are existing health facilities surrounding the site which can be accessed via sustainable transport means (walking, cycling and public transport).</p> <p>Enhancement: Consider the provision of new additional open/natural/green space.</p>	<p style="text-align: center;">+</p> <p>The area is well connected and within walking distance of everyday destinations, such as shops, workplaces, schools, health facilities, bus stops and train stations.</p> <p>The development is close to a number of gyms and leisure facilities. There are existing health facilities surrounding the site which can be accessed via sustainable transport means (walking, cycling and public transport).</p> <p>Enhancement: Consider the provision of new additional open/natural/green space.</p>
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p style="text-align: center;">++</p> <p>This Option would increase residential development within a sustainable, City Centre location.</p> <p>Mitigation and enhancement: Ensure that the upper floor residential housing is inclusive and accommodates the needs of disabled/older people i.e. lifts and wheelchair-accessible homes.</p>	<p style="text-align: center;">++</p> <p>This Option would increase residential development within a sustainable, City Centre location.</p> <p>Mitigation and enhancement: Ensure that the upper floor residential housing is inclusive and accommodates the needs of disabled/older people i.e. lifts and wheelchair-accessible homes.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p style="text-align: center;">++</p> <p>The Milsom Quarter currently has many vacant units and a decreasing footfall. This Option would allow mixed use redevelopment including residential and retail, helping to both increase and balance activity, in turn improving natural surveillance and designing out crime. The residential development would be located within the City Centre, meaning it would be well connected to the existing community. The greater balance in the mix of uses, activity and increased</p>	<p style="text-align: center;">+</p> <p>The Milsom Quarter currently has many vacant units and a decreasing footfall. This Option would allow mixed use redevelopment including residential and retail, helping to both increase and balance activity, in turn improving natural surveillance and designing out crime. The residential development would be located within the City Centre, meaning it would be well connected to the existing community. The greater balance in the mix of uses, activity and increased residential</p>

Refm Bath3 and Bath4	Bath Milsom Quarter	
SA Objectives	Option 1: Mixed uses on ground floor, residential on upper floors only	Option 2: Allowing a mix of town centre and residential uses on all floors
	<p>residential development would all combining to redefine the sense of community and increased local purpose.</p> <p>Enhancement: Ensure the creation of/access to public spaces that might support civic, cultural, recreational and community functions.</p> <p>Mitigation: Include ground floor retail uses which will also be used in the evenings/nighttime to balance activity and footfall more consistently.</p>	<p>development would all combining to redefine the sense of community and increased local purpose.</p> <p>Enhancement: Ensure the creation of/access to public spaces that might support civic, cultural, recreational and community functions.</p> <p>Mitigation: Asses the implications of introducing residential dwellings to ground floors in the City Centre to ensure that ground floor activity, attractiveness and footfall can be maintained in the daytime.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	<p>++</p> <p>Milsom Quarter is currently an area in decline in terms of footfall and vacancy rates. This Option would help to create a more vibrant & diverse part of the city with a greater balance in the mix of uses, activity and increased residential development. Therefore, it would provide an adequate supply of land and diverse range of employment opportunities.</p> <p>Increased residential development will help to create a more vibrant community and assist in making the area more financially viable.</p> <p>This Option would deliver a mixed-use development on brownfield land within a sustainable City Centre location, therefore contributing to the regions' ambition to be a driving force for clean and inclusive growth.</p>	<p>+/?</p> <p>Milsom Quarter is currently an area in decline in terms of footfall and vacancy rates. This Option would help to create a more vibrant & diverse part of the city with a greater balance in the mix of uses, activity and increased residential development. Therefore, it would provide an adequate supply of land and diverse range of employment opportunities.</p> <p>Increased residential development will help to create a more vibrant community and assist in making the area more financially viable. This Option would deliver a mixed-use development on brownfield land within a sustainable City Centre location, therefore contributing to the regions' ambition to be a driving force for clean and inclusive growth.</p> <p>However residential uses on ground floors could potentially undermine the shopping function by fragmenting the shopping active frontages.</p> <p>Mitigation Further evidence work is needed in support of the Draft Plan.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure</p>	<p>++</p> <p>Development would be within the City Centre, within walking distance of shops, facilities, cycle lanes and public transport.</p>	<p>++</p> <p>Development would be within the City Centre, within walking distance of shops, facilities, cycle lanes and public transport.</p>

<i>Refm Bath3 and Bath4</i>	<i>Bath Milsom Quarter</i>	
SA Objectives	Option 1: Mixed uses on ground floor, residential on upper floors only	Option 2: Allowing a mix of town centre and residential uses on all floors
	Access to major employment areas.	Access to major employment areas.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	0 The option facilitates redevelopment of upper floors of existing buildings. Milsom Quarter also includes the Cattlemarket site, which is allocated In the Placemaking Plan (Policy SB1). Policy SB1 sets out site specific development requirements and design principles including responding to the important views and to the general character of the area.	0 The option facilitates redevelopment of existing buildings. Milsom Quarter also includes the Cattlemarket site, which is allocated In the Placemaking Plan (Policy SB1). Policy SB1 sets out site specific development requirements and design principles including responding to the important views and to the general character of the area.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	+/- Upper floor residential development in the City Centre will require the creation of a separate access/entrance or residential foyer on the ground floor which has the potential to compromise the appearance of Listed Buildings/CA setting. Mitigation Further evidence work is needed in support of the Draft Plan.	+/- Upper floor residential development in the City Centre will require the creation of a separate access/entrance or residential foyer on the ground floor which has the potential to compromise the appearance of Listed Buildings/CA setting. Mitigation: Asses the implications of introducing residential dwellings to ground floors in the City Centre to ensure that street-level/ground floor attractiveness is maintained. Even where residential dwellings are limited to upper floors this will require the creation of a separate access/entrance or residential foyer on the ground floor. This would need to be implemented in a manner that maintains or minimises harm to activity levels on the ground floor and may give rise to listed buildings issues. The policy framework to be established would need to ensure these impacts are appropriately addressed.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	0 The option facilitates redevelopment of upper floors of existing buildings. Milsom Quarter also includes the Cattlemarket site, which is allocated In the Placemaking Plan (Policy SB1). Policy SB1 sets out site specific development requirements and design principles	0 The option facilitates redevelopment of existing buildings. Milsom Quarter also includes the Cattlemarket site, which is allocated In the Placemaking Plan (Policy SB1). Policy SB1 sets out site specific development requirements and design principles including restoring and enhancing the

<i>Refm Bath3 and Bath4</i>	<i>Bath Milsom Quarter</i>	
SA Objectives	Option 1: Mixed uses on ground floor, residential on upper floors only	Option 2: Allowing a mix of town centre and residential uses on all floors
	including restoring and enhancing the biodiversity value of the river and the river edge.	biodiversity value of the river and the river edge.
Objective 9: Reduce land, water, air, light, noise pollution	0	0
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The area is located within Flood Zone 1.	0 The area is located within Flood Zone 1.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+/? The area is well connected and within walking distance of everyday destinations such as shops, workplaces, schools, bus stops and train stations. This helps promote the use of sustainable transport and reduce carbon emissions. Mitigation and enhancement Further evidence work is needed to set site specific requirements.	+/? The area is well connected and within walking distance of everyday destinations such as shops, workplaces, schools, bus stops and train stations. This helps promote the use of sustainable transport and reduce carbon emissions. Mitigation and enhancement Further evidence work is needed to set site specific requirements.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++ This option encourages the effective use of existing buildings and has a major positive effect on this objective.	++ This option encourages the effective use of existing buildings and has a major positive effect on this objective.
General Summary The Milsom Quarter is an area that is in decline, shown by falling footfall and increasing vacancy rates. Both options facilitate a greater balance in the mix of uses, activity and increased residential development in well connected area have major positive effects on objective 2 (housing), objective 5(sustainable transport) and objective 12 (resources). Option 1 with mixed uses on ground floor and residential on upper floors only helps maintain active ground floor uses which results in a major positive effect on objective 4(economy). In comparison, option 2 with residential uses on ground floor may have a negative effect on the same objective. Mitigation		

<i>Refm Bath3 and Bath4</i>	<i>Bath Milsom Quarter</i>	
SA Objectives	Option 1: Mixed uses on ground floor, residential on upper floors only	Option 2: Allowing a mix of town centre and residential uses on all floors
Further evidence work is required to support the draft Plan with site specific development requirements and design principles, particularly taking into account a long-term effect.		

<i>Ref</i>	<i>University of Bath</i>	
SA Objectives		
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++/?	The University of Bath is preparing the masterplan for the Claverton Down Campus and proposes further improvements to teaching facilities and provides more purpose built student accommodation. There are good health and leisure facilities available on the Claverton Down Campus. Policy SB19 enables the further provision of facilities for sports and recreation and the masterplan proposes 3 rd generation pitches which help facilitate longer play especially in winter. Despite significant benefits of 3 rd generation pitches there are some concerns raised in terms of potential risk to health and soil/water contamination associated with old tyres which are often used as rubber crumbs in the pitches. Mitigation and enhancement Technology of artificial pitches is improving and now there are hybrid pitches and 100% recyclable with natural filling crumbs. Further discussion is needed to formulate development requirements for the site allocation.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	++	The current policy framework is to prioritise general housing and jobs in the city and the Council's preferred approach is to facilitate necessary student accommodation on campuses. Facilitating further student accommodation has a major positive effect on this objective. Mitigation and enhancement Further assessment and discussion are needed to agree the site capacity.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	The site can accommodate university related uses including variety of spaces of education, business, conference, IT, sport, health, arts and social, catering and retail which helps promote stronger more vibrant and cohesive communities on campus. Mitigation and enhancement

<i>Ref</i>	<i>University of Bath</i>
SA Objectives	
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++</p> <p>The current policy framework is to prioritise general housing and jobs in the city and the Council's preferred approach is to facilitate necessary student accommodation on campuses. Facilitating further student accommodation has a major positive effect on this objective as it helps, along with the new policies for PBSA, maintain existing employment sites in the centre of Bath.</p> <p>Mitigation and enhancement Further assessment and discussion are needed to agree the site capacity and revise Policy B5.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	<p>++</p> <p>The site is served by regular buses and is accessible to/from the city centre. It is also accessible to a number of footpaths and open countryside. Facilitating more student accommodation on campus will help reduce the level of traffic.</p> <p>Mitigation and enhancement A Transport Statement is required, and the scope of the assessment needs to be agreed in advance of a planning application.</p>
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	<p>+</p> <p>The campus is almost completely surrounded by the Cotswolds AONB. Although the campus cannot be seen from the centre of Bath, its hilltop setting means that it is visible from a number of vantage points in the World Heritage Site and Conservation Area (e.g. from Alexandra Park). Extensive tree cover surrounds the campus and therefore, much of it still appears in harmony with its landscape setting.</p> <p>Mitigation and enhancement The campus is already substantially developed. There is scope for further intensification but this requires careful management and the preparation of its masterplan and Green Infrastructure Strategy will help to consider new development in a comprehensive manner.</p>
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>+</p> <p>The main Claverton Down campus is within The City of Bath World Heritage Site. The slightly detached University medical centre is within the Conservation Area itself. Directly to the north is Bathampton Camp Scheduled Monument, an early Iron Age hill fort of which the University campus forms part of its setting.</p> <p>Mitigation and enhancement The campus is already substantially developed. There is scope for further intensification but this requires careful management and the preparation of its masterplan and Green Infrastructure Strategy will help to consider new development in a comprehensive manner.</p>
Objective 8:	+

<i>Ref</i>	<i>University of Bath</i>
SA Objectives	
Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>Policy SB19 with the zonal approach already sets out where new development can be facilitated.</p> <p>Mitigation and enhancement</p> <p>The campus is already substantially developed. There is scope for further intensification but this requires careful management and the preparation of its masterplan and Green Infrastructure Strategy will help to consider new development in a comprehensive manner.</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>0</p> <p>Whilst the areas concerned are not 'classic AONB' development has the potential to affect the qualities of the wider AONB by virtue of illuminating areas of the campus that are dark at present and causing light spill. This is also an issue in respect of the SAC. The general intensification other parts of the campus also has the potential to increase light spill.</p> <p>Mitigation and enhancement</p> <p>A bat and lighting report will be required if significant bat activity is determined. The scheme should set out how biodiversity gains will be achieved.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>0</p> <p>The site is within FZ1.</p> <p>Mitigation and enhancement</p>
Objective 11 Reduce negative contributions to and Increase resilience to climate change	<p>+</p> <p>New development will be subject to zero carbon policies proposed through this Partial Update.</p> <p>Provide a specific policy framework that the delivery of the site in accordance with the Council's climate and ecological emergency declarations</p>
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<p>+</p> <p>New development will be subject to zero carbon policies proposed through this Partial Update. Provide a specific policy framework that the delivery of the site in accordance with the Council's climate and ecological emergency declarations</p>
General Summary	<p>The University of Bath is one of the key employers in Bath and is preparing the masterplan for the Claverton Down Campus. This proposes further improvements to teaching facilities and provides more purpose built student accommodation. Revising Policy SB19 with clear capacities and development requirements will have major positive effects on objectives 1(health and well-being) and 4 (community) as there are good ranges of services and facilities available on campus. It will also have major positive effects on 2 (housing)and 5 (economy) as it will help prioritise general housing and jobs in the city.</p> <p>Mitigation and enhancement</p> <p>Further discussion with the University and assessments are required to finalise the development requirements and design principles including the site capacity.</p>

Ref Bath6	Park and Ride Site	
SA Objectives	Option 1	Option 2
	Remove Park and Ride sites from GB, and allocate for mixed use development comprising transport interchange, solar energy infrastructure and household waste recycling facilities.	No change
Objective 1:	+	0
Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	Solar energy infrastructure increasing renewable energy generation helps reduce carbon emissions contributing improving air quality has a positive effect on this objective.	
Objective 2:	n/a	n/a
Meet identified needs for sufficient, high quality housing including affordable housing		
Objective 3:	+	0
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	Providing household recycling facilities in accessible locations has a positive effect on this objective.	
Objective 4:	+	0
Build a strong, competitive economy and enable local businesses to prosper	Facilitating solar energy infrastructure help build a strong complete energy industry.	
Objective 5:	+	0
Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	Provision of household waste recycling facilities at the three P&R sites could potentially provide local areas with facilities accessible by foot or bike. Newbridge and Odd Down P&R sites are situated within walking distance of surrounding residential properties, though Lansdown is disconnected in terms of distance and safe access. Access by foot and bike not as good as multiple, localised options for waste facilities, which are currently being assessed by Waste Management Services. Potential for residents of Bath to use existing P&R buses to access waste facilities, instead of using cars.	No change proposed.
Objective 6:	?	0

Ref Bath6	Park and Ride Site	
SA Objectives	Option 1 Remove Park and Ride sites from GB, and allocate for mixed use development comprising transport interchange, solar energy infrastructure and household waste recycling facilities.	Option 2 No change
Protect and enhance local environmental distinctiveness and the character and appearance of landscape	<p>All three P&R sites are all located within the Green Belt (albeit on brownfield land). Newbridge and Lansdown P&R sites are designated as Cotswold AONB, and the Odd Down P&R site is located directly adjacent to the Cotswold AONB. Further GB assessment work is required in order to establish the impact of removing the sites from the GB, and further landscape assessment work is required to establish potential for harm to the Cotswold AONB.</p> <p>Mitigations and enhancements Further assessments are required to finalise the development requirements and design principles.</p>	GB land retained for existing P&R use. No impact on GB or AONB.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>?</p> <p>Newbridge P&R site is located within the B&NES World Heritage Site. Lansdown and Odd Down P&R sites are located just outside of the WHS, but within its setting. Further assessment work is required in order to establish the impact that development for waste facilities and solar infrastructure might have on the setting of the World Heritage Site.</p> <p>Mitigations and enhancements Further assessments are required to finalise the development requirements and design principles.</p>	0 Use retained as per existing. No impact on WHS.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>+/?</p> <p>Potential for development to play a beneficial role in supporting nature recovery. Scope to increase and extend a 'pollinator park' approach to management of P&R sites to help address Ecological Emergency.</p> <p>Mitigation and enhancement Ecological enhancement options for the sites to be considered at draft plan stage.</p>	0 No change proposed.
Objective 9:	?	0

Ref Bath6	Park and Ride Site	
SA Objectives	Option 1	Option 2
	Remove Park and Ride sites from GB, and allocate for mixed use development comprising transport interchange, solar energy infrastructure and household waste recycling facilities.	No change
Reduce land, water, air, light, noise pollution	<p>Further assessment work is required in relation to impact of household waste facility use on adjacent residential properties.</p> <p>Further assessment work is required in relation to impact of household waste facility use on traffic congestion at the site accesses.</p> <p>Mitigation and enhancement Noise mitigation options to be considered where appropriate at draft plan stage.</p>	No change proposed.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-/?	0
	<p>A small section of Newbridge P&R site is located within FZ2 (including the access). Further assessment work is required in relation to the impact that the waste facility uses may have on the areas at risk of flooding.</p> <p>Mitigation and enhancement Flood mitigation measures and SUDs may be required at Newbridge P&R site.</p>	No change proposed.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	++	0
	Provision of solar canopies over existing car parking spaces, providing source of local renewable energy.	No change proposed.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++	0
	Provision of solar canopies over existing car parking spaces, providing source of local renewable energy. Provision of waste facilities and solar infrastructure on brownfield land, already in use as P&R facility.	No change proposed.
General Summary		
There is scope for option 1 to achieve a major positive impact in terms of climate change, through the use of brownfield land for solar infrastructure, and a minor positive impact in relation to provision of household waste facilities located in sustainable locations, accessible by public transport, foot and bike. However, as the sites are located in the green belt, close to and within the Cotswold AONB and within the setting of the World Heritage Site, further assessment work is required at draft plan stage in order to establish the impact that the proposals might have on these sensitive issues. Further		

Ref Bath6	Park and Ride Site	
SA Objectives	Option 1 Remove Park and Ride sites from GB, and allocate for mixed use development comprising transport interchange, solar energy infrastructure and household waste recycling facilities.	Option 2 No change
assessment work is also required in relation to noise impact on local residents, traffic congestion and flood risk (Newbridge Park and Ride). There is potential for development to play a beneficial role in supporting nature recovery.		

Ref Bath7	Bath Community Academy	
SA Objectives	Option 1: Allocate solely for educational and community uses	Option 2: Allocate primarily for educational and community uses, with a minor residential element (to help ensure deliverability)
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	++ Potential for provision of safe and appealing community facilities to support social cohesion. Sustainable location set directly adjacent to existing community, allowing active travel options to new facilities.	++ Potential for provision of safe and appealing community facilities to support social cohesion. Sustainable location set directly adjacent to existing community, allowing active travel options to new facilities.
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	0	+ Provision of a small amount of housing to meet housing need. Potential to provide mix of housing types / tenures / sizes, including affordable housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++ Located directly adjacent to existing community. Potential to provide range of accessible community facilities.	+ Located directly adjacent to existing community. Potential to provide range of accessible community facilities. Provision of community / educational floorspace may be lower if residential use is also provided on site. Mitigation and enhancement Careful consideration of site layout options to maximise community

<i>Ref Bath7</i>	<i>Bath Community Academy</i>	
SA Objectives	Option 1: Allocate solely for educational and community uses	Option 2: Allocate primarily for educational and community uses, with a minor residential element (to help ensure deliverability)
		and educational use, with provision of residential only where necessary to fund community / educational uses.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++ Community / educational uses providing jobs and supporting local economy.	+ Community / educational uses providing jobs and supporting local economy. Provision of community / educational floorspace may be lower if residential use is also provided on site. Mitigation and enhancement Careful consideration of site layout options to maximise community and educational use, with provision of residential only where necessary to fund community / educational uses.
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	+ Potential for redevelopment layout to include secure bike parking, electric vehicle charging and improved access arrangement. Located adjacent to existing bus stop providing users with public transport option for travel.	+ Potential for redevelopment layout to include secure bike parking, electric vehicle charging and improved access arrangement. Located adjacent to existing bus stop providing users with public transport option for travel.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	? Site located within the Green Belt and highly sensitive in terms of landscape and visual impact on World Heritage Site. Mitigation and enhancement Potential to reduce landscape and visual impact of site through redevelopment. Further work required to explore design options.	? Site located within the Green Belt and highly sensitive in terms of landscape and visual impact on World Heritage Site. Mitigation and enhancement Potential to reduce landscape and visual impact of site through redevelopment. Further work required to explore design options.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	? Site is highly sensitive in terms of visual impact on World Heritage Site.	? Site is highly sensitive in terms of visual impact on World Heritage Site.

<i>Ref Bath7</i>	<i>Bath Community Academy</i>	
SA Objectives	Option 1: Allocate solely for educational and community uses	Option 2: Allocate primarily for educational and community uses, with a minor residential element (to help ensure deliverability)
	Mitigation and enhancement Potential to reduce visual impact of site through redevelopment. Further work required to explore design options.	Mitigation and enhancement Potential to reduce visual impact of site through redevelopment. Further work required to explore design options.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	? Mitigation and enhancement Further work required to investigate potential for redevelopment to deliver biodiversity net gain.	? Mitigation and enhancement Further work required to investigate potential for redevelopment to deliver biodiversity net gain.
Objective 9: Reduce land, water, air, light, noise pollution	? Mitigation and enhancement Potential for redevelopment to improve site access arrangement to minimise traffic congestion on entering the site. Further work relating to access reconfiguration required.	? Mitigation and enhancement Potential for redevelopment to improve site access arrangement to minimise traffic congestion on entering the site. Further work relating to access reconfiguration required.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0 The site located within Flood Zone 1.	0 The site located within Flood Zone 1.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	? Potential for redevelopment to provide new buildings and landscaped areas designed to increase resilience to climate change.	? Potential for redevelopment to provide new buildings and landscaped areas designed to increase resilience to climate change.
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ Brownfield redevelopment. Potential for redevelopment to include sustainable design and construction, and adequate waste management.	+ Brownfield redevelopment. Potential for redevelopment to include sustainable design and construction, and adequate waste management.
General Summary		

Ref Bath7	Bath Community Academy	
SA Objectives	Option 1: Allocate solely for educational and community uses	Option 2: Allocate primarily for educational and community uses, with a minor residential element (to help ensure deliverability)
<p>Option 1 (allocating solely for educational and community uses) will provide a major positive impact in terms of providing community and educational facilities, supporting the local economy and being located in a sustainable location. Option 2 (allocating primarily for educational and community uses with a minor residential element) also provides positive impacts in relation to these issues, though inclusion of residential units on the site may reduce the floorspace available for community / educational uses. To mitigate this, careful consideration of site layout options is required, to maximise community and educational use, with provision of residential only where necessary to fund other uses. There is potential for redevelopment of the site to provide a positive impact on landscape, heritage, biodiversity, traffic congestion, and resilience to climate change. However, further work is required in these areas.</p>		

Ref Weston Island	
SA Objectives	
Objective 1: Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p>+</p> <p>The policy will enable the relocation and retention of employment uses from elsewhere within the city, unlocking existing site allocations for redevelopment, including residential. The policy also requires the improvement of walking and cycle routes across Weston Island.</p>
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p>+</p> <p>The policy will enable the relocation and retention of employment uses from elsewhere within the city, unlocking existing site allocations for redevelopment, including residential.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>++</p> <p>The policy will enable the relocation and retention of employment uses from elsewhere within the city, unlocking existing site allocations for redevelopment, including residential. The policy also requires the improvement of walking and cycle routes across Weston Island. These measures will promote stronger more vibrant and cohesive communities, and reduce anti-social behaviour, crime and the fear of crime.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++</p> <p>The policy will enable the relocation and retention of employment uses from elsewhere within the city. This will help to meet this SA objective</p>

<i>Ref Weston Island</i>	
SA Objectives	
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	++ The site is close to a frequent bus route and has good links to the riverside path. The policy also requires the improvement of walking and cycle routes across Weston Island.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	+/? These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	+/? These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	+/? The river is designated as a 'Site of Nature Conservation Interest' (Local Plan Policy NE3), and the edges of the island form an important associated habitat. Development proposals that seeks a frontage with or to increase access to the river's edge may be challenging as there is a need to maintain and improve this habitat. Given the importance of this habitat, a use that doesn't require a relationship with the water, such as the current use or other employment use, would be more appropriate, and would better enable biodiversity enhancements to be achieved. The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations. As such the Policy seeks to enhance the ecological value of the river edge. Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 9: Reduce land, water, air, light, noise pollution	0 These are not specifically covered by the site allocation as other Local Plan policies will ensure that these objectives are covered.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	-/? The Environment Agency's flood zone mapping shows the site is located within Flood Zone 1. However B&NES Strategic Flood Risk Assessment indicates the entire site is within Flood Zone 3 and the NPPF sets out clear requirements regarding development in flood risk areas entailing the sequential and exceptions tests. As the site lies within a flood risk zone and it is not suitable for residential development.

Ref Weston Island	
SA Objectives	
	Mitigation and enhancement Further assessments are required to finalise the development requirements and design principles.
Objective 11 Reduce negative contributions to and Increase resilience to climate change	+ The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations. Mitigation and enhancement
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+ The policy framework encourages and enables the delivery of the site in accordance with the Council's climate and ecological emergency declarations. Mitigation and enhancement
General Summary The policy will enable the relocation and retention of employment uses from elsewhere within the city, unlocking existing site allocations for redevelopment, including residential. The policy also requires the improvement of walking and cycle routes across Weston Island. Therefore allocating the site for industrial uses and builders merchants (as per sites in Policy ED2A) will have major positive effect on objective 3 (community), objective 4 (jobs) and objective 5 (sustainable transport). The river is designated as a 'Site of Nature Conservation Interest' (Policy NE3) and the edges of the island form an important associated habitat. Therefore, further evidence work is needed to inform the draft Plan. B&NES Strategic Flood Risk Assessment indicates the entire site is within Flood Zone 3 and the NPPF sets out clear requirements regarding development in flood risk areas entailing the sequential and exceptions tests.	

Ref SV2	Midsomer Norton Town Centre (amendments to South Road Car Park Policy SSV2)	
SA Objectives	Option 1: Retain the allocation for retail, mixed use development	Option 2: Removing the allocation
Objective 1: Improve the health and well-	+/?	0/+

Ref SV2	<i>Midsomer Norton Town Centre (amendments to South Road Car Park Policy SSV2)</i>	
SA Objectives	Option 1: Retain the allocation for retail, mixed use development	Option 2: Removing the allocation
being of all communities, and reduce health inequalities	<p>The site is located within Midsomer Norton Town Centre which has existing health facilities.</p> <p>The site is located close to town centre bus stops.</p> <p>Redevelopment of the site for retail would enable access to everyday destinations (such as shops) for local people by active travel (walking /cycling), as it is located within the town centre. However, despite some interest in the site from operators it has not come forward for a retail/food store redevelopment.</p>	<p>There may be the scope to consider an element of the site being used for residential development. If the site was redeveloped to include an element of residential development, it would be well connected to existing everyday destinations (such as shops) given the Town Centre location and enable active travel (the site is located close to Town Centre bus stops and many facilities are within walking distance)</p> <p>The site is within Midsomer Norton Town Centre which has existing health facilities.</p> <p>The large area of land dedicated to parking spaces may encourage more private car journeys instead of active/public transport travel modes into the Town Centre.</p>
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p>0</p> <p>This option would not provide any residential development.</p>	<p>+</p> <p>There may be the scope to consider a small element of the site being used for residential development which would provide housing within a sustainable, Town Centre location.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>++</p> <p>Redevelopment of the site would provide an accessible community facility, redevelop a car park that does not currently have much in the way of natural surveillance (and therefore has the potential to be a source of fear of crime) and provide facility where opportunities will exist for social interaction.</p>	<p>0/-/+</p> <p>If a large proportion of the site remains as a car park, natural surveillance will continue to be limited which may enable anti-social behaviour and crime/ fear of crime in this space.</p> <p>If the site were to be redeveloped to include an element of residential development, it would be well connected to existing everyday destinations (such as shops) given the Town Centre location.</p> <p>Mitigation: Design out potential crime by ensuring that there are windows overlooking the car park for natural surveillance and/or monitor the site using CCTV. Also ensure that the car park is consistently well-lit.</p>
Objective 4:	++/?	0/-/+

Ref SV2	<i>Midsomer Norton Town Centre (amendments to South Road Car Park Policy SSV2)</i>	
SA Objectives	Option 1: Retain the allocation for retail, mixed use development	Option 2: Removing the allocation
Build a strong, competitive economy and enable local businesses to prosper	Redevelopment of the site for retail would provide new employment opportunities, which although not a higher value-added sector, would help to correct imbalances between residential and employment development. However, despite some interest in the site from operators it has not come forward for retail/food store redevelopment, and retaining significant public car parking has proven difficult to deliver.	There will be less employment opportunities. If the site was redeveloped to include an element of residential development, this could further worsen the existing imbalances between residential and employment development. However centrally located residential housing and retaining larger car park will make it more convenient to travel and shop in the Town Centre, helping to contribute to the local economy. Mitigation Further feasibility work needs to be undertaken on this approach
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	+ / 0 Development would be within the town centre (walking distance of shops, facilities and public transport). The large amount of parking spaces may encourage more private car journeys instead of active/public travel modes into the Town Centre. Mitigation: Ensure that public transport in the Town Centre is frequent, reliable and connected so that people don't feel the need to opt for private car journeys.	+ / 0 Both the car park and the potential residential development would be within the town centre (walking distance of shops, facilities and public transport). The large amount of parking spaces may encourage more private car journeys instead of active/public travel modes into the Town Centre. Mitigation: Ensure that public transport in the Town Centre is frequent, reliable and connected so that people don't feel the need to opt for private car journeys.
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	0 / ? The existing Policy SSV2 sets out requirements to provide landscape, tree planting and public realm enhancement to ensure a positive relationship with South Road and to enhance the Town's Green Infrastructure.	0 / ? Without any specific allocation, there will be some uncertainty in achieving this objective, however other Development Management policies will apply to any new proposals.
Objective 7: Conserve and enhance the historic environment, heritage/cultural assets and their settings	+ The site itself is not within the Conservation Area (CA), but it is surrounded by Midsomer Norton's CA. The site is currently a car park so this option (and existing allocation Policy SSV2) would provide the opportunity to enhance the wider setting of the neighbouring CA.	0 The site is not within the Conservation Area (CA), but it is surrounded by Midsomer Norton's CA. The car park may be unsightly and disruptive to the neighbouring CA's setting. Without any specific allocation, there will be some uncertainty in achieving this objective, however other Development Management policies will apply to any new proposals.

Ref SV2	<i>Midsomer Norton Town Centre (amendments to South Road Car Park Policy SSV2)</i>	
SA Objectives	Option 1: Retain the allocation for retail, mixed use development	Option 2: Removing the allocation
	<p>Mitigation: The draft Plan requires that new development will need to protect and enhance the district's historic environmental and cultural assets.</p>	<p>Mitigation: The potential element of residential development at this site may provide an opportunity to conceal large areas of the car park from view from the neighbouring CA.</p>
<p>Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)</p>	<p>+/0</p> <p>New development needs to contribute enhance ecological networks and biodiversity net gain. The existing Policy SSV2 requires enhancing the Town's Green Infrastructure, (e.g. Links to Town Park) and ecological networks, with specific consideration for bat flight lines</p> <p>There are more opportunities to enhance the condition and extent of Biodiversity and geodiversity in this option compared to the car park.</p>	<p>0</p> <p>The existing site is already used as a car park, so no current ecological networks would be compromised.</p> <p>Large areas of hard surfacing in the car park prevents most of the site from incorporating biodiversity into the design. Without any specific allocation, there will be some uncertainty in achieving this objective, however other Development Management policies will apply to any new proposals.</p> <p>Enhancement: Opportunity to incorporate green corridors around the residential development, connecting it to other parts of the Town Centre.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	<p>0</p> <p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The land is within the Surface Coal Resource Plan area. Policy M1 applies.</p> <p>Development would be within the Town Centre, minimising the need to travel and traffic congestion (more people will be able to walk/cycle).</p> <p>Mitigation: There may be a challenge to address is the location of a new foodstore with neighbouring (residential) areas due to potential noise and air quality issues. DM policies apply to mitigate against this.</p>	<p>0</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area. Policy M1 applies. Residential development would be within the Town Centre, reducing the need to travel and minimising traffic congestion (more people will be able to walk/cycle).</p> <p>Mitigation: Likely that previous uses have resulted in contamination which will need to be addressed if residential development were to be pursued.</p>
<p>Objective 10: Reduce vulnerability to, and</p>	<p>0</p>	<p>0</p>

Ref SV2	<i>Midsomer Norton Town Centre (amendments to South Road Car Park Policy SSV2)</i>	
SA Objectives	Option 1: Retain the allocation for retail, mixed use development	Option 2: Removing the allocation
manage flood risk (taking account of climate change)	<p>The site lies within Flood Zone 1.</p> <p>Mitigation and enhancement: As the site is located away from the river, incorporating Sustainable Urban Drainage Systems (SUDS) into the site to offset large areas of hard surfacing will be a priority. A flood risk assessment will be required.</p>	<p>Large areas of hard surfacing for the car park/residential development may increase surface runoff and contribute to flooding.</p> <p>The site lies within Flood Zone 1.</p> <p>Mitigation and enhancement: As the site is located away from the river, incorporating Sustainable Urban Drainage Systems (SUDS) into the site to offset large areas of hard surfacing would be a priority. A flood risk assessment will be required for any proposals.</p>
Objective 11 Reduce negative contributions to and Increase resilience to climate change	<p>0/+</p> <p>Large areas of hard surfacing may reduce climate resilience if mitigation measures are not incorporated into the design e.g. use of green/blue infrastructure into design as cooling measures or SUDS.</p> <p>Mixed use retail development in a sustainable Town Centre location may reduce greenhouse gas emissions as there would be a reduced dependency on and attraction to out-of-town retail facilities.</p>	<p>0/-</p> <p>Large areas of hard surfacing in the car park prevents most of the site from incorporating climate change mitigation measures such as green/blue infrastructure into the design.</p> <p>Greenhouse gas emissions could worsen if the large car park, encouraging private car use to the Town Centre, is prioritised over improving public/active travel modes.</p>
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management in accordance with the waste hierarchy (Reduce, Reuse and Recycle)	<p>+</p> <p>The development would be on brownfield land.</p> <p>Joint Waste Core Strategy policies apply.</p>	<p>+/?</p> <p>Under this option there may be scope to explore the possibility of also utilising parts of the car park for other beneficial uses including solar energy generation e.g. through solar cell canopies over the car parking spaces.</p> <p>The potential residential development would be on brownfield land. Joint Waste Core Strategy policies apply.</p>
<p>General Summary</p> <p>Option 1: Redevelopment of the site (as allocated Policy SSV2) for retail would make it easier to reach everyday destinations (such as shops) for local people by active travel as it is located within the town centre. It would provide employment opportunities; and natural surveillance, improving sense of safety. Therefore, there are positive effects on a number of objectives. However, despite some interest in the site from operators, it has not come forward for a retail/food store redevelopment; retaining significant public car parking has proven difficult to deliver, and some uncertain effects are</p>		

Ref SV2	<i>Midsomer Norton Town Centre (amendments to South Road Car Park Policy SSV2)</i>	
SA Objectives	Option 1: Retain the allocation for retail, mixed use development	Option 2: Removing the allocation
<p>identified.</p> <p>Option 2:</p> <p>This option could provide the opportunity to utilise parts of the car park for other beneficial uses including solar energy generation and provide an element of residential development which would be well connected within this Town Centre location. New proposals will be subject to other Development Management policies but without any specific allocation with development requirements and principles, there will be some uncertainty in achieving some objectives.</p>		

Ref SSV9	Somer Valley Enterprise Zone (amendments Policy SSV9)
SA Objectives	Option 1: Retain the allocation for retail, mixed use development
Objective 1: Improve the health and well-being of all communities, and reduce health inequalities	<p>+</p> <p>Development for business uses in this location would make it easier to reach workplaces for local residents. Inclusion of the south eastern corner of the Enterprise Zone (EZ) would help deliver sustainable transport links and improvements to the A362 allowing easier access to key health facilities in Midsomer Norton.</p>
Objective 2: Meet identified needs for sufficient, high quality housing including affordable housing	<p>0</p> <p>This option would not provide any residential development.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	<p>++</p> <p>This approach proposes to include a wider range of commercial uses including eating/drinking establishments, hotel and retail uses subject to not harming the vitality and viability of the town centre.</p> <p>This helps promote stronger more vibrant and cohesive communities in this location.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	<p>++</p> <p>This approach proposes to include a wider range of commercial uses including eating/drinking establishments, hotel and retail uses subject to not harming the town centre. Including higher value uses, with a road frontage, would improve the site's viability and help facilitate its delivery.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	<p>++</p> <p>Inclusion of the south eastern corner of the EZ would help deliver sustainable transport links and improvements to the A362 promoting cycling and walking.</p>
Objective 6: Protect and enhance local environmental distinctiveness and the character and appearance of landscape	<p>0/?</p> <p>The coal mining past is evident within the surrounding landscape, including the widely visible and distinct conical shape of the Old Mills Batch.</p> <p>Mitigation/enhancement</p> <p>Appropriate development requirements and design principles should be carried over. Any proposals are subject to relevant Development Management policies.</p>
Objective 7:	<p>+/?</p>

Ref SSV9	Somerset Valley Enterprise Zone (amendments Policy SSV9)
SA Objectives	Option 1: Retain the allocation for retail, mixed use development
Conserve and enhance the historic environment, heritage/cultural assets and their settings	<p>The site is not within the Midsomer Norton Conservation Area.</p> <p>Mitigation/enhancement Appropriate development requirements and design principles should be carried over. Any proposals are subject to relevant Development Management policies.</p>
Objective 8: Conserve, enhance and restore the condition and extent of Biodiversity in the district and geodiversity (taking account of climate change)	<p>+/?</p> <p>No specific ecology designation on site, however it is adjacent to the batch designated as a Site of Nature Conservation Interest (SNCI) and Regionally Important Geological /Geomorphological Site (RIGS)</p> <p>.Mitigation and enhancement Appropriate development requirements and design principles should be carried over. Any proposals are subject to relevant Development Management policies.</p>
Objective 9: Reduce land, water, air, light, noise pollution	<p>0</p> <p>The land is within the Coal Authority defined Development Low Risk Area. The land is within the Surface Coal Resource Plan area. Policy M1 applies. Development would introduce noise into an area that is a currently open green space</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<p>0</p> <p>The northern area is Flood Zone 1 including the area proposed to be included.</p>
Objective 11 Reduce negative contributions to and increase resilience to climate change	<p>0</p> <p>Large areas of hard surfacing may reduce climate resilience if mitigation measures aren't implemented into design e.g. use of green/blue infrastructure into design as cooling measures or Sustainable Urban Drainage System (SUDS).</p> <p>Mixed use retail development in sustainable Town Centre location may reduce greenhouse gas emissions as there is a reduced dependency on out-of-town retail.</p>
Objective 12: Encourage careful, efficient use of natural resources including energy and encourage sustainable construction and promote waste management in	<p>-/0</p> <p>The area proposed to be included is currently used as an agricultural land. Therefore a negative effect is recorded.</p>

Ref SSV9	Somer Valley Enterprise Zone (amendments Policy SSV9)
SA Objectives	Option 1: Retain the allocation for retail, mixed use development
accordance with the waste hierarchy (Reduce, Reuse and Recycle)	
<p>General Summary This approach proposes to include a wider range of commercial uses including eating/drinking establishments, hotel and retail uses subject to not harming the vitality and viability of the town centre. Including higher value uses, with a road frontage, would improve the site's viability and help facilitate its delivery. Therefore, it has major positive effects on objective 3 (community), 4 (economy) and 5 (sustainable travel).</p> <p>Mitigation/enhancement Further assessments are required to finalise the development requirements and design principles.</p>	