

Bath and North East Somerset Placemaking Plan

Sustainability Appraisal (incorporating Strategic Environmental Assessment)

Adoption Statement

July 2017

Bath and North East Somerset Council,
Planning Services, Lewis House, 3-4 Manvers Street, Bath BA11JQ



1 Introduction

- 1.1 The Bath and North East Somerset Placemaking Plan was adopted by the full Council on 13th July 2017. This Sustainability Appraisal Adoption Statement forms the final output from the Sustainability Appraisal (SA) of the Bath & North East Somerset Placemaking Plan. The Placemaking Plan complements the Council's Core Strategy (July 2014). The Placemaking Plan is a development plan document which allocates a range of sites for development for a range of uses; facilitates the delivery of key sites with planning requirements; sets out development management policies which will be used to determine planning applications; and safeguards and enhances the quality and diversity of places in Bath and North East Somerset ('B&NES'). It is focussed on creating the conditions for better places, and on providing greater clarity to enable the right developments to be delivered.
- 1.2 The SA process has integrated the requirements of Strategic Environmental Assessment (SEA) (hereafter this integrated process is referred to as SA), in line with the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004,¹ (the SEA Regulations). According to Regulation 16(3) of the SEA Regulations the Adoption Statement must include:
- How sustainability, and in particular environmental, considerations have been integrated into the Plan;
 - How the Sustainability Appraisal has been taken into account;
 - How the opinions expressed in response to the relevant consultations on the SA report(s) have been taken into account;
 - The reasons for choosing the plan as adopted in light of other reasonable alternatives; and
 - The measures agreed to monitor all the significant environmental effects of the implementation of the plan.

¹ Statutory Instrument 2004/1633.

2. How sustainability and environmental considerations and the Sustainability Appraisal Report have been integrated into the Placemaking Plan

SA Stage A Scoping

2.1 The SA Scoping Report on the Placemaking Plan was produced and consulted in July 2013 and revised in November 2014 to help ensure that the SA process covered the key sustainability issues for spatial planning in Bath & North East Somerset. From all of the information collected, a “SA Framework”, or set of sustainability objectives, was developed, against which the various components of the Placemaking Plan have been appraised. An initial SA Framework was included in the Scoping Report which can be accessed through the link below;

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

SA Stage B Developing and refining alternatives and assessing effects

2.2 Preparation of the Placemaking Plan involved production of a Placemaking Plan Launch Document to stimulate discussion of issues (July 2013), the production of “options” in the Placemaking Plan Options Consultation document (November 2014) and the publication of a Draft Placemaking Plan (December 2015).

a) Placemaking Plan Options Document Nov 2014

The Placemaking Plan Options Paper (Nov 2014) was appraised by the Policy authors and reviewed by the internal cross services SA group. SA matrices for these options were published for consultation alongside the Placemaking Plan Options document.

Placemaking Plan Options document

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

SA report for Options Document

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

SA Report Annex A

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

SA Report Annex B

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

b) Draft Placemaking Plan December 2015:

Following the consultation on the SA of the Placemaking Plan Options document (Nov 2014 – Feb 2015), all options were reviewed taking into account matters such as representations received through the consultation, conformity with the Core Strategy framework, engagement with key stakeholders, changes in national

guidance, up-to-date evidence and land availability & viability. The appraisals of alternative options were published alongside the pre-submission Placemaking Plan. Full appraisals are presented in Annex C.

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

SA Stage C Prepare the sustainability appraisal report

2.3 Draft Placemaking Plan

The Draft Placemaking Plan and draft Sustainability Appraisal Report was submitted to the Secretary of State to be examined by an independent Planning Inspector in April 2016.

Submitted Placemaking Plan (Dec 2015) and draft SA report (Dec 2015)

<http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/placemaking-plan/placemaking-plan-pre>

2.4 Modifications to the submitted Placemaking Plan (January 2017)

Following the hearings that took place in September / October 2016, the Inspector invited comments on the Main Modifications to the Submitted Placemaking Plan. The Main Modifications are those which the Inspector considers are necessary to make the plan sound/and or legally compliant. All Main Modifications were screened for further appraisal.

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

Draft SA Report

<http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/placemaking-plan/placemaking-plan-examination>

3 Consultation on the SA

- 3.1 The SEA Regulations require evidence to be provided regarding consultation with the statutory consultation bodies and the public, and to demonstrate how these opinions have been taken into account in the development of the plan.

Scoping Report consultation

- 3.2 The Scoping Report presents the outputs of all of the tasks in Stage A (the scoping phase of the SA) and includes baseline information, review of relevant plans and identification of significant sustainability issues for the Placemaking Plan DPD. The scoping report was sent to statutory consultees and available for 6 weeks consultation from the 5th September to 22nd October 2013.
- 3.3 The data and draft SA Framework presented within the Scoping Report have been updated in response to the consultation responses received on the Scoping Report in November 2014.

Options stage consultation

- 3.4 The interim SA report for the Options Document was published for consultation from 27th November 2014 to 30th January 2015.

Publication Stage consultation

- 3.5 A draft SA Report was published for consultation alongside the Publication Placemaking Plan during the period 16th December 2015 to 3rd February 2016. The purpose of that consultation was to provide the statutory environmental bodies and other interested parties with the opportunity to express their opinion on the SA Report. It also enabled the reader to use the information within the SA Report to guide their deliberations and representations on the plan.
- 3.6 The consultation statement below sets out the consultation and community involvement undertaken for consultation on Bath and North East Somerset Council's Draft Placemaking Plan Publication document.
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/pmp_consultation_report.pdf

The Proposed Changes to the Submitted Placemaking Plan January 2017

- 3.7 The Draft Placemaking Plan was submitted to the Secretary of State to be examined by an independent Planning Inspector in April 2016. The Examination hearings took place in September/October 2016. The Inspector invited comments on the Main Modifications to the Submitted Placemaking Plan. Main Modifications are those which the Inspector considers are necessary to make the plan sound/and or legally compliant.
- 3.8 The SA of the Proposed Changes to the Submitted Placemaking Plan was undertaken in January 2017 and was subject to consultation alongside the Proposed Changes to the Submitted Placemaking Plan for a 6 week period, 5th January to 14th February 2017. The previous annexes were available on the Councils website:
- 3.9 The original representations on the Main Modifications are available from the links below.
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/pmp_mm_soc.pdf

4. Reasons for choosing the plan as adopted

- 4.1 The process of preparing the Placemaking Plan is itself one that involves consideration of issues and options. Consideration of alternatives as required by the SEA Regulations has therefore been an integral part of that process. The reasons for developing and selecting the strategy as chosen at different stages has been outlined in the SA reports.
- 4.2 A summary of the options assessed and key reasons for choosing the plan as adopted is outlined below.

Table 1 Placemaking Plan policy appraisals summary

Development Management Policies	Key reasons for choosing the plan as adopted and how previous appraisal informed the Policies	Alternative key options considered and summary reasons for rejection.
SCR1 On-site renewable energy requirement SCR2 Roof mounted/ building integrated scale solar PV SCR 3 Ground Mounted Solar Arrays SCR 4 Community renewable energy schemes	The adopted policies have a major positive impact on SA objectives 11 and 12 by increasing renewable energy provision and decreasing reliance on fossil fuels.	No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact. Specific policies for energy efficiency in existing dwellings and non-domestic dwellings, allowable solutions, and higher on-site renewable energy were considered but rejected. This is because Core Strategy CP1 already provides overarching principles. Sustainable Construction and Retrofitting SPD provides further guidance. Also many householder developments are permitted development.
SU1 Sustainable Drainage	The adopted policy has a major positive impact on Objectives 10, 11, 12 and 13 as it supports multi-functional green space, addresses water pollution and surface water flooding and avoids wasting water.	Relying only on CS Policies CP5 and CP7. However they only provide high level guidance but without enough detail to guide planning decisions.
D1 General Urban Design Principles D2 Local Character & Distinctiveness D3 Urban Fabric D4 Streets and Space D5 Building Design D6 Amenity	In general the adopted policies have a positive impact on Objectives 1, 3, 5, 6, 7, 11 and 12 as they encourage places to be designed for people, appropriate design responses to climate change and energy efficient, high quality design and contribute positively to local distinctiveness. Policy D7 seeks infill and backland development appropriate in character	No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact.

<p>D7 Infill and Backland Development D8 Lighting D9 Advertisement and Outdoor Street Furniture D10 Public Realm</p>	<p>terms. The Policies also encourage safe and well-designed public realm. Policy D6 has a major positive impact on Objectives 1 and 3 as it seeks to prevent development that has a harmful impact to amenity.</p>	
<p>HE1 Historic Environment HE2 Somersetshire Coal Canal and the Wansdyke</p>	<p>The adopted policies have a major positive impact on Objectives 4, 6 and 7 and a minor positive impact on Objectives 1 and 12. The Policies seek to protect and enhance the district's historic, environmental and cultural assets. This adds value to regeneration and attracts business, acting as a stimulus to economic growth. The Policies require development to enhance or better reveal any heritage assets' significance and setting, and avoid substantial harm to any heritage assets. The Policy recognising the importance of the intrinsic historic value of the linear routes of the Somersetshire Coal Canal and the Wansdyke alongside their intrinsic links with maintaining and enhancing Green Infrastructure would have a positive impact on this SA Objective.</p>	<p>No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact. The option to include a policy without showing routes on the Policies Map was considered, however this would result in less clarity in terms of the areas to which the policy applies, therefore it was rejected.</p>
<p>NE2 Conserving and enhancing the landscape and landscape character NE2A Landscape setting of settlements NE2B Extension of residual curtilages in the countryside</p>	<p>The adopted policies have a major positive impact on Objectives 6 and 7 by seeking to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserving and enhancing important views.</p>	<p>No specific policy, relying on NPPF and other Development Plan policies would have a neutral/uncertain impact on some objectives upon which the adopted policies have a positive impact.</p>
<p>NE3 Sites, species and habitats NE4 Ecosystem Services NE5 Ecological Networks NE6 Trees and woodland conservation</p>	<p>The adopted policies seek to prevent harm to sites, species and their habitats unless it can be successfully mitigated. This is likely to result in a minor positive effect on Objective 8 and a neutral impact on the other applicable objectives. The policy expects development to demonstrate what contribution will be made to ecological networks as shown on the Policies Map</p>	<p>Relying on the broad protection and enhancement afforded by Core Strategy CP6(4) does not have the necessary detail for considering proposals affecting ecology.</p>

	through habitat creation, protection, enhancement, restoration and/or management.	
NE1 Development and Green Infrastructure	The adopted policy seeks to improve the health and well-being of all communities and helps in protecting and enhancing local distinctiveness resulting in a major positive impact on Objectives 1, 6 and 7.	Without a dedicated policy that coordinates the multifunctional approach/benefits inherent to the concept of green infrastructure networks.
GB1 Visual amenities of the Green Belt GB2 Development in Green Belt villages GB3 Extensions and alterations to buildings in the Green Belt	The adopted policies protect areas of valued landscape/townscape, avoid harmful impacts to landscape character and values, and protect diversity and local distinctiveness. This results in a minor positive impact on Objective 6 and 7. In allowing some residential development within villages in the Green Belt within Housing Development Boundaries the policy will help meet local and identified needs for housing.	No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact.
PCS1 Pollution an nuisance PCS2 Noise and vibration PCS3 Air quality PCS4 Hazardous substances PCS5 Contamination PCR6 Unstable land PCR7 Water source protection zone PCR 7A Foul sewage infrastructure PCR8 Bath Hot Springs	The adopted policies have a positive impact on objective 1 (improve health and well-being), objective 9 (reduce land, water, air, light and noise pollution) and objective 11 (climate change)	Relying solely on the provisions of the Environmental Protection Act 1990 would provide insufficient planning guidance for consideration of planning applications and therefore could result in an uncertain effect on some objectives. No specific policy relating to noise and vibration, there is a risk of minor negative impact on Objectives 1 - 3 and 9.
H1 Housing and facilities for the elderly, people with other supported housing or care needs H2 Houses in Multiple Occupation H3 Residential	The adopted policies have a major positive impact on Objectives 1-4, as they facilitate best practice inclusive design for elderly, enhanced accessibility standard, supported/specialist care housing and care homes.	No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact. Allocating specific sites for elderly person/special needs housing was considered but there is currently insufficient evidence to support such

<p>uses in existing buildings H4 Self build H5 Retention of existing housing stock H6 Moorings H7 Housing accessibility H8 Affordable housing regeneration schemes</p>		<p>allocations. Including a site specific % requirement of self-build on site was considered but currently there is insufficient evidence to support such a requirement.</p>
<p>LCR1 Safeguarding local community facilities LCR1A Public houses LCR2 New or replacement community facilities LCR3 Land safeguarded for primary school use LCR3A Primary school capacity LCR4 Safeguarding land for cemeteries LCR5 Safeguarding existing sport and recreational facilities LCR6 New and replacement sports and recreational facilities LCR6A Local Green Spaces LCR7 Recreational development proposals affecting waterways LCR7A Telecommunications Development LCR7B Broadband</p>	<p>The adopted policies have a positive impact on Objective 3 (promote stronger communities) as they protect, safeguard and enhance existing community facilities including schools, recreational facilities and local green spaces. The policies also provide guidance in delivering new facilities.</p> <p>By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes therefore result in a major positive impact on Objectives 1, 3 and 5 and a minor positive impact on Objective 6.</p> <p>The policy allowing proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District and result in a major positive impact on Objective 1 and minor positive impact on Objective 3.</p> <p>The adopted policy LCR6A has a major positive effect on Objective 1 as it would protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated.</p>	<p>Without dedicated policies there would be insufficient protection against the loss of valued community facilities including schools, open spaces and leisure facilities, which is either likely to result in a minor negative impact on Objective 1 or an uncertain impact on Objectives 3 and 5.</p>

<p>LCR7C Commercial riding establishments LCR8 Protecting allotments LCR9 Increasing the provision of local food growing</p>		
<p>ED1A Office Development ED1B Change of Use & redevelopment of B1(A) office to residential use ED1C Change of use and redevelopment of B1(A) office use to other town centre use ED2A Strategic and other primary industrial estates ED2B Non-strategic industrial premises</p>	<p>The adopted policies have a major positive impact on objective 4 (build strong, competitive economy and enable local business to prosper) by encouraging office development in the right locations and protecting strategic and primary industrial estates.</p>	<p>No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact.</p>
<p>RE1 Employment uses in the countryside RE2 Agricultural development RE3 Farm diversification RE4 Essential dwellings for rural workers RE5 Agricultural land RE6 Re-use of Rural Buildings</p>	<p>Allowing employment proposals in rural areas has a positive impact on Objectives 1, 3, 4, 7 and 12. The policies seek to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts, including those associated with the environment and public health, which cannot be adequately mitigated.</p> <p>This policy will contribute to increasing the diversity of affordable homes by allowing essential dwellings for rural workers directly linked to their place of work. The policy should have a major positive impact on Objectives 1 and 4 by protecting the best and most versatile agricultural land.</p>	<p>No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact.</p>
<p>CR1 Sequential Test CR2 Impact Assessment CR3 Primary</p>	<p>The adopted policies have a positive impact on a number of objectives, particularly objective 4 (build a stronger competitive economy) by guiding development to be located within town</p>	<p>No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact.</p>

<p>Shopping Areas and Primary Shopping frontages CR4 Dispersed local shops</p>	<p>centres with good accessibility. The policies allow development of small-scale local shops which can often serve day to day needs and offer valuable social and community benefits. Therefore it contributes well to Objectives 1, 3 and 4.</p>	
<p>ST1 Promoting sustainable travel ST2 Sustainable Transport Routes ST2A Recreational Routes ST3 Transport Infrastructure ST4 Rail Fright Facilities ST5 Traffic management proposal ST6 Park and Ride ST7 Transport requirements for managing development ST8 Airport and aerodrome safeguarding areas.</p>	<p>The adopted policies require well-connected places accessible by sustainable means of transport. This would have a major positive impact on Objectives 1 and 5 and a minor positive impact on Objective 9. It will also have a neutral impact on Objectives 6. These policies help increase the availability of sustainable transport routes for cycling and walking as leisure activities and for everyday destinations, therefore should have a positive impact on Objectives and 1, 3, 5 and 8.</p>	<p>No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact.</p>
<p>M1 Mineral safeguarding areas M2 Minerals allocations M3 Aggregate recycling facilities M4 Winning and working of minerals M5 Energy minerals</p>	<p>Policy M1 helps ensure that cultural and economic activity continues and also ensure that there is a supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which relies on the availability of this local building material. Policy M2 safeguards mineral sites as allocated and will only allow the extraction of minerals outside these sites if it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas. Policy M3 helps support companies that recycle aggregates. Policy M4 expects that adequate safeguards to be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site. Policy M5 aims to address a range of</p>	<p>Without specific policies an uncertain or neutral impact may result as less bespoke policy guidance is provided. Having a dedicated policy in place defining areas within which mineral extraction would be acceptable in principle will have a more positive effect.</p>

	impacts that might result from oil and gas exploration and production. It will also seek to protect and enhance the quality of the underlying groundwater or surface water which is crucial for the well-being of the Bath Hots Springs and will have a major positive impact.	
Bath		
BD1	The adopted policy requires development to respond to the important and valued characteristics of Bath, to ensure that new developments contribute positively to the continued evolution of the city, and that the significance, integrity and authenticity of the World Heritage Site is maintained.	No specific policy, relying on NPPF and other Development Plan policies would have a neutral impact on some objectives upon which the adopted policies have a positive impact.
Site allocations SB1, SB2, SB3, SB4 SB5, SB6, SB7 and SB8	These site allocations help implement Core Strategy Policy B2 to guide development within the Central Area. The policies which set out site specific requirements, including appropriate land use mix optimising its central location and high accessibility to sustainable transport and design principles and environmental opportunities, have a positive effect on a number of SA objectives. Previous appraisals have helped shape the site specific Development Requirements and Design Principles.	No specific guidance may lead to market-led development and uncertainty about the future development on these key development sites in Bath.
Site Allocation SB9 and SB10	These site allocations help implement Core Strategy Policy B3 to guide development within the Twerton and Newbridge Riversides area. Policies set out site specific requirements including appropriate land use mix, design principles and environmental opportunities and have a positive effect on a number of SA objectives. Previous appraisals have helped shape the site specific Development and Design Principles.	No specific guidance may lead to market-led development and uncertainty about future development on these key development sites in Bath.
Bath's Neighbourhoods Site Allocation SB11, SB12, SB13, SB14, SB15, SB16,	These site allocations help implement Core Strategy Policy B1, particularly contributing to the overall housing requirements (Objective 3). Policies set out site specific requirements including	No specific guidance may lead to market-led development and uncertainty about the future development on these key development sites in Bath.

SB17 and SB18	<p>appropriate land use mix, design principles and environmental opportunities and have a positive effect on a number of SA objectives.</p> <p>Previous appraisals have helped shape the site specific Development and Design Principles.</p>	
SB19and SB20	<p>Policy SB 19 promotes/enables more sustainable outcomes across SA objectives as it is comprehensive in its spatial and development principles for specific areas of the Campus.</p> <p>SB20 Bath Spa University is a major employer in the District. The application of national green belt policy on PDL may enable it to make small additional increases in academic space contributing to Objective 4.</p> <p>Previous appraisals have helped shape the site specific Development and Design Principles.</p>	<p>SB19: Alternative devolves many key concepts to be determined in a non-statutory masterplan.</p> <p>No specific policy guidance may lead to market-led development and uncertainty about the future development on these key development sites in Bath.</p>
Keynsham		
KE2a and KE2b	<p>These site allocations help implement Core Strategy Policy KE2 to guide development within the town centre and at the Somerdale. Policies set out site specific requirements including appropriate land use mix optimising its location and high accessibility to sustainable transport, design principles and environmental opportunities have a positive effect on a number of SA objectives.</p> <p>Previous appraisals have helped shape the site specific Development and Design Principles.</p>	<p>KE2a: No allocation means there is a policy vacuum in the event that a different scheme is promoted on KE2a site, and would not be as effective in ensuring sustainability objectives are met.</p> <p>Allocating with no leisure centre or for residential only at KE2b site have less positive effect on Objective 1, 3 and 4 than the mix of uses set out in Policy KE2b.</p>
Somer Valley		
SSV1 Central High Street Core SSV2 South Road Car Park	<p>These site allocations help implement Core Strategy Policy SV1 and SV2 to guide development within the town centre. Policies setting out site specific requirements including appropriate land use mix optimising its location, design</p>	<p>No specific guidance may lead to market-led development and uncertainty about the future development on these key development sites in Midsomer Norton.</p>

	<p>principles and environmental opportunities have a positive effect on a number of SA objectives.</p> <p>The Policies have major or minor positive effects with regards to objectives 1, 3, 4, 5, 6, 7 and 12. Some negative effects have been identified on Objective 8 as there is a bat roost on site. However the site specific requirement to provide measures to protect and retain the bat roots on site would mitigate this negative impact.</p> <p>Previous appraisals have helped shape the site specific Development and Design Principles.</p>	
<p>Midsomer Norton Town Park SSV3,</p>	<p>These site allocations help implement Core Strategy Policy SV1 and SV2 to guide development within the town centre. Policies setting out site specific requirements including appropriate land use mix optimising its location, design principles and environmental opportunities have a positive effect on a number of SA objectives.</p> <p>The Policy has major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12.</p> <p>Previous appraisals have helped shape the site specific Development and Design Principles.</p>	<p>Reallocating for Town Park without housing has positive effects on a number of objectives however no positive effect on objective 2 contributing to meet identified needs for housing.</p> <p>No allocation would have less positive effect on Objectives 1, 2, 3, 4, 5, 6, 7, 8 and 9.</p>
<p>Former Welton Manufacturing Site SSV4,</p>	<p>This site allocation helps implement Core Strategy Policy SV1 and SV2 to guide development within the town centre. Policies setting out site specific requirements including appropriate land use mix optimising its location, design principles and environmental opportunities have a positive effect on a number of SA objectives. The draft Policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8 and 12.</p> <p>Previous appraisals have helped shape the site specific Development and Design Principles.</p>	<p>Allocating for residential only or for large retail units was considered but rejected as less positive effect on Objective 1, 2 and 4</p>

<p>Old Mills Industrial Estate SSV9</p>	<p>This site allocation helps implement Core Strategy Policy SV1 to guide development within the Somer Valley.</p> <p>The Policy has the potential to result in positive effect with regards to objectives 1, 3, 4 and 5. The allocation forms two broad areas; firstly an extension of the existing Old Mills Industrial Estate to the south of the A362, and secondly a new industrial estate to the north of the A362.</p> <p>The Somer Valley element of the Bristol, Bath & Somer Valley EZ will prioritize the establishment of a new strategic employment location for the area. It will promote the delivery of new business investment and employment growth and address the Core Strategy Vision & Spatial Strategy for the area. Therefore having a major effect to contribute to objective 4 build a strong, competitive economy and enable local businesses to prosper. However the sites are greenfield and the allocation has a negative effect on objective 12 encourage careful and efficient use of natural resources.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.</p>	<p>No specific guidance may lead to market-led development and uncertainty about the future development on this key development site in the Somer Valley.</p>
<p>St Peter's Factory/Cobblers Way SSV11</p>	<p>This site allocation helps implement Core Strategy Policy SV1 to guide development within the Somer Valley. The Policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 8 and 11.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.</p>	<p>No specific guidance may lead to market-led development and uncertainty about the future development.</p>
<p>Charlton Timber SSV14</p>	<p>This site allocation helps implement Core Strategy Policy SV1 and SV3 guiding development within the town centre.</p>	<p>No specific guidance may lead to market-led development and uncertainty about the future</p>

	<p>The adopted policy has the potential to result in a major or minor positive effect with regards to Objectives 1, 2, 3, 4, 5, 6, 7, 8 and 12.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.</p>	<p>development.</p> <p>No allocation would have neutral or less positive effect on objectives 3, 4, 6, 7, 8 and 10.</p>
Former Radstock County Infant SSV17	<p>The Policy has a major or minor positive effect with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.</p>	<p>No specific guidance may lead to market-led development and uncertainty about the future development.</p>
Bath College Somer Valley Campus SSV18	<p>The Policy has a major or minor positive effect with regards to objectives 3, 4, 5, 6 and 7 as it facilitates a construction skills centre of excellence providing local people with training opportunities and practical skills that can be utilised in the local employment market. This contributes well to the SV Strategy.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.</p>	<p>No specific guidance may lead to market-led development and uncertainty about the future development.</p> <p>Allocating the site for housing would perform positively to achieve objectives 1, 3, 5 and 6. However the site was no longer available for housing.</p>
Former St Nichols School SSV20	<p>The Policy has a major or minor positive effect with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, and 12.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.</p>	<p>No specific guidance may lead to market-led development and uncertainty about the future development.</p>
Rural villages		
Cameley and Temple Cloud SR24	<p>SR24 would contribute positively to meeting identified housing needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. This site</p>	<p>SR23 is adjacent to the Grade II Listed Temple Inn Public House.</p>

	<p>allocation contributes positively to Objective 1, 2, 4, 5, 6, 7, 11, 12 and 13. However some negative effects have been identified on Objective 8. Appropriate mitigations and enhancement are included in site specific Development Requirements and Design Principles to help address this negative impact.</p>	
Compton Martin SR17,	<p>Allocating this site for about 10 dwellings would contribute positively to Objective 1, 2, 4 and 5. Through the site assessment work, some negative effects were identified for Objective 6, 7 and 8, Appropriate mitigations and enhancement are included in site specific Development Requirements and Design Principles to help address this negative impact.</p>	No allocation option has less positive effects on Objective 1, 2, 4 and 5.
East Harptree SR5, SR6,	<p>Allocating these sites would help meet identified needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Allocating SR5 and SR6 would contribute positively to Objective 1, 2, 3, 4, 5 and 6.</p> <p>SR6 site is currently covered by hard standing and redundant farm sheds, development on this site could enhance the ecology and conservation character therefore positive effect on Objectives 7 and 8 with the site specific Development and Design Principles.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements.</p>	SR7 would have a negative impact on the environmental assets of East Harptree as the site is Grade I Agricultural Land resulting in a major negative impact on Objective 7.
Timsbury SR14 and SR15	<p>Allocating these sites contribute positively to meeting identified housing needs for Timsbury in accordance with Policy RA1 of the Core Strategy. SR14 with 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6, 7, 8, 8, 11, 12 and 13. The site is currently covered by</p>	Site SR13 would have a less of a positive impact on the SA objectives when compared to allocated sites.

	hard standing. The policies requires that any development must make provision to enhance the site for biodiversity, therefore positive effect on Objectives 7 with the site specific Development and Design Principles.	
West Harptree SR2	Allocating this site contributes positively to meeting identified housing needs for West Harptree in accordance with Policy RA2 of the Core Strategy. SR2 with 17 dwellings would contribute positively to Objective 1, 2, 4, 5, ad 6. However there are some negative effects have been identified on Objective 7. Appropriate mitigations and enhancement included in the Development Requirements address these negative effects.	SR1 and SR2 are within walking distance of the village shop and bus stop, however the route is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities. SR4 has less possible effect on objective 2 as no affordable housing can be thought.

Core Strategy amendments

- 4.3 The Placemaking Plan complements and seeks to deliver the strategic framework set out in the Adopted Core Strategy. The Core Strategy forms Part 1 of the B&NES Local Plan and the Placemaking Plan is Part 2. In some instances the Placemaking Plan policy or text supersedes that set out in the Core Strategy. Therefore a screening exercise was undertaken (Annex F and Annex J) and further appraisals were undertaken where the screening identified potential significant impact on the sustainability issues, which is presented in Annex G. The key points are summarised in Table 11 of the SA main report.

Table 2 Core Strategy policy appraisals summary

Core Strategy Policy	Summary
B1	<p>The amendments to Policy B1 make positive contributions to Objective 5 making reference to the measures identified in the Council's Transport Strategy. The policy enables the development of a significant quantum of office floorspace to plan for the growth in the knowledge intensive and creative employment sectors. It allows for a contraction in industrial floorspace, yet recognises the importance of maintaining a mixed economy within the city and retains industrial land in the Newbridge Riverside area. There is a major positive effect on Objective 4 'Build a strong, competitive economy and enable local businesses to prosper'. However an uncertainty effect is also recorded on objective 4. By accommodating further B1 office floorspace, the policy does not facilitate meeting the full assessed retail capacity, nor student accommodation or teaching space in the Central Area or River Corridor.</p> <p>The submitted Plan increased the requirement for the provision for hotel accommodation responding to the latest evidence. However the Main Modifications to the submitted Plan propose to reinstate the requirement set by the Core Strategy.</p> <p>Mitigation and enhancement Progress of development in the Enterprise Area will be monitored and reviewed as part of the Plan review process.</p>

	Progress of hotel development will be reviewed through the Plan review.
B2	<p>The submitted Plan increased the requirement for the provision for hotel accommodation responding to the latest evidence. However the Main Modifications to the submitted Plan propose to reinstate the requirement set by the Core Strategy.</p> <p>Mitigation and enhancement Progress of hotel development will be reviewed through the Plan review.</p>
B3	The amendments to the policy seek to reinforce the important role that this area has as a business destination, and to encourage economic growth. It requires development to undertake environmental improvements to the local area, including improving access to the riverside environment, and requires opportunities to improve access to local centres to be achieved.
B5	<p>The references to the University campuses in adopted Policy B5 were included prior to the Placemaking Plan preparation process, which has enabled site specific issues to be fully explored. For the sake of the logical flow of the Development Plan and to avoid duplication and ambiguities, there is justification for removing campus references in CS Policy B5 taking into account Policy SB20. Policy B5 still sets out the quantum of development for the University of Bath that is anticipated to be delivered within the plan period.</p> <p>Also appraised is adjusted wording on the University related uses that are not to be prioritised in the Enterprise Area, City Centre and on MoD sites. Not only student accommodation has the potential to squeeze out other uses/objectives prioritised in these areas. Reference is therefore also proposed to be made to teaching space as this reflects the full footprint of HE on the city. University B1(a) office space would not be included in this definition. This enhances the policies sustainability regarding SA Objectives 2 and 4. There may be some negative effect in relation to SA Objective 2.</p> <p>Mitigation and enhancement The policy requires that between 2011 and full Plan review the number of C3 dwellings converted to C4 HMO (exempt from Council tax) to be monitored and compensatory provision will be made if the achievement for 7,000 net additional dwellings for the city is at risk.</p> <p>The issues relating to the revised growth aspirations by the two universities should be considered as part of future plan review.</p>
SV1	The amendment to allow new development within the Housing Development Boundary has a major positive effect on objective 2 as it gives clear guidance to facilitate meeting identified needs for housing in the Somer Valley.
RA1	The policy, by requiring a settlement to have a primary school with sufficient capacity (or ability to expand) will ensure the educational needs of the existing population and those arising from a residential development proposal in that settlement can be accommodated. This should result in a major positive impact on Objectives 1 (health and well-being) and 3 (stronger more vibrant and cohesive communities) and a minor positive impact on Objective 2 by helping ensure housing is accommodated in sustainable locations.

5. Monitoring

- 5.1 The SEA Regulations require Local Authorities to ‘monitor the significant environmental effects of the implementation of each plan or programme, with the purpose of identifying unforeseen adverse effects² at an early stage and being able to undertake appropriate remedial action’. Monitoring is required for all significant effects, both positive and negative, as well as uncertain effects identified in the SA. The SEA Regulations allow monitoring to be integrated with existing monitoring programmes to reduce duplication of effort.
- 5.2 The Core Strategy/Placemaking Plan contain a Monitoring and Review chapter which indicates the monitoring that will be undertaken to measure the effectiveness of the Core Strategy/Placemaking Plan in achieving the Visions and meeting its objectives. The monitoring will indicate whether any changes to the Plans need to be considered if a policy is not working or if the targets are not being met. In addition, the Council will use indicators from the Sustainability Appraisal to monitor the potential significant effects of the policies and proposals, as identified through the SA Report. Some policies aim to deliver a qualitative rather than quantitative outcome. In such instances, a measurable target may not be appropriate. Monitoring outcomes will normally be reported on an annual basis through the Council’s Monitoring Report (AMR) which will be published on the Council’s website.
- 5.3 The table below also sets out the proposed significant effects monitoring programme. It is important that the indicators suggested are compatible as far as possible with those already used by B&NES. This table and Table I.1 in Annex I ‘Contextual Indicators Monitoring Programme’ identify the proposed source of indicators.

Proposed Monitoring Programme – Significant Effects Indicators				
Potential issue	Proposed indicators	Published targets	Source of data	Frequency of reporting
Delivery of housing	Progress against Local Plan Housing Delivery Target	The Local Plan housing requirement for the period up to 2026 is 13,000	B&NES	Annual

² ‘unforeseen adverse effects’ refer to shortcomings in the predictions in the SA Report (e.g. regarding the predicted intensity of an environmental effect) or unforeseen effects resulting from changes in circumstances, which have led to certain assumptions in the SA being partly or wholly invalidated.

Delivery of affordable housing	Progress against Local Plan Housing Delivery Target	Core Strategy affordable housing %	B&NES	Annual
Potential negative effects of the housing allocation sites with regards to heritage and culture, pollution and local distinctiveness	<p>Potential effects (as appropriate – see Table 6.1 in the SA Report and Annex D) in relation to:</p> <ul style="list-style-type: none"> • SA Objective 12 Protect and enhance local distinctiveness; • SA Objective 13 Protect and enhance the district’s historic, environmental and cultural assets; and • SA Objective 15 Reduce land, water, air, light, noise pollution. 	See the Placemaking Principles within the site allocation policies.	Environmental Statements (ES) submitted with planning applications on these sites. Planning obligations including any management plans deemed necessary.	Reported in the ES and any management plan reporting required through planning obligations.
Air quality	Annual Mean concentrations of all regulated air pollutants (i.e. benzene, 1.3 butadiene, carbon monoxide, lead, nitrogen dioxide, particles (pm ₁₀), sulphur dioxide)	Member States are required to reduce exposure to PM2.5 in urban areas by an average of 20% by 2020 based on 2010 levels. It obliges them to bring exposure levels below 20 micrograms/m ³ by 2015 in these areas. Throughout their territory Member States will need to respect the PM2.5 limit value set at 25.	B&NES	Bi-annual